

### Section 1 – Executive Summary

This *Capital Facilities Plan and Development Impact Fee Analysis* has been prepared for Kanab City to aid in compliance with the Utah *Impact Fees Act* (Utah Code Chapter 36). The impacts directly attributable to new development have been quantified in accordance with the act's requirements.

The *impact fees act* allows impact fees for the following purposes.

- Public Safety (fire and police protection)
- Roadways
- Water
- Wastewater
- Storm Water
- Parks and Recreation / Open Space
- Power

Kanab City provides all of the services listed above except for power service which is currently supplied by Garkane Energy. This study will analyze all services provided by the City except for power.

The following steps have been followed in preparing the *Capital Facilities Plan*.

- Establish a service standard
- Inventory existing facilities
- Determine method of financing existing facilities
- Determine excess capacity
- Determine additional facilities needed at present
- Determine additional facilities needed at build-out
- Determine method of financing needed facilities

Using the capital facilities plan as a guide, the Development Impact Fee Analysis is completed using the following procedure.

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- Establish service areas.
- Determine the proportionate share of costs directly attributable to new development.
- Calculate credits for past and future contributions.
- Calculate the maximum allowable impact fee.

The following pages contain a schedule of maximum allowable impact fees for Kanab.

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#### MAXIMUM ALLOWABLE IMPACT FEES JUNE – 2006

This schedule of *Maximum Allowable Development Impact Fees* is based on current conditions and anticipated conditions at build-out. Fees should be reviewed each year and supplemental studies should be completed when required to address changing conditions. If there are no significant changes, fees should be adjusted for inflation only.

According to Title 11 Chapter 36 Section 202 entitled Impact Fees – Enactment – Required Provisions, the cost of performing the capital facilities plan can be paid for through the impact fees. Adjustments have been made to the impact fees to include the cost of performing the capital facilities plan as shown in Section IX entitled *Impact Fee Adjustment*. The adjusted impact fees are as follows:

TABLE 1 – CULINARY WATER MAXIMUM IMPACT FEE

Meter Size (in)	Adjusted Impact Fee
3/4	\$8,774.00
1	\$15,598.22
1 1/2	\$35,096.00
2	\$62,392.89
3	\$140,384.00
4	\$249,571.56
6	\$561,536.00

TABLE 2 – STORM WATER MAXIMUM IMPACT FEE

Zoning	Adj. Impact Fee
Residential	\$1,916/acre
Commercial	\$1,916/acre

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TABLE 3 – PARKS, TRAILS AND OPEN SPACE MAXIMUM IMPACT FEE

PARKS & OPEN SPACE	
Zoning	Adj. Impact Fee
Residential	\$1,837.06/unit
Commercial	None
TRAILS	
Zoning	Adj. Impact Fee
Residential	\$247.20/unit
Commercial	None

TABLE 4 - PUBLIC SAFETY MAXIMUM IMPACT FEE

Zoning	Adj. Impact Fee
Residential	\$130/unit
Commercial	\$2,780/acre

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TABLE 5 – WASTEWATER MAXIMUM IMPACT FEE

Type	Units	ERUs	Adjusted Impact Fee / Unit
Permanent residence	Residence	1.0000	\$2,553
Hotels & motels	Room	0.3750	\$957
RV parks	Space	0.2500	\$638
Airports	Passenger	0.0075	\$19
	Employee	0.0375	\$96
Boarding houses	Residents	0.1250	\$319
	Nonresidents	0.0250	\$64
Bowling alleys w/snack bar	Alley	0.2500	\$638
Bowling alleys w/o snack bar	Alley	0.2125	\$543
Churches	Person	0.0125	\$32
Country clubs	Resident member	0.2500	\$638
	Non-resident member	0.0625	\$160
	Employee	0.0375	\$96
Dentist's office	Chair	0.5000	\$1,277
	Staff member	0.0875	\$223
Doctor's office	Patient	0.0250	\$64
	Staff member	0.0875	\$223
Fairgrounds	Person	0.0025	\$6
Fire station w/food preparation	Full-time employee	0.1750	\$447
Fire station w/o food preparation	Full-time employee	0.0125	\$32
Gyms	Participant	0.0625	\$160
	Spectator	0.0100	\$26
Hairdresser	Chair	0.1250	\$319
	Operator	0.0875	\$223
Hospitals	Bed	0.6250	\$1,596
Industrial buildings w/showers (exclusive of industrial waste)	Employee per shift	0.0875	\$223
Industrial buildings w/o showers (exclusive of industrial waste)	Employee per shift	0.0375	\$96
Jail facilities	Inmate	0.2875	\$734
	Employee	0.0250	\$64
Launderette	Washer	1.4500	\$3,702

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TABLE 5 – WASTEWATER MAXIMUM IMPACT FEE Cont

Type	Units	ERUs	Adjusted Impact Fee / Unit
Movie Theaters (auditorium)	Seat	0.0125	\$32
Movie Theaters (drive-in)	Car	0.0250	\$64
Nursing Homes	Bed	0.7000	\$1,787
Office buildings w/cafeteria	Employee	0.0625	\$160
Office buildings w/o cafeteria	Employee	0.0375	\$96
Picnic parks	Person	0.0125	\$32
Restaurants w/24 hour service	Seat	0.1250	\$319
Restaurants w/o 24 hour service	Seat	0.0875	\$223
Restaurants – single service utensils	Customer/day	0.0250	\$64
Rooming house	Person	0.1000	\$255
Schools – boarding	Person	0.1875	\$479
Schools w/o cafeteria & showers	Person	0.0375	\$96
Schools w/cafeteria w/o showers	Person	0.0500	\$128
Schools w/cafeteria & showers	Person	0.0625	\$160
Service stations	Vehicle/day	0.0250	\$64
Skating rinks & dance halls w/kitchen	Person	0.0325	\$83
Skating rinks & dance halls w/o kitchen	Person	0.0250	\$64
Ski areas w/o kitchen	Person	0.0250	\$64
Stores	Toilet stall	1.2500	\$3,191
	Employee	0.0275	\$70
Swimming pools & bath houses	Person	0.0250	\$64
Taverns, bars, cocktail lounges	Seat	0.0500	\$128
Visitor centers	Visitor day	0.0125	\$32

## Capital Facilities Plan

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TABLE 6 – ROADWAYS MAXIMUM IMPACT FEE

Type	Units	Trips per Day	ERUs	Adjusted Impact Fee / Unit
Residential: Single Family Detached Housing	Lot	9.57	1.00	\$512.00
Auto Parts Store	1,000 S.F.	61.91	6.47	\$3,312.22
Bank: Drive in	1,000 S.F.	265.21	27.71	\$14,188.87
Bank: Walk in Car Lot	1,000 S.F.	156.48	16.35	\$8,371.76
	1,000 S.F.	37.5	3.92	\$2,006.27
Church Elementary School	1,000 S.F.	9.11	0.95	\$487.39
	Student	1.02	0.11	\$54.57
Furniture Store	1,000 S.F.	5.06	0.53	\$270.71
Gas or Service Station	Pump	168.56	17.61	\$9,018.05
Gas or Service Station w/ Convenience Center	Pump	162.78	17.01	\$8,708.82
Hardware or Paint Store	1,000 S.F.	51.29	5.36	\$2,744.04
	Student	1.79	0.19	\$95.77
Hospital	1,000 S.F.	16.78	1.75	\$897.74
Hotel	Room	8.92	0.93	\$477.22
Industrial Park	1,000 S.F.	6.96	0.73	\$372.36
Industrial: General Light Library	1,000 S.F.	6.97	0.73	\$372.90
	1,000 S.F.	54	5.64	\$2,889.03
Lumber Store	1,000 S.F.	39.71	4.15	\$2,124.51
Manufacturing	1,000 S.F.	3.82	0.40	\$204.37
Middle School	Student	1.45	0.15	\$77.58
Mobile home park	Occupied Unit	4.81	0.50	\$257.34
Nursery (Garden Center)	1,000 S.F.	36.08	3.77	\$1,930.30
Nursing Home	Beds	2.61	0.27	\$139.64
Office: General	1,000 S.F.	11.01	1.15	\$589.04
Office: Government	1,000 S.F.	68.93	7.20	\$3,687.79
Office: Medical or Dental	1,000 S.F.	36.13	3.78	\$1,932.97
Pharmacy w/Drive Through Window	1,000 S.F.	88.16	9.21	\$4,716.61
Pharmacy w/out Drive Through Window	1,000 S.F.	90.06	9.41	\$4,818.26
	Unit	6.63	0.69	\$354.71
Residential: PUD	Lot	7.5	0.78	\$401.25

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TABLE 6 – ROADWAYS MAXIMUM IMPACT FEE Cont.

Type	Units	Trips per Day	ERUs	Adjusted Impact Fee / Unit
Residential: Single Family Detached Housing	Lot	9.57	1.00	\$512.00
Residential: Townhome	Home	5.86	0.61	\$313.51
Restaurant: Fast-Food w/ Drive Through	1,000 S.F.	496.12	51.84	\$26,542.68
Restaurant: Fast-Food w/out Drive through	1,000 S.F.	716	74.82	\$38,306.37
Restaurant: High-Turnover Sit Down	1,000 S.F.	130.34	13.62	\$6,973.26
Restaurant: Quality	1,000 S.F.	89.95	9.40	\$4,812.37
Specialty Retail Center	1,000 S.F.	40.67	4.25	\$2,175.87
Super Market	1,000 S.F.	111.51	11.65	\$5,965.84
Tire Store	1,000 S.F.	24.87	2.60	\$1,330.56
Video Rental Store	1,000 S.F.	31.54	3.30	\$1,687.41
Warehouse	1,000 S.F.	4.96	0.52	\$265.36

\*Units and Trips per day are found in the 6th edition of Trip Generation Published by the Institute of Transportation Engineers.