

Section 8 - Parks, Trails and Open Space

A. Capital Facilities Plan

1. SERVICE STANDARD

The National Recreation and Park Association recommend a standard of 5.0-10.0 acres of parks per 1000 people (Nichols 2005). This is a very difficult standard to meet for most communities. The City of Kanab plans to maintain the current service level of 3.93 acres per 1000 people.

The City of Kanab does not currently have significant trails. However, they desire to provide trails as a service to the existing and build-out population. Based on 18 parks at build-out (see Section VIII-A-6), and an assumed spacing of the parks of approximately 0.75 miles, it is recommended that the City of Kanab supply 13.50 miles of trail at build-out or 0.000273 miles of trail per person (13.5 miles of trail / 49,538 people).

2. INVENTORY OF EXISTING FACILITIES

The City of Kanab has two existing parks as shown on the Parks, Recreation, and Public Safety map in Appendix E. The approximate park area, area per 1000 people (assuming a current population of 3,589), and park amenities for each park are summarized in the table below.

TABLE 30 – CITY OF KANAB PARKS AND OPEN SPACE

Park	Area (acres)	Area / 1000 People	Amenities
Jacob Hamblin	3.8	1.06	Landscaping, restroom, tennis courts, baseball fields, pavilion, concession stand, play equipment, wind mill
Ranchos	10.3	2.87	Landscaping, restroom, pavilion, little league field, play equipment
Total	14.10	3.93	

The replacement cost for each park has been calculated with the details given below.

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TABLE 31 – PARKS AND OPEN SPACE DETAIL OF ESTIMATED REPLACEMENT COSTS

Item	Units	Jacob Hamblin		Ranchos	
		Quantity	Cost	Quantity	Cost
Land	Acre	3.8	\$190,000	10.3	\$515,000
Restroom	Each	1	\$20,000	1	\$20,000
Tennis courts	Each	4	\$25,000		
Baseball field	Each	3	\$275,000		
Landscaping	Acre	1.9	\$133,000	5.15	\$360,500
Swing sets	Each	1	\$2,500	1	\$2,500
Pavilion	Each	1	\$25,000	1	\$20,000
Concession stand	Each	1	\$10,000		
Play Equipment	Each	1	\$80,000	1	\$20,000
Wind Mill	Each	1	\$8,000		
Little league field	Each			1	\$15,000
Climbing Structure	Each			1	\$500
Totals			\$768,500.00		\$953,500.00

*Replacement costs are costs acquired from Kanab City for purchase or estimates based on condition of equipment in relation to new equipment.

*Land costs at \$50,000 per acre are estimated from recent land sales in Kanab.

Estimated replacement costs, estimated replacement costs per acre, and estimated replacement costs per person are as follows.

TABLE 32 – PARKS AND OPEN SPACE SUMMARY OF ESTIMATED REPLACEMENT COSTS

Park	Area (acres)	Estimated Replacement Cost		
		Total	Per Acre	Per Person
Jacob Hamblin	3.8	\$768,500	\$202,236.84	\$214.13
Ranchos	10.3	\$953,500	\$92,572.82	\$265.67
Total	14.10	\$1,722,000.00	Ave \$122,127.66	\$479.80

3. METHOD OF FINANCING OF EXISTING FACILITIES

For the purposes of this study, even though many improvements have been donated, it is assumed that all parks and park improvements have been financed by the general fund.

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4. EXCESS CAPACITY

The city plans to maintain the existing level of service resulting in no excess park capacity.

5. ADDITIONAL FACILITIES NEEDED AT PRESENT

Since the city plans to maintain the existing level of service for parks and open space, except for the addition of minor improvements, no significant additional facilities for parks and space are needed at present. However, with a standard of 0.000273 miles of park per person, the current population is in need of 0.98 miles of park (0.000273 miles per person x 3,589 people).

6. ADDITIONAL FACILITIES NEEDED AT BUILDOUT

The City of Kanab desires to add additional parks and open space as needed in order to maintain the current standard. The build-out population has been estimated to be 49,538 as discussed in section III-C. At a standard of 3.93 acres per 1000 people, a total of 195 acres will be required at build-out. With 14 acres currently in service, an additional 181 acres will be needed at build-out.

The City of Kanab is not currently in a position to purchase property for additional parks and must wait for funding to become available. Because of this, it would be difficult or impossible to predict which parcels of land will be obtainable for future parks. However, the city plans to construct parks following the basic criteria listed below as funding becomes available.

- Construct a mix of parks between ten and fifty acres in size.
- Place parks to facilitate public access.
- Include facilities for a variety of age groups.
- Include facilities for group activities.
- Include sports facilities such as baseball and soccer fields.

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Every park will not include all of the amenities listed above. Individual parks may emphasize one or two features such as a park with mainly sports facilities. Assuming the minimum park size is 10.0 acres, as many as eighteen additional parks will be needed at build-out.

It is recommended that trails interlink the 18 parks required at build-out. Assuming that approximately 0.75 miles separate each park, an additional 13.5 miles of trail will be required at build-out.

7. METHOD OF FINANCING NEEDED FACILITIES

Additional parks, trails and open space are needed solely due to population growth. As a result, it is the intent of the city to finance additional facilities through development impact fees to the extent possible.

B. Development Impact Fee Analysis

1. SERVICE AREA

The entire city will be included in one *service area* for parks and open space.

2. PROPORTIONATE SHARE

Of the various zones established in Kanab, only residential zones generate demand for parks, trails and open space. Because of this, only residential zones will be assessed an impact fee.

3. CREDITS FOR PAST AND FUTURE CONTRIBUTIONS

Because parks have been largely financed from the general fund, newly developed properties will have already contributed approximately 0.24% of the value of existing parks through property taxes (see section IV). There will be no future contributions toward existing parks by new residents since there is no

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outstanding debt on park facilities listed. Because of past contributions, new development should receive a credit of 0.24% in the impact fee calculation.

4. IMPACT FEE CALCULATION

a. PARKS & OPEN SPACE

An additional 181 acres of parks will be needed at build-out. At an estimated cost per acre of \$122,127.66, the total cost of additional parks and open space needed is \$22,105,106.46.

In order to pay for land, equipment and facilities necessary for new parks, bonding may be required. At an estimated interest rate of 5.0% with a term of 20 years, the cost per dollar borrowed would be \$1.605. When bonding is applied to the \$22,105,106.46 needed for parks at build-out the cost is \$35,475,418.65. This cost divided among 45,949 (49,538– 3,589) people is \$772.06 per person. With an average household size of 2.36 the impact fee would be \$1,822.06 per residential unit. Applying the credit discussed in the previous section, the impact fee for parks is reduced by 0.24% to \$1,818.00.

b. TRAILS

An additional 12.52 miles of trail will be needed due to the build-out population (13.5 miles – 0.98 miles), at a cost of approximately \$225,000 per mile estimated from recent costs of constructing trails in the St George area, the total cost of additional trails is \$2,817,000.

In order to pay for land, equipment and facilities necessary for new trails, bonding may be required. At an estimated interest rate of 5.0% with a term of 20 years, the cost per dollar borrowed would be \$1.605. When bonding is applied to the \$2,817,000 needed for trails at build-out the cost is \$4,520,867.36. This cost divided among 45,949 (49,538– 3,589) people is \$98.39 per person. With an average household size of 2.36 the impact fee for trails would be \$232.20 per residential unit.