

**Effective 5/9/2017**

**11-36a-602 Expenditure of impact fees.**

- (1) A local political subdivision may expend impact fees only for a system improvement:
  - (a) identified in the impact fee facilities plan; and
  - (b) for the specific public facility type for which the fee was collected.
- (2)
  - (a) Except as provided in Subsection (2)(b), a local political subdivision shall expend or encumber an impact fee collected with respect to a lot:
    - (i) for a permissible use; and
    - (ii) within six years after the impact fee with respect to that lot is collected.
  - (b) A local political subdivision may hold the fees for longer than six years if it identifies, in writing:
    - (i) an extraordinary and compelling reason why the fees should be held longer than six years; and
    - (ii) an absolute date by which the fees will be expended.

Amended by Chapter 190, 2017 General Session

*Document justification of expenditure  
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Approved 7/11/07

**STANSBURY PARK CAPITAL IMPROVEMENTS PLAN**  
**CHANGES AND ADDITIONS TO PLAN DATED 12-14-05**

Revised 6-27-07

Adopted 7-11-07

**SUMMARY**

**STANSBURY PARK IMPACT FEE CAPITAL IMPROVEMENT PLAN**

**Originally Adopted 8-11-98 Revisions Adopted 4-11-01, 12-14-05**

**PROPOSED REVISION 6/27/07 – ADOPTED 7/11/07**

The revision of the Stansbury Park Impact Fee Capital Improvement Plan is made necessary by a reevaluation of the available building lots left in the Stansbury Park boundaries, resulting in a reduction of the estimated units left to build out. In order to complete the planned capital facilities, the impact fee assessed for each unit is raised to the maximum allowable of \$2700, as determined by the original engineering report. As of this revision, the Stansbury Service Agency has collected impact fees for 1353 units with an estimated 1800 units left to build out.

Some park facilities have been completed under the previous and current plans. The new revised plan calls for a 10 year build-out for Stansbury Park with 54 acres of additional parks and specific facilities assigned to those parks.

**PROPOSED PARKS - ACREAGE - AND LOCATIONS**

**Neighborhood and Community Parks**

<b>Community Park</b>	<b>28 acres</b>	<b>Parcel 9 (area north of hwy 138)</b>
<b>3 Neighborhood Parks</b>	<b>14 acres</b>	<b>Stansbury Place (S.W. corner of Stansbury)</b>
<b>1 Neighborhood Park</b>	<b>5 acres</b>	<b>Country Crossing area</b>

**PROPOSED MINI-PARKS & LOCATIONS (APROX. 1 ACRE EA.)**

<b>2 Parks</b>	<b>Stansbury Place</b>
<b>1 Park</b>	<b>Schooner Drive (West end of lake)</b>
<b>2 Parks</b>	<b>Parcel 9 (North of Hwy 138)</b>
<b>1 Park</b>	<b>Shadybrook</b>

**TOTAL IMPACT FEE INCOME TO BUILD-OUT** **\$7,805,741.**

<b>Estimated cost of Neighborhood &amp; Community Parks</b> (Landscaping - parking - other infrastructure)	<b>\$4,447,741.</b>
<b>Estimated cost of Mini Parks (Including facilities)</b>	<b>514,000.</b>
<b>Proposed Recreational Facilities for Parks</b> (List of facilities and park assignment attached)	<b>2,082,600.</b>
<b>Estimated other costs</b>	
Facilities already completed under existing plan	\$670,000.
Contingency fund for overages & Misc. facilities	91,400.
	<b>761,400.</b>
<b>TOTAL CAPITAL IMPROVEMENT COST</b> (Includes 4% inflation averaged for 10 years)	<b>\$7,805,741.</b>

**WORKSHEET 6/27/07 – ADOPTED 7/11/07  
STANSBURY SERVICE AGENCY  
REVISED IMPACT FEE FACILITIES PLAN**

**ACREAGE COMMITTED TO  
COMMUNITY PARK – NEIGHBORHOOD PARKS – MINI PARKS**

**PARCEL NINE COMMUNITY PARK – 28 ACRES**

3 Ball fields (2 hardball, 1 softball)	\$142,000
2 Restrooms	\$168,000
Concessions	\$120,000
Pavilion	\$ 83,000
Basketball Court	\$ 36,000
Playground	\$ 42,000
Football Field	\$ 6,000
Tennis Court	\$ 37,000
Boat Dock	\$ 20,000
Play Fountain/Water Feature	\$ 30,000
Amphitheater	\$ 20,000
Trail	<u>\$ 50,000</u>
Total	\$754,000

**PICKET LANE NEIGHBORHOOD PARK – 5 ACRES**

Soccer Field, full size	\$ 5,000
Restroom	<u>\$ 84,000</u>
Total	\$ 89,000

**STANSBURY PLACE NEIGHBORHOOD PARK – 5.41 ACRES**

Playground	\$ 42,000
Restroom	\$ 84,000
Pavilion	\$ 83,000
Basketball Court	\$ 36,000
Fitness Zone	<u>\$ 25,000</u>
Total	\$270,000

**STANSBURY PLACE NEIGHBORHOOD PARK – 5.83 ACRES**

Playground	\$ 42,000
Restroom	\$ 84,000
Pavilion	<u>\$ 83,000</u>
Total	\$209,000

**STANSBURY PLACE PARK – 2.61 ACRES**

Miscellaneous	\$ 30,000
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**RICHMOND AMERICAN LAKESIDE #6 - .35 ACRE.**

Fire Pit/Benches \$ 10,000

**FRONTAGE ROAD GREENBELT AREA – 6,200 FT.**

Sidewalk Trail – 6ft. wide \$130,000

**VILLAGE BOULAVARD PARK – 6.5 ACRE**

Restroom \$ 84,000

**WOODLAND PARK**

Basketball Court \$ 30,000

**GOLF COURSE**

Pavilion \$ 83,000

**CLUBHOUSE PARK**

Volleyball Court \$ 8,500

Boat Dock \$ 35,000

Total \$ 43,500

**KEN SAGERS PARK – T BALL FIELD**

2 Benches/Garbage Cans \$ 3,000

Sub Total \$1,735,500

Add 20% inflation for 10 year build-out \$ 347,100

**Grand Total \$2,082,600**