



# STANSBURY SERVICE AREA, UTAH

## PARKS & RECREATION IMPACT FEE FACILITY PLAN & IMPACT FEE ANALYSIS

FEBRUARY 1, 2026



## IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

EFG Consulting (EFG) certifies that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

## IMPACT FEE ANALYSIS (IFA) CERTIFICATION

EFG certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  - d. offsets costs with grants or other alternate sources of payment; and,
3. complies in each and every relevant respect with the Impact Fees Act.

EFG Consulting makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by District staff and elected officials.
2. If all or a substantial portion of the IFFP or IFA are modified or amended by the Service Area, this certification is no longer valid.
3. All information provided to our team is assumed to be correct, complete, and accurate. This includes information provided by the Service Area as well as outside sources.

**EFG Consulting**

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## SECTION I: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to fulfill the requirements of the Utah Code Title 11 Chapter 36a (Impact Fee Act) to enable Stansbury Park Service Area (Service Area) to update its Parks and Recreation impact fee. The following is a summary of the IFFP inputs.

### **SERVICE AREA:**

The service area for this IFFP and IFA will include the entire Service Area.

### **DEMAND ANALYSIS:**

The demand unit utilized in this analysis is population. The Service Area is estimated to increase population by 3,854 by 2035.

### **LEVEL OF SERVICE:**

Parks & Recreation

It is assumed there is no excess capacity in Parks and Recreation.

### **CAPITAL FACILITIES ANALYSIS:**

Parks and Recreation

The Service Area will invest in Parks and Recreation infrastructure over the next 1-10 years. Current Projects are as follows:

- Mill Pond Park
- Soundwall Trail
- Trail to Park & Ride
- Oscarson Park
- Pole Canyon/Village Park
- Pole Canyon/Village Trail
- 24-acre Park by Reserves
- Pool Replacement

### **FUNDING OF FUTURE FACILITIES:**

The Service Area will pay cash for all Parks and Recreation projects including impact fee funds.

Parks and Recreation

Based upon the inputs herein, the maximum allowable impact fee for parks and recreation is \$971/person. The census bureau estimates 3.68 persons per household. The maximum allowable impact fee per household is \$2,481. This impact fee is only charged to residential development.

## SECTION 2: DEMAND ANALYSIS

The purpose of this section is to describe the demand unit and estimate future demand.

### DEMAND UNITS & FUTURE DEMAND

Demand units are measured in population. The growth in population was estimated based upon historic growth which was 3.01% from 2025.

Year by Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Population	11,163	11,499	11,845	12,202	12,569	12,947	13,337	13,738	14,152	14,578
New Population	336.00	346.00	357.00	367.00	378.00	390.00	401.00	414.00	426.00	439.00
Ending Population	11,499	11,845	12,202	12,569	12,947	13,337	13,738	14,152	14,578	15,017

### Parks and Recreation

The historic growth in Tooele County has been 3.01%. At this rate of growth, the Service Area will increase population by 3,854 people.

Population Growth Calculations	
Current Population	11,163
Tooele County Population Growth Rate	3.01% Utah Population Committee
2035 Estimated Population	15,017
New Population 2026-2035	3,854

# STANSBURY SERVICE AREA - PARKS – IMPACT FEE DRAFT

## SECTION 3: LEVEL OF SERVICE

The following is a summary of the current inventory of land and amenities that serve parks and recreation.

Level of Service				
Historic Projects	Year	Cost	Other Sources	Impact Fee Eligible Cost
Amphitheater	2019-2022	\$419,945	\$ -	\$419,945
Amphitheater, Underpass, Oscarson Park, Pickleball Courts	2020	1,264,935	150,000	1,114,935
Safe Route to School	2021	128,205	110,000	18,205
Pickleball Courts	2020-2024	412,164	20,000	392,164
Millpond Park	2023-2025	714,383	9,506	704,877
Shoreline Development	2023-2025	260,050	202,000	58,050
Solomon Park	2022-2024	278,396		278,396
Soundwall Trail Phase 1	2023-2025	19,435		19,435
Oscarson Park	2022-2025	185,055		185,055
Golf Course Wiring	2021-2023	285,326		285,326
Clubhouse remodel	2022-2023	165,977		165,977
Proshop remodel	2023-2024	43,851		43,851
Improvements before 2019	before 2019	7,149,076		7,149,076
				-
<b>Total</b>		<b>\$11,326,798</b>	<b>\$491,506</b>	<b>\$10,835,292</b>

## SECTION 4: EXCESS CAPACITY ANALYSIS

This analysis assumes that the Service Area is currently at the LOS which means there is no excess capacity.

## SECTION 5: CAPITAL FACILITY AND FUNDING ANALYSIS

### **CAPITAL FACILITIES ANALYSIS:**

The Service Area anticipates receiving approximately \$3.7M in the next 10 years from impact fees which will be invested to maintain the current LOS. The Service Area will fund parks and recreation projects including the following which are currently in process.

### **FUNDING OF FUTURE FACILITIES:**

Parks and recreation projects will be funded from the general fund and reimbursed from the impact fee fund.

Future Project List – 2026 - 2035			
Project	Cost	Grants or Cost	
		Share	Impact Fee Eligible Cost
Mill Pond Park	\$250,000	-	250,000
Soundwall Trail	750,000	\$582,000	168,000
Trail to Park & Ride	2,540,000	-	2,540,000
Oscarson Park	1,000,000	-	1,000,000
Pole Canyon/Village Park	1,000,000	-	1,000,000
Pole Canyon/Village Trail	200,000	-	200,000
24 acre Park by Reserves	2,000,000		2,000,000
Pool Replacement	10,000,000		10,000,000
			-
<b>Total</b>	<b>\$17,740,000</b>	<b>\$582,000</b>	<b>\$17,158,000</b>

## SECTION 6: IMPACT FEE CALCULATION

Based upon the inputs herein, the maximum allowable impact fee for parks and recreation is \$3,572/Household. The following describes the calculation:

Impact Fee Calculation	
2025 Population	\$11,632
Historic Expense per Capita	\$971
Household Size	3.68
Impact Fee per Household	\$3,572

### **NON-STANDARD IMPACT FEES**

For households that can demonstrate a different demand on the system than assumed by this analysis, the Service Area reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$941 per person. Any such calculation will consider home capacity rather than actual individuals living in any given home.

APPENDIX A – DRAFT IMPACT FEE ENACTMENT

# STANSBURY SERVICE AGENCY

## RESOLUTION NO. 2026-03

### AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS AND IMPOSING CERTAIN IMPACT FEES; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME; AND OTHER RELATED MATTERS

**WHEREAS**, On November 24, 2025, the Stansbury Service Agency (the “Service Agency”) posted notice as to its intention to prepare an impact fee facilities plan (“IFFP”) and impact fee analyses (“IFA”) related to facilities utilized in providing park services, and invited all interested persons to participate in the impact fee preparation process, consistent with the requirements of the Utah Impact Fees Act, Utah Code Annotated (“UCA”) §11-36a-101 et seq (the “Impact Fees Act”), and specifically Sections 11-36a-501 and 11-36a-503 of said Act; and

**WHEREAS**, the Service Agency is an interlocal agency created by that certain Interlocal Agreement Creating the Stansbury Service Agency, dated August 2, 1992, entered into by and between the Stansbury Recreation Service Area of Tooele County (the “Recreation Service Area”), and the Stansbury Greenbelt Service Area of Tooele County (the “Greenbelt Service Area”), pursuant to authority of the Utah Interlocal Cooperation, UCA §11-13-101 et seq. (the “Interlocal Act”), which agreement has been amended and restated by and pursuant to that certain Amended and Restated Interlocal Agreement by and between the Recreation Service Area and the Greenbelt Service Area dated \_\_\_\_\_, 2026 (the “Amended Interlocal Agreement”);

**WHEREAS**, the Amended Interlocal Agreement clarifies and specifically enumerates that the imposition of impact fees authorized pursuant to the Impact Fees Act is among the powers and purposes for which the Service Agency was established by the Recreation Service Area and the Greenbelt Service Area pursuant to the Amended Interlocal Agreement; and

**WHEREAS**, on March 25, 2026, the Service Agency posted notice of a public hearing on Utah’s Public Notice Website, the Service Agency’s Website, and at the Service Agency’s administrative building to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analyses;

**WHEREAS**, the Service Agency Board (the “Board”), met in regular session on April 08, 2026, to convene a public hearing and to consider adopting the IFFP and IFA, imposing impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method, and other related matters; and

**WHEREAS**, on March 11, 2026, EFG-Consulting LLC (the “Consultant”) certified their work under UCA section 11-36a-306(1);

**WHEREAS**, on April 08, 2026, after considering the input of the public and stakeholders \_\_\_\_\_ and relying on the professional advice and certification of the Consultant, the Service Agency \_\_\_\_\_

adopted the findings, conclusions, and recommendations of the IFFP prepared by the Consultant, a copy of which is attached hereto as EXHIBIT “A” and incorporated herein by reference; and

**WHEREAS**, on March 11, 2026, the Consultant certified their work under UCA Section 11-36a-306(2);

**WHEREAS**, on March 25 2026, a copy of the IFFP and IFA and the proposed Impact Fee Resolution, along with a summary of the analyses that were designated to be understood by a lay person, were made available to the public and deposited at the Service Agency’s Office and on the Service Agency Website; and

**WHEREAS**, on March 25, 2026, the Service Agency posted notice of the date, time, and place of the public hearing to consider the IFA in a public location and on the Utah Public Notices Website, and on the Service Agency Website; and

**WHEREAS**, on April 08, 2026, the Board held a public hearing regarding the IFA and the Impact Fee Ordinance; and

**WHEREAS**, the Consultant, in consultation with the Service Agency, prepared a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement. A copy of such Schedule of Fees is attached hereto as EXHIBIT “B” and incorporated herein by reference; and

**WHEREAS**, after careful consideration and review of the comments at the public hearing, and relying upon the professional advice and certifications of the Consultant, the Board has determined that it is in the best interest of the Agency and the health, safety and welfare of the inhabitants residing within the area served by the Agency: (i) to adopt the findings and recommendations of the IFFP and IFA to address the impacts of development upon the facilities comprising the park system operated, managed and administered by the Agency; (ii) to adopt the IFFP as proposed; (iii) to approve the IFA as proposed; (iv) to adopt the impact fees as proposed; (v) to provide for the calculation and collection of such fees; and (vi) to provide for an appeal process, and an accounting and reporting method with respect to the same.

**NOW, THEREFORE, BE IT ORDAINED** by the Board as follows:

**Section 1. Findings.** The Board finds and determines as follows:

1.1. All required notices have been given and made, and public hearings conducted as required by the Impact Fees Act with respect to the IFFP, the IFA, and this Impact Fee Resolution (the “Resolution”).

1.2. Growth and development activities in the Service Agency will create additional demands on its infrastructure. The facility improvement requirements analyzed in the IFFP and the IFA are the direct result of additional facility needs arising from future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the IFA including the impact fees recommended and this Resolution, the Board has taken into consideration, and may consider on a case-by-case basis in the future, the future capital facilities and needs of the Service Agency, the capital financial needs of the Service Agency that are the result of the Service Agency's future facilities' needs, the distribution of the burden of costs to different properties within the Service Agency based on the use of the parks system of the Service Agency by such properties, the financial contribution of those properties and other properties similarly situated in the Service Agency at the time of computation of the required fee and prior to the enactment of this Resolution, all revenue sources available to the Service Agency, and the impact on future facilities that will be required by growth and new development activities in the Service Agency.

1.5. The provisions of this Resolution shall be liberally construed in order to carry out the purpose and intent of the Board in establishing the impact fee program.

## **Section 2. Definitions.**

2.1 Words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Resolution.

2.2 "Service Agency Service Area" shall mean that geographic area consisting of the entire area served by the Service Area situated within the legal boundaries of the Recreation Service Area and the Greenbelt Service Area.

2.3 "Project Improvement" does not mean system improvement and includes, but is not limited to, those projects identified in the IFFP and the IFA for the benefit of growth.

## **Section 3. Approval and Approval of Impact Fees.**

3.1 Approval and Adoption of IFFA and IFA. The Board hereby approves and adopts the IFFA and the IFA, including the recommended impact fees attached thereto and the analyses reflected therein.

3.2 Adoption of Impact Fees. Impact fees are hereby approved and adopted as set forth in the Impact Fee Schedule, Exhibit B hereto.

## **Section 4. Impact Fee Calculations.**

4.1 Impact Fees. The impact fees imposed by this Resolution shall have one or two components, depending upon the fee: an equity buy-in and a future facilities impact fee. The Impact Fee shall be calculated as set forth below.

4.2 Developer Credits/Developer Reimbursements. A developer, including a school district or charter school, may be allowed to receive a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the Service Agency and the developer agree will reduce the need for a system improvement. A credit against

impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective facilities, or are dedicated to the public and offset the need for an identified future improvement.

4.3 Adjustment of Fees. The Board may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases, to respond to a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and to ensure that the fees are imposed fairly. The Board may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.

4.4 Impact Fee Accounting. The Service Agency shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Resolution. Interest earned on such an account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the Service Agency shall prepare a report generally showing the source and amount of all monies collected, earned, and received by the fund or account and of each expenditure from the fund or account. The report shall also identify the impact fee fund by the year in which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure, and be provided to the State Auditor on the appropriate form found on the State Auditor's Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the Service Agency to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

(c) Impact Fee Act Compliance. The Service Agency shall at all times otherwise comply with the accounting requirements set forth in Part 6 of the Impact Fees Act.

4.5 Refunds. The Service Agency shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Board for a refund within one (1) year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six (6) years of the payment date; and

(c) no impact has resulted.

## **Section 5. Appeal.**

5.1 Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may challenge the imposition of the fee in conformance with the provisions of Part 7 of the Impact Fees Act, including the following:

5.2 The person shall file a written request for information with the Board. Within two (2) weeks of the receipt of the request for information, the Service Agency shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3 Any person or entity required to pay an impact fee imposed under this article, who believes the fee does not meet the requirements of law may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Board within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4 The notice of the administrative appeal to the Board shall be filed and shall contain the following information:

- (a) the person's name, mailing address, and daytime telephone number;
- (b) a copy of the written request for information and a brief summary of the grounds for appeal; and
- (c) the relief sought.

5.5 The Service Agency shall schedule the appeal before the Board no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Board shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the Service Agency and shall, when necessary, be forwarded to the appropriate officials for action.

## **Section 6. Impact Fee Exemptions and Adjustments**

6.1 "Public Purpose" Exemptions and Adjustments. The Board may, on a project-by-project basis, authorize exemption or adjustments to the Impact Fees due from development for those projects the Board determines to be of such benefit to the community as a whole to justify the exemption or adjustment. Such projects may include facilities being funded by the state, school districts, charter schools, low-income housing projects, facilities of a temporary nature, or other development activity with a broad public purpose, as provided in the Act. The Board may elect to grant an exemption of or adjust Impact Fees otherwise due in consideration of economic benefits to be received from the Development Activity. In considering impact fee exemptions for school districts and charter schools, school districts and charter schools shall qualify for the exemption or adjustment on the same basis.

6.2 Exemption Procedures. Applications for exemptions or adjustments are to be filed with the Agency at the time the applicant first requests the extension of service to the applicant's development or property.

**Section 7. Miscellaneous.**

7.1 Incorporation of Recitals and Exhibits. The recitals first set forth above and all Exhibits attached hereto are adopted and incorporated herein by reference as though fully set forth herein.

7.2 Severability. If any section, subsection, paragraph, clause or phrase of this Resolution shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Resolution, which shall remain in full force and effect, and for this purpose, the provisions of this Resolution are declared to be severable.

7.3 Interpretation. This Resolution has been divided into sections, subsections, paragraphs and clauses for convenience only and the interpretation of this Resolution shall not be affected by such division or by any heading contained herein.

7.4 Effective Date. Except as otherwise specifically provided herein, this shall not repeal, modify or affect any Impact Fee of the District in existence as of the effective date of this Resolution, other than those expressly referenced in Section 1 above. All Impact Fees established, including amendments and modifications to previously existing Impact Fees, after the effective date of this Resolution shall comply with the requirements of this Resolution. This Resolution shall take effect ninety (90) days after the date hereof.

**ADOPTED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

**STANSBURY SERVICE AGENCY**

By: \_\_\_\_\_  
Brett Palmer, Board Chair

Attested by:

Ingrid Swenson, Clerk \_\_\_\_\_

# **EXHIBIT A**

## **IFFP & IFA**

**EXHIBIT B**  
**Impact Fee Schedule**

Schedule	
Residential (per Unit)	Impact Fee
Single Family	\$ 3,854

APPENDIX B – IMPACT FEE CALCULATION

# Stansbury Service Agency

## Parks Impact Fee

Level of Service					
Historic Projects	Year	Cost	Other Sources	Impact Fee Eligible Cost	Notes
Ampitheater	2019-2022	\$ 419,945	\$ -	\$ 419,945	
Ampitheater, Underpass, Oscarson Park, Pickleball Courts	2020	1,264,935	150,000	1,114,935	Grant
Safe Route to School	2021	128,205	110,000	18,205	Grant
Pickleball Courts	2020-2024	412,164	20,000	392,164	Grant
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Improvements before 2019	before 2019	7,149,076		7,149,076	Table 6 of 2019 Impact Fee
				-	
<b>Total</b>		<b>\$ 11,326,798</b>	<b>\$ 491,506</b>	<b>\$ 10,835,292</b>	

Impact Fee Calculation			
2025 Population		11,163	Census Data: aCS 2023 5-year
Historic Expense per Capita	\$	971	
Household Size		3.68	2020 Census
Impact Fee per Household	\$	3,572	

Current Impact Fee	
Single Family	\$ 2,481
Multi Family	\$ 2,189

Future Project List - 2026-2035				
Project	Cost	Grants or Cost Share	Impact Fee Eligible Cost	Notes
Mill Pond Park	\$ 250,000	\$ -	250,000	
Soundwall Trail	750,000	582,000	168,000	
Trail to Park & Ride	2,540,000	-	2,540,000	
Oscarson Park	1,000,000	-	1,000,000	
Pole Canyon/Village Park	1,000,000	-	1,000,000	
Pole Canyon/Village Trail	200,000	-	200,000	
24 acre Park by Reserves	2,000,000		2,000,000	
Pool Replacement	10,000,000		10,000,000	
			-	
<b>Total</b>	<b>\$ 17,740,000</b>	<b>\$ 582,000</b>	<b>\$ 17,158,000</b>	
Estimated Collections by 2035			\$ 3,740,860	

Population Growth Calculations	
Current Population	11,163
Tooele County Population Growth Rate	3.01% Utah Population Committee
2035 Estimated Population	15,017
New Population 2026-2035	3,854

Year by Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Population	11,163	11,499	11,845	12,202	12,569	12,947	13,337	13,738	14,152	14,578
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