

---

# SOUTH JORDAN CITY COUNCIL CITY COUNCIL REPORT

Council Meeting Date: September 17, 2019

---

Issue: AN ORDINANCE ADOPTING AN AMENDED AND UPDATED TRANSPORTATION IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS; ADOPTING AN AMENDED AND UPDATED IMPACT FEE FOR TRANSPORTATION; ESTABLISHING CERTAIN POLICES RELATED TO IMPACT FEES FOR ROAD INFRASTRUCTURE; ESTABLISHING CERTAIN POLICES RELATED TO IMPACT FEES FOR TRANSPORTATION INFRASTRUCTURE; ESTABLISHING SERVICE AREAS; AND/OR OTHER RELATED MATTERS.

Submitted By: Brad Klavano / Jeremy Nielson

Department: Engineering

---

**Staff Recommendation (Motion Ready):** Approve Ordinance 2019-11 adopting an amended and updated transportation impact fee facilities plan and impact fee analysis.

---

**BACKGROUND:** This ordinance will adopt the Transportation Impact Fee Facilities Plan and the Transportation Impact Fee Analysis.

1. The purpose of the Impact Fee Facilities Plan (IFFP) is to identify the demands placed upon the existing public facilities by new development activity and the proposed means by which the local political subdivision will meet these demands.

The calculation for the IFFP considers two service areas: Daybreak (both east and west of the Mountain View Corridor) and all other remaining portions of South Jordan (South Jordan Proper). Only City owned roads are considered in this IFFP. UDOT – owned roads are not considered.

Only system improvements are considered in the IFFP which are defined as “collector” and “arterial” streets. Local streets are considered project improvements and are therefore not considered.

The IFFP identified the need for (8) system improvement projects to be completed in the next 6 years. The total impact fee eligible cost for the projects is \$16,127,632, of which, \$4,986,511 is assigned to South Jordan Proper and the remaining \$11,141,121 is assigned to the Daybreak Development.

2. The purpose of the Transportation Impact Fee Analysis (IFA) is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act”, and assist South Jordan City to plan, finance and construct necessary capital improvements related to its municipal transportation system in order to meet the service demands created by development activity.

For purposes of the City's transportation system, the service area will include the Daybreak Area and the South Jordan Proper Area, which includes all land outside of Daybreak but within South Jordan municipal boundaries.

The information from the IFFP was used to complete the Transportation Impact Fee Analysis (IFA). Based upon the IFA, the Transportation Impact fee will be going from the current amount of \$163.34 per trip to \$382.81 per trip within South Jordan Proper area. Within the Daybreak area the current fee of \$18.79 per trip will be going to \$55.78. The reason for the increase is the previous fee did not include any projects within the 6 year horizon. Basically, for the past 6 years the existing system had enough latent capacity to absorb the impact of development without completing any improvements.

### **TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

**FINDINGS:** The Ordinance 2019-11, IFFP and IFA all meet state requirements in regards to the implementation of the Transportation Impact Fees and the City desires to assess development a Transportation Impact fee to offset the impacts to existing City Streets.

**CONCLUSIONS:** This ordinance will allow the City to collect Transportation Impact fees on new development within the City of South Jordan.

**RECOMMENDATIONS:** Based on the Findings and Conclusions listed above, Staff recommends that the City Council take comments at the public hearing and approve Ordinance No. 2019-11.

**FISCAL IMPACT:** As outlined in the IFA

### **ALTERNATIVES:**

- Recommend approval of the Ordinance.
- Recommend denial of the Ordinance.
- Postpone a decision to a future date.

### **SUPPORT MATERIALS:**

- Ordinance No. 2019-11
- Transportation Impact Facilities Plan (IFFP)
- Transportation Impact Fee Analysis (IFA)

City Council Action Requested: \_\_\_\_\_

Department Head

\_\_\_\_\_ Date