

LAND USE CATEGORY	TRIPS	SOUTH JORDAN PROPER	DAYBREAK ADJUSTED FEE
Hardware/Paint Store	3.38	\$1,294.57	\$188.65
Shopping Center/General Commercial	12.46	\$4,768.80	\$694.93
New Car Sales	13.53	\$5,179.36	\$754.76
Tire Store	14.26	\$5,458.81	\$795.49
Supermarket	34.17	\$13,080.32	\$1,906.13
Discount Club	13.17	\$5,040.40	\$734.51
Home Improvement Superstore	8.91	\$3,412.56	\$497.30
Department Store	11.44	\$4,379.30	\$638.17
Pharmacy/Drugstore w/ Drive Thru	27.84	\$10,655.70	\$1,552.80
Drive-In Bank	32.51	\$12,444.92	\$1,813.54
Quality Restaurant	23.48	\$8,986.44	\$1,309.55
High Turnover/Sit Down Restaurant	31.97	\$12,238.80	\$1,783.50
Automobile Care Center	1.13	\$430.66	\$62.76

NON-STANDARD IMPACT FEES

The proposed fees are based upon projected trip ends generated by land uses within the City. The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.¹⁰ This adjustment could result in a lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the City should use the following formula:

$\text{Total Trips (per Specified Land Use)} * \text{Applicable Adjustment Factors} = \text{Cost per Trip } (\$382.81 \text{ or } \$55.78)$

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within 5 years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on those projects as set forth in the analysis. The legislative definition of "encumber" means a pledge to retire a debt or an allocation to a current purchase order or contract.¹¹

PROPOSED CREDITS OWED TO DEVELOPERS

The Impact Fees Act requires that credits be paid back to developers for impact fees that will pay for growth-driven projects and qualifying system improvements included in the Impact Fee Facilities Plan that would otherwise be paid for through user fees. Credits may also be paid to developers who have constructed and donated facilities to that City that are included in the IFFP in-lieu of impact fees. This situation does not apply to developer exactions or improvements required to meet density as a condition of development or project improvements. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the effects of construction inflation. The IFA should be update regularly to account for fluctuations in prices over time due to inflation or other changes in assumptions.

¹⁰ 11-36a-402(1)(c)
¹¹ 11-36a-102(6)