

Updated 2019 Clinton City Impact Fee Summary

Clinton City has prepared an Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA) for culinary water, parks and trails, storm water, police, fire, and transportation. The purpose of the IFFP and IFA are to determine the facilities needed as a result of new growth, identify which improvements may be funded by impact fees, and to establish a justifiable impact fee. Clinton City retained J-U-B Engineers, Inc. to prepare the IFFPs and Zions Public Finance, Inc to prepare the IFAs.

The Utah Code 11-36a-301 requires that a municipality “prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity.” Utah Code 11-36a-303 requires that “each local political subdivision or private entity intending to impose an impact fee shall prepare a written analysis of each impact fee (IFA).” The elements that are to be included within the IFFP and IFA are defined in Utah Code 11-36a.

The IFFP and IFA must establish and existing level of service, identify capacity in existing facilities, and the demands placed on the systems from future growth. The city must then identify a future level of service and the projects or improvements required to maintain that level of service. The proposed level of service for each system or facility matches the current level of service for Clinton City. The projects and associated costs that will be required for Clinton City to maintain their existing level of service are identified in the IFFPs and IFAs.

The following is a summary of the *single family residential* current and maximum new impact fee. The maximum new impact fee is the maximum justifiable impact fee the city can charge. The city, at its discretion, may choose to charge a lower impact fee.

Single Family Residential Impact Fee Summary

Connection	Current Impact Fee	Maximum New Impact Fee	Difference
Culinary Water	\$1,586	\$1,964	\$378
Parks and Trails	\$2,027	\$2,552	\$525
Storm Water*	\$2,577	\$0.10 per lot SF \$1,307 (Varies)	-\$1,270
Police	\$99	\$110	\$11
Fire	\$166	\$200	\$34
Sewer	\$0	\$113	\$113
Transportation	\$770	\$683.00	-\$87
Total	\$7,225	\$6,959	-\$296

**New storm drain impact fee for all residential lots to be \$0.10 per lot square foot. For a comparison to existing impact fee the average gross lot size of 0.3 acres (13,068 square feet) in the previous impact fee analysis was used.*

The following is a summary of the *non-residential and multi-family* current and maximum new impact fee. The non-residential and multi-family are more difficult to compare since they are all based on size of connection, size of building, and size of parcel. The following is a summary of the impact fee per utility for non-residential and multi-family housing. The maximum new impact fee is the maximum justifiable impact fee the city can charge. The city, at its discretion, may choose to charge a lower impact fee.

Non-Residential Impact Fee Summary

Culinary Water

Connection	Current Impact Fee	Maximum New Impact Fee	Difference
3/4"	\$1,586	\$1,964	\$378
1"	\$3,965	\$5,238	\$1,273
1.5"	\$7,930	\$6,548	-\$1,382
2"	\$12,688	\$20,954	\$8,266
3"	\$23,790	\$45,837	\$22,047
4"	\$39,650	\$82,507	\$42,857
6"		\$183,349	\$183,349
8"		\$314,313	\$314,313

Parks and Trails

Type	Current Impact Fee	Maximum New Impact Fee	Difference
Multi-Family Residential	\$1,373	\$2,351	\$978

Storm Water*

Type	Current Impact Fee	Maximum New Impact Fee	Difference
Per Acre			
Nonresidential	\$12,405	\$4,356	-\$7,948
A-1 Land Use	\$5,811	\$4,356	-\$1,354
A-E Land Use	\$5,734	\$4,356	-\$1,277

**New storm drain impact fee for all nonresidential and residential lots, including A-1 and A-E, to be \$0.10 per lot square foot (or \$4,356 per acre) and will vary. Existing storm sewer impact fees were also based per acre and varied.*

Police

Type	Current Impact Fee	Maximum New Impact Fee	Difference
Nonresidential	\$0.54	\$0.48	-\$0.06

Note: Existing Varies by size and type from \$0.73 to \$0.11

Fire

Type	Current Impact Fee	Maximum New Impact Fee	Difference
Nonresidential (SF)	\$1.03	\$0.71	-\$0.32

Note: Existing Varies by size and type from \$1.14 to \$0.21

Sewer

Water Connection Size	Current Impact Fee	Maximum New Impact Fee	Difference
3/4"	\$0	\$113	\$113
1"	\$0	\$178	\$178
1.5"	\$0	\$518	\$518
2"	\$0	\$647	\$647
4"	\$0	\$3,241	\$3,241
6"	\$0	\$6,483	\$6,483
8"	\$0	\$11,346	\$11,346

Note: The Sewer impact fee is a buy-in to the existing sewer system. Not for new projects.

Transportation

Type	Unit of Measurement	Current Impact Fee	Maximum New Impact Fee	Difference
ITE Land Use				\$0
Industrial Park 130	1000 SF Floor Area	\$268	\$243.67	-\$24
General Manufacturing	1000 SF Floor Area	\$147	\$284.16	\$137
Warehousing	1000 SF Floor Area	\$191	\$125.81	-\$65
Mini-Warehouse	1000 SF Floor Area	\$191	\$109.18	-\$82
Single-Family Detached Housing	Dwelling Unit	\$770	\$682.56	-\$87
Multi-Family (2 stories or less - typically townhomes)	Dwelling Unit	\$541	\$529.27	-\$12
Multi-Family (3-9 stories)	Dwelling Unit	\$541	\$393.34	-\$148
Mobile Home Park	Dwelling Unit		\$469.26	\$469
Assisted Living Center	Bed		\$187.99	\$188
Hotel	Room		\$604.47	\$604
Movie Theater	1000 SF Floor Area	\$1,564	\$5,646.32	\$4,082
Elementary School	Students		\$136.66	\$137
Middle School / Junior High School	Students		\$154.01	\$154
High School	Students		\$146.78	\$147
Private School (K-8)	Students		\$297.17	\$297
Church*	1000 SF Floor Area	\$706	\$1,997.79	\$1,292
Day Care Center	1000 SF Floor Area	\$2,546	\$3,443.18	\$897
Library	1000 SF Floor Area		\$5,209.59	\$5,210
Hospital	1000 SF Floor Area		\$775.11	\$775
General Office Building	1000 SF Floor Area	\$706	\$704.25	-\$2
Medical-Dental Office Building	1000 SF Floor Area	\$2,546	\$2,516.22	-\$30

Business Park	1000 SF Floor Area	\$491	\$899.48	\$408
Building Material and Lumber Store	1000 SF Floor Area	\$1,338	\$1,305.11	-\$33
Nursery (Garden Center)	1000 SF Floor Area	\$2,546	\$4,923.99	\$2,378
Shopping Center / Strip Mall	1000 SF Floor Area	\$1,872	\$1,801.49	-\$71
Automobile Sales (New)	1000 SF Floor Area	\$2,546	\$2,012.98	-\$533
Automobile Sales (Used)	1000 SF Floor Area	\$2,546	\$1,956.58	-\$589
Tire Store	1000 SF Floor Area	\$2,155	\$1,484.74	-\$670
Supermarket	1000 SF Floor Area	\$1,872	\$4,941.28	\$3,069
Convenience Market	1000 SF Floor Area	\$2,546	\$27,007.26	\$24,461
Drive-in Bank	1000 SF Floor Area	\$2,546	\$4,701.25	\$2,155
Restaurant, Sit-Down (High Turnover)	1000 SF Floor Area	\$2,546	\$4,623.39	\$2,077
Fast Food without Drive-Through Window	1000 SF Floor Area	\$2,546	\$14,269.52	\$11,724
Restaurant with Drive Through Window	1000 SF Floor Area	\$2,546	\$17,026.08	\$14,480
Auto Care Center**	1000 SF Floor Area	\$2,155	\$1,715.08	-\$440
Gasoline/Service Station	Fueling Position	\$2,546	\$7,213.59	\$4,668
Gasoline/Service Station with Convenience Store	1000 SF Floor Area	\$2,546	\$45,813.24	\$43,267
Self Service Car Wash	Wash Stall	\$2,546	\$7,808.97	\$5,263

The transportation impact fee uses standards set by the ITE (Institute of Transportation Engineers) to evaluate the number of average daily trips per development type. They city may adopt the impact fee per ITE, reduce the number of classifications and adopt the lowest impact fee in those classifications, or set an impact lower than the maximum indicated in the table.