

Weber County

Trails Impact Fee Facilities Plan



ZIONS PUBLIC FINANCE, INC.

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Summary of Impact Fee Facilities Plan

Weber County (“County”) has determined that it is in the best interests of the County to evaluate its trails impact fees to offset the costs associated with new development in the Unincorporated County and has accordingly prepared this Impact Fee Facilities Plan (IFFP) for Trails.

After consideration, the County has determined that there is one service area countywide and that the County will charge one trails impact fee to all areas of the Unincorporated County. This is based on sound planning principles as evidenced by the systemwide network of trails planning. The systemwide network is clearly represented on the Trails Map, included as Appendix A.

Residential development places the primary demand on trail facilities and therefore only residential development has been considered in the determination of impact fees for trails. Unincorporated Weber County has a 2023 population of 17,362 persons and is expected to grow to 20,739 persons by 2030 – an increase of 3,377 persons. This increased growth will place increased demand on the trails system.

Identify the Existing and Proposed Levels of Service and Excess Capacity - Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the County, this has been determined to mean all trails that are part of the main trails system but does not include smaller connections to individual neighborhoods. These smaller spurs, or connections, would constitute *project* improvements and are not eligible to be paid for with impact fees.

Existing service levels are based on the current levels of service in the Unincorporated County for trails. The County has found no excess capacity in trails and desires to raise its present service levels. However, impact fees are only calculated based on existing service levels.

Service levels have first been measured in terms of trail feet per capita, followed by a service level cost per capita.

TABLE 1: SUMMARY OF EXISTING SERVICE LEVELS – UNINCORPORATED WEBER COUNTY

Summary of Service Levels	Existing Trail Feet per Capita	Existing Service Level in Dollar Terms ¹
Dirt trails	36.43	\$1,056.55
Gravel trails	4.62	\$180.28
Asphalt trails	0.8515	\$91.11
TOTAL	41.91	\$1,327.94

In addition, there are costs to maintain service levels for trailheads and wayfinding signs which can also be included in the calculation of impact fees. Current investment in trailheads is estimated at \$1 million while the current investment in wayfinding signs is estimated at \$262,570.

¹ Existing service levels in dollar terms are based on the following costs per linear foot of trail surface: dirt trails, \$29; gravel trails, \$39; and asphalt trails, \$107. Trail costs are based on recent experience of Weber County in constructing trails.

Utah Code Legal Requirements 11-36a

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The County has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The County has complied with this noticing requirement for the IFFP by posting notice.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) inter-fund loans
- (d) transfers from the General Fund
- (e) impact fees; and

- (f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

Impact Fee Facilities Plan

After consideration, the County has determined that there is one service area countywide and that all trail facilities are currently at capacity in 2023. This determination has been made based on sound planning principles, the input of Weber County staff, from the Recreation Department and from the Trails Committee.

Only residential development has been considered in the demand for trails facilities. Unincorporated Weber County has a 2023 population of 17,362 persons and is expected to grow to 20,739 persons by 2030.

This IFFP is organized based on the legal requirements of Utah Code 11-36a-302.

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Existing Service Levels

Utah Code 11-36a-302(1)(a)(i): an impact fee facilities plan shall identify the existing level of service;

Impacts on trail facilities will come mainly from residential development. Residential growth is projected as follows:

TABLE 2: POPULATION GROWTH – UNINCORPORATED WEBER COUNTY

Year	Population Growth
2023	17,362
2024	17,808
2025	18,266
2026	18,736
2027	19,218
2028	19,712
2029	20,219
2030	20,739
Growth 2023-2030	3,377

Source: Wasatch Front Regional Council; ZPFI

Population projections were felt to be reasonable given the County's past history of growth. Population projections in the Unincorporated County are for an average annual growth rate of 2.57 percent per year.

Impact fees can apply to only the "impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity" (Utah Code §11-36a-102(16)). Thus, to comply with this section of the Act, Weber County's impact fees must be expended on (1) parks, recreation facilities, open space and trails, (2) with a 10-year life expectancy, and (3) owned or operated by or on behalf of Weber County.

Table 3 shows trails in Unincorporated Weber County that are under the jurisdiction of the County.

TABLE 3: EXISTING TRAIL INVENTORY

Trail	Miles	Trail Surface	Jurisdiction	Estimated Cost
1. CUTLER TRAIL AND BICENTENNIAL TRAIL (D1)	2.8	dirt	WC and FS	\$221,760
2. NORTH FORK PARK TRAIL (D2)	2.5	gravel	WC and FS	\$264,000

Trail	Miles	Trail Surface	Jurisdiction	Estimated Cost
3. BEN LOMOND TRAIL (D2)	7.6	dirt	WC and FS	\$601,920
4. NORTH SKYLINE TRAIL (D2)	11.4	dirt	WC and FS	\$902,880
7. PIONEER TRAIL (D3)	4.3	dirt	WC and FS	\$340,560
9. SOUTH SKYLINE TRAIL (D3)	9.5	dirt	WC and FS	\$752,400
10. LEWIS PEAK TRAIL (D3)	2.5	dirt	WC and FS	\$198,000
11. EDEN TRAIL AND PARSON TRAIL (E3)	1.5	asphalt	Weber County	\$198,000
12. PINEVIEW WEST TRAIL (E3)	3.1	dirt and gravel	Weber County	\$245,520
13. NORTH ARM WILDLIFE TRAIL (E3)	0.8	boardwalk and dirt	Weber County	\$63,360
14. PINEVIEW LOOP TRAIL (WEST SECTION) (E3)	1.3	asphalt	Weber County	\$171,600
18. GEERTSEN CANYON TRAIL (E2) AND SHUPE CANYON TRAIL (F2)	6	dirt	Utah, FS and WC	\$475,200
19. POWER LINE TRAIL (E3/F3)	5	dirt	WC and FS	\$396,000
20. MIDDLE FORK TRAIL (F3)	6	dirt	WC and FS	\$475,200
21. BROWN'S HOLE TRAIL (F2)	2.5	dirt	Utah, FS and WC	\$198,000
22. SUNRIDGE VISTA LOOP TRAIL (F2)	13.5	dirt and gravel	Utah, Private, WC	\$1,069,200
23. WHEATGRASS CANYON AND BEAR HOLLOW TRAILS (H2/H3)	3	dirt	WC and FS	\$237,600
24. SKIN TOE TRAIL (H3)	1	dirt	WC and FS	\$79,200
25. BALDY RIDGE TRAIL (H3)	7	dirt	WC and FS	\$554,400
26. SKULL CRACK TRAIL (H3)	2.4	dirt	WC and FS	\$190,080
27. PINEVIEW LOOP TRAIL (EAST SECTION) (E3)	1.5	asphalt and dirt	Weber County	\$118,800
28. WINTER'S GROVE NATURE TRAILS (E4)	0.9	gravel and asphalt	WC and FS	\$95,040
29. OLD TRAPPERS LOOP ROAD (E4)	2	gravel		\$211,200
30. WHEELER CREEK TRAIL (E4)	1.8	gravel	WC and FS	\$190,080
31. EAST FORK WHEELER CREEK TRAIL (E4)	2.5	dirt	WC and FS	\$198,000
32. MIDDLE FORK WHEELER CREEK TRAIL (E4)	3.3	dirt	WC and FS	\$261,360
33. UPPER WHEELER CREEK TRAIL (E4)	2.9	dirt	WC and FS	\$229,680
34. OGDEN CANYON OVERLOOK TRAIL (D4)	1.6	dirt	WC and FS	\$126,720
35. GREEN POND TRAIL (E4)	2.5	dirt	WC and FS	\$198,000
36. MT. OGDEN TRAIL (D4)	4.5	gravel and dirt	WC and FS	\$356,400
37. BEUS CANYON TRAIL (D5)	5.6	dirt	WC and FS	\$443,520
41. BONNEVILLE SHORELINE TRAIL (MT. OGDEN SECTION) (D4/D5)	6.4	dirt	at the top of 22nd St., at the top of 27th St., at the top of 29th St., at about 1550 E. 36th St., and on 46th St. at about 1900 E.	\$506,880
45. HIDDEN VALLEY TRAIL (D4)	1.4	dirt	WC and FS	\$110,880
46. INDIAN TRAIL (D4)	4.3	dirt		\$340,560
47. COLD WATER CANYON TRAIL (D4)	1.3	dirt	WC and FS	\$102,960
54. WEBER PATHWAYS RAIL TRAIL (A3/B3)	10	gravel	WP, WC and DWR	\$1,056,000
TOTAL	137.8			\$9,958,080

Source: Weber County

The existing level of service for trail miles is divided based on surface type: dirt, gravel, wood chips or asphalt. Where a mixed trail (i.e., partly dirt and partly gravel) exists, the trail has been classified in the “lower” classification (i.e., the classification with the lower cost).

TABLE 4: SUMMARY OF EXISTING TRAILS BY TYPE

Trail Type	Total Miles	Trail Feet per Capita
Dirt	119.8	36.43
Gravel	15.2	4.62
Paved/Asphalt	2.8	0.8515
TOTAL	137.8	41.91

In order for Weber County to adjust its mix of trail types in the future (dirt, gravel or asphalt), while still comparing similar service levels, the dollar level of service has been used. In order to measure service levels in terms of “investment” or in dollar amounts per resident or thousand residents, costs were provided by Weber County as follows:

TABLE 5: COST PER TRAIL TYPE

Trail Type	Cost per Linear Foot	Total Cost of Existing Investment
Dirt	\$29.00	\$18,343,776
Gravel	\$39.00	\$3,129,984
Paved/Asphalt	\$107.00	\$1,581,888
Total Cost		\$23,055,648

The level of service, in terms of cost per capita, is calculated by taking the total cost of each trail type shown above and dividing by the existing population of 17,362 persons.

TABLE 6: TRAIL LEVEL OF SERVICE COST PER CAPITA

Summary of Service Levels	Total Cost	Existing Trails Level of Service in Dollar Terms
Dirt trails	\$18,343,776	\$1,056.55
Gravel trails	\$3,129,984	\$180.28
Asphalt trails	\$1,581,888	\$91.11
TOTAL	\$23,055,648	\$1,327.94

Existing service levels must also be considered for trailheads and wayfinding signs. The County currently has 12 trailheads at an average cost of \$200,000 per trailhead, or a cost of \$57.60 per capita. The County has 12 wayfinding signs at a total cost of \$262,570, or a per capita cost of \$15.12.

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Proposed Service Levels

Utah Code 11-36a-302(1)(a)(ii): an impact fee facilities plan shall subject to Subsection (1)(c), establish a proposed level of service

Weber County has proposed the following trail improvements as potential projects to be undertaken in the future. The proposed service levels are based on sound planning principles as established by the County's Recreation Department, input from the community, and the County's Trails Committee.

Tables 7 and 8 show additional trails that are considered part of Weber County's Master Plan. The County intends to install a certain amount of feet per person on any one of these trails as opportunities arise over time.

TABLE 7: PROPOSED LOWER VALLEY PROJECTS

Lower Valley Projects	Trail Approx. Distance	Trail Surface
Uintah Highlands Area		
Bonneville Shoreline Trail (BST) Connector		
Multi-use connector trail from the Bonneville Shoreline Trail to new HWY89 under-pass.	2.04 Miles	Asphalt
Multi-use connector trail from new HWY89 (at skyline) underpass to Uintah City railroad under pass.	0.26 Miles	Asphalt
Coordination with Uintah City to connect from railroad under-pass to Weber River/I-84 under-pass. Multi-use trail.		Asphalt
Coordination with Davis County to connect Weber River/I84 under-pass to Davis County trail system and trail head. Multi-use trail.		Asphalt
Bonneville Shoreline Trail Extensions		
Beus Canyon to Burch Creek	0.5 Miles	Dirt
Burch Creek to Water Tank (UHWSID) Drainage	1.1 Miles	Dirt
Water Tank (UHWSID) Drainage to Dry Canyon	0.8 Miles	Dirt
Dry Canyon to Spring Creek	1.0 Miles	Dirt
Spring Creek to the Uintah "U"	1.1 Miles	Dirt
Uintah "U" to Combe Drive	1.1 Miles	Dirt
Weber River Parkway		
New Weber River Parkway Trail Head Parking and Improvements on Cottonwood Dr. near Uintah City boundary.		
Trail from Cottonwood Dr. Trail Head to Hwy 89. Includes land, bridges and pathway.	3 Miles	Compacted Roadbase
Coordination with Davis County for a multi-use pathway from Uintah City to Devil's Gate Power Plant Area	2.0 Miles	Asphalt
Coordination with Davis County for a multi-use pathway from Devil's Gate Power Plant Area to Devils Gate/Morgan County Line	1.7 Miles	Asphalt
Combe Drive Pathway from Uintah City to South Ogden City	2.0 Miles	Asphalt

Lower Valley Projects	Trail Approx. Distance	Trail Surface
Total Uintah Highlands Area	16.6 Miles	
Taylor Area		
Hooper Canal Trail - multi-use pathway.	1.8 Miles	Asphalt
Hooper Slough Trail - multi-use pathway.	1.4 Miles	Asphalt
Wilson Canal Trail, North Branch - multi-use pathway.	2.4 Miles	Asphalt
Taylor Canal Trail - multi-use pathway. From West Haven City to West Weber Canal.	3.8 Miles	Asphalt
Walker Slough Trail - multi-use pathway. From Weber River Parkway to Taylor Canal.	4.85 Miles	Asphalt
Walker Slough Connector Trail - multi-use pathway. From Walker Slough to West Weber Canal.	1.23 Miles	Asphalt
West Weber Canal - multi-use pathway. From RR to West Haven	0.6 Miles	
Unnamed Drainage Trail - multi-use pathway. From Weber River to 4700 West, from near 1800 South to near Union Pacific RR.	1.74 Miles	Asphalt
Weber River Parkway - multi-use pathway. Ogden Bay to Union Pacific RR	5.52 Miles	Asphalt
Union Pacific Rail Road Trail - multi-use pathway.	7.51 Miles	Asphalt
Powerline Corridor Trail - multi-use pathway. Marriott-Slaterville to West Haven.	0.68 Miles	Asphalt
Highschool property to park, park to elementary school property, elementary school property bridging over Union Pacific RR and 12th Street to West Weber Elementary.	2.04 Miles	Asphalt
Multi-use pathway along all existing and planned collector and arterial streets.	33.59	Asphalt
Bike lanes along all existing and planned collector and arterial streets.	33.59	Asphalt Shoulder
Pathway bridge over Union Pacific RR and 12th Street on future 3900 West		
Total Taylor Area	100.75 Miles	
West Weber Area		
West Weber Canal Trail, South Branch and connections - multi-use pathway. 12th Street at approx. 50th West North Branch convergence.	1.65 Miles	Asphalt
West Weber Canal Trail, North Branch and connections - multi-use pathway. Weber River to South Branch convergence.	1.9 Miles	Asphalt
West Weber Canal Trail, multi-use pathway. North/south convergence to Marriott-Slaterville	1.61 Miles	Asphalt
Unnamed Drainage Trail - multi-use pathway. Meanders from West Weber Canal near 3500 West north-westward, and loops back southward at approx 4700 West to eventually connect to Weber River - and connectors.	6.10 Miles	Asphalt

Lower Valley Projects	Trail Approx. Distance	Trail Surface
Powerline Corridor Trail - multi-use pathway. Marriott-Slaterville to West Haven.	0.53 Miles	Asphalt
Weber River Parkway, East Side - multi-use pathway. Union Pacific RR to 2700 West	8.63 Miles	Asphalt
Multi-use pathway along all existing and planned collector and arterial streets.	20.17 Miles	Asphalt
Bike lanes along all existing and planned collector and arterial streets.	20.17 Miles	Asphalt Shoulder
Total West Weber Area	60.76 Miles	
Warren/Reese Area		
Weber River Parkway, West Side - multi-use pathway. Union Pacific RR to Plain City	2.79 Miles	Asphalt
Little Weber Creek Trail - multi-use pathway. 12th Street to Rail Trail	8.05 Miles	Asphalt
Little Weber Cutoff Trail - connecting to unnamed drainage that runs westward to about 8300 West then loops northward to Little Weber Creek.	4.75 Miles	Asphalt
Warren Canal South Branch Trail - multi-use pathway. Plain City to 7500 West.	3.44 Miles	Asphalt
Unnamed Drainage Trail - multi-use pathway. Connects Little Weber Creek to Reese Park area.	1.66 Miles	Asphalt
First Salt Creek Trail - multi-use pathway. Warran Canal to Plain City.	2.31 Miles	Asphalt
Second Salt Creek Trail - multi-use pathway. 2050 N Street to Willard Bay.	3.33 Miles	Asphalt
Third Salt Creek Trail - multi-use pathway. Plain City to GSL	7.73 Miles	Asphalt
GSL Wetlands Trail - gravel. GSL to Little Weber Creek, then running eastward along unnamed canal at approximately 1300 North, connecting to First Salt Creek.	6.56 Miles	Asphalt
Pathway bridge over Union Pacific RR on future 7100 West		
Western Drain Trail - multi-use pathway. 7500 West to Little Mountain Sewer Lagoons	3.56 Miles	Asphalt
Multi-use pathway along all existing and planned collector and arterial streets.	40.35 Miles	Asphalt
Bike lanes along all existing and planned collector and arterial streets.	40.35 Miles	Asphalt Shoulder
Total Warren/Reese Area	124.88 Miles	
Ogden Bay Area		
Weber River Parkway, West Side - multi-use pathway. Union Pacific RR to Ogden Bay	6.52 Miles	Asphalt
10100 West and GSL Access Trail - gravel. 900 South Street to Ogden Bay.	2.86 Miles	Gravel
Multi-use pathway along all existing and planned collector and arterial streets.	14.71 Miles	Asphalt

Lower Valley Projects	Trail Approx. Distance	Trail Surface
Bike lanes along all existing and planned collector and arterial streets.	14.71 Miles	Asphalt Shoulder
Total Ogden Bay Area	38.8 Miles	
Unincorporated Area		
4000 North Farr West to Rail Trail multi-use pathway and bike lane	4,000 Feet	
Total Unincorporated Area	4,000 Feet	

TABLE 8: PROPOSED UPPER VALLEY PROJECTS

Ogden Valley	Trail Approx. Distance	Trail Surface
Pineview Loop Pathway, to complete the remaining loop around Pineview Reservoir. Multi-Use Trail. This will entail some bridges as well as constraints getting across the dam.	9.31 Miles	Asphalt
Ogden Canyon Trail, from the mouth of the Ogden Canyon to Pineview Loop Pathway. Multi-Use Trail	6.0 Miles	Asphalt
Continuation of Eden Trail from River Rd. to 3300 East and then continuing to the Avon Divide and North Fork Park. Multi-Use Trail	4.39 Miles	Asphalt
4100 N Trail. Multi-Use Pathway.	2.82 Miles	Asphalt
Wolf Creek Dr. from Wolf Creek Resort/Elkhorn to 4100 N/Fairways Drive. Multi-Use Trail	0.82 Miles	Asphalt
Powerline Trail, North Ogden Divide to Middle Fork T.H. Multi-Use Trail	8.56 Miles	Asphalt
Weber Basin Water Conservancy District Canal Trail, North Fork to South Fork Rivers.	9.80 Miles	Asphalt
North Fork River Parkway, North Arm T.H. to Utaba Reservoir, Multi-Use Trail	8.92 Miles	Asphalt
Middle Fork River Parkway, Reservoir to Middle Fork T.H., Multi-Use Trail	2.1 Miles	Asphalt
South Fork River Parkway, Reservoir to WBWCD Canal. Multi-Use Trail	4.98 Miles	Asphalt
Pine Canyon Creek Trail. Multi-Use Trail	1.31 Miles	Asphalt
Union Creek Trail. Multi-Use Trail	0.78 Miles	Asphalt
Pole Canyon Creek Trail. Multi-Use Trail	1.97 Miles	Asphalt
Holmes Ferrin Ditch Trail. Multi-Use Trail	1.91 Miles	Asphalt
Liberty Spring Creek Trail. Multi-Use Trail	2.10 Miles	Asphalt
Wolf Creek Trail, North Fork River to Snowflake Drive. Multi-Use Trail.	2.47 Miles	Asphalt
North Ogden Divide to Nordic Valley Connector. Single track.	1.54 Miles	Dirt
Nordic Meadows Drive Trail, From 2900 East to East Nordic Valley Drive. Multi-Use Pathway	1.68 Miles	Asphalt
Clark Lane Trail. Multi-Use Pathway	0.95 Miles	Asphalt
3500 East Trail. Multi-Use Pathway from HWY162 to Nordic Valley Ski Area	0.92 Miles	Asphalt

Ogden Valley	Trail Approx. Distance	Trail Surface
New Town to Old Town Park Pathway from WBWCD Canal to Old Town Park, Multi-Use Trail	0.96 Miles	Asphalt
Eden Pathway, North Fork River to HWY 166, Multi-Use Trail.	0.67 Miles	Asphalt
Elkhorn to Old Town Pathway, Elkhorn Drive to Old Town Park, Multi-Use Trail.	1.68 Miles	Asphalt
Sheep Creek Pathway, Avon to North Fork River, Multi-Use Trail.	2.29 Miles	Asphalt
2900 East/4800 North Pathway, Multi-Use Trail.	2.18 Miles	Asphalt
3300 North Pathway, 2900 East to HWY 162, Multi-Use Trail.	1.33 Miles	Asphalt
Eden Crossing Pathway, WBWCD Canal to Approx 2275 North. Multi-Use Trail.	0.50 Miles	Asphalt
Total Ogden Valley Area	82.94 Miles	

Weber County does not intend to use the proposed service level to establish its impact fees; rather, it intends to use the existing service level.

Identify Excess Capacity to Accommodate Future Growth

3

Utah Code 11-36a-302(1)(a)(iii): an impact fee facilities plan shall identify any excess capacity to accommodate future growth at the proposed level of service

Based on the existing and proposed service levels shown in the preceding sections, there is currently no excess capacity in Unincorporated Weber County's trails system.

4

Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv): an impact fee facilities plan shall identify the demands placed upon existing public facilities by new development activity at the proposed level of service

Existing service levels for trails will decline, due to new growth, unless Weber County makes additional investment in its trails facilities. Service levels will decline from \$1,327.94 per capita in 2023 to \$1,111.70 per capita in 2030. Service levels for trailheads and wayfinding signs will also decline with no new facilities.

TABLE 9: TRAILS SERVICE LEVEL IMPACTS FROM NEW GROWTH

Year	Population	Population Growth	Service Levels per Capita if No New Facilities
2023	17,362		\$1,327.94
2024	17,808	446	\$1,294.68
2025	18,266	458	\$1,262.22
2026	18,736	470	\$1,230.55
2027	19,218	482	\$1,199.69
2028	19,712	494	\$1,169.63
2029	20,219	507	\$1,140.30

Year	Population	Population Growth	Service Levels per Capita if No New Facilities
2030	20,739	520	\$1,111.70
Growth, 2023-2030		3,377	

5

Identify Means by Which the Political Subdivision Will Meet Growth Demands

Utah Code 11-36a-302(1)(a)(v): an impact fee facilities plan shall identify the means by which the political subdivision or private entity will meet those growth demands

The County will need to construct additional trails in order to maintain its existing service levels, as well as to increase its service levels to its proposed service levels. The County will need to make an additional \$4,484,444 of improvements to trails by 2030 in order to at least maintain its *existing* service levels.

TABLE 10: NEW INVESTMENT REQUIRED TO MAINTAIN EXISTING SERVICE LEVELS

Year	Population	Population Growth	Service Levels per Capita if No New Facilities	Annual Additional Investment Needed to Maintain Existing Standard	Cumulative Additional Investment Needed to Maintain Existing Standard
2023	17,362		\$1,327.94		
2024	17,808	446	\$1,294.68	\$592,260	\$592,260
2025	18,266	458	\$1,262.22	\$608,195	\$1,200,455
2026	18,736	470	\$1,230.55	\$624,131	\$1,824,586
2027	19,218	482	\$1,199.69	\$640,066	\$2,464,652
2028	19,712	494	\$1,169.63	\$656,001	\$3,120,653
2029	20,219	507	\$1,140.30	\$673,264	\$3,793,917
2030	20,739	520	\$1,111.70	\$690,527	\$4,484,444
Growth, 2023-2030		3,377			

The County will also need to construct additional trailheads and wayfinding signs in order to keep up with the demands of new growth. New construction of trailheads should cost an estimated \$194,505 and new wayfinding signs should cost roughly \$51,071.²

The County will need to make even further investment in order to raise its level of service to its proposed standard. However, only the existing standard has been used in the calculation of impact fees. The County will need to find funding mechanisms other than impact fees, with which to raise its existing service levels to the proposed levels. As specified elsewhere herein, the County is not proposing to do this at this time but is specifying a proposed level of service to offer potential opportunity in the future, if needed.

² Trailhead calculation: current investment of \$1,000,000 (5 trailheads at an average cost of \$200,000 each) divided by the 2023 population of 17,362 results in an average cost per capita of \$57.60. This cost is multiplied by the population growth of 3,377 persons by 2030.

Wayfinding sign calculation: current investment of \$262,570 for 12 signs is divided by the 2023 population of 17,362 to arrive at an average cost per capita of \$15.12. This cost is then multiplied by the population growth of 3,377 persons by 2030.

6

Consideration of All Revenue Sources

Utah Code 11-36a-302(2): In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements

Grants

The County anticipates that future trail land will be acquired through easements and grants, as it has in the past, and has therefore not included any cost for trail land in the calculation of impact fees. The County is unaware of any potential grant sources for future trails development. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

Bonds

The County has not issued any outstanding bonds for the purpose of building trail facilities.

Inter-fund Loans

The County currently has no plans to purchase trail facilities through any inter-fund loans.

Transfer from General Fund

To the extent that the County is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the County's capital fund for the purpose of constructing trails.

Impact Fees

Because of the significant growth anticipated to occur in the County, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Trails may be prepared, and the County may charge impact fees for Trails.

Anticipated or Accepted Dedications of System Improvements

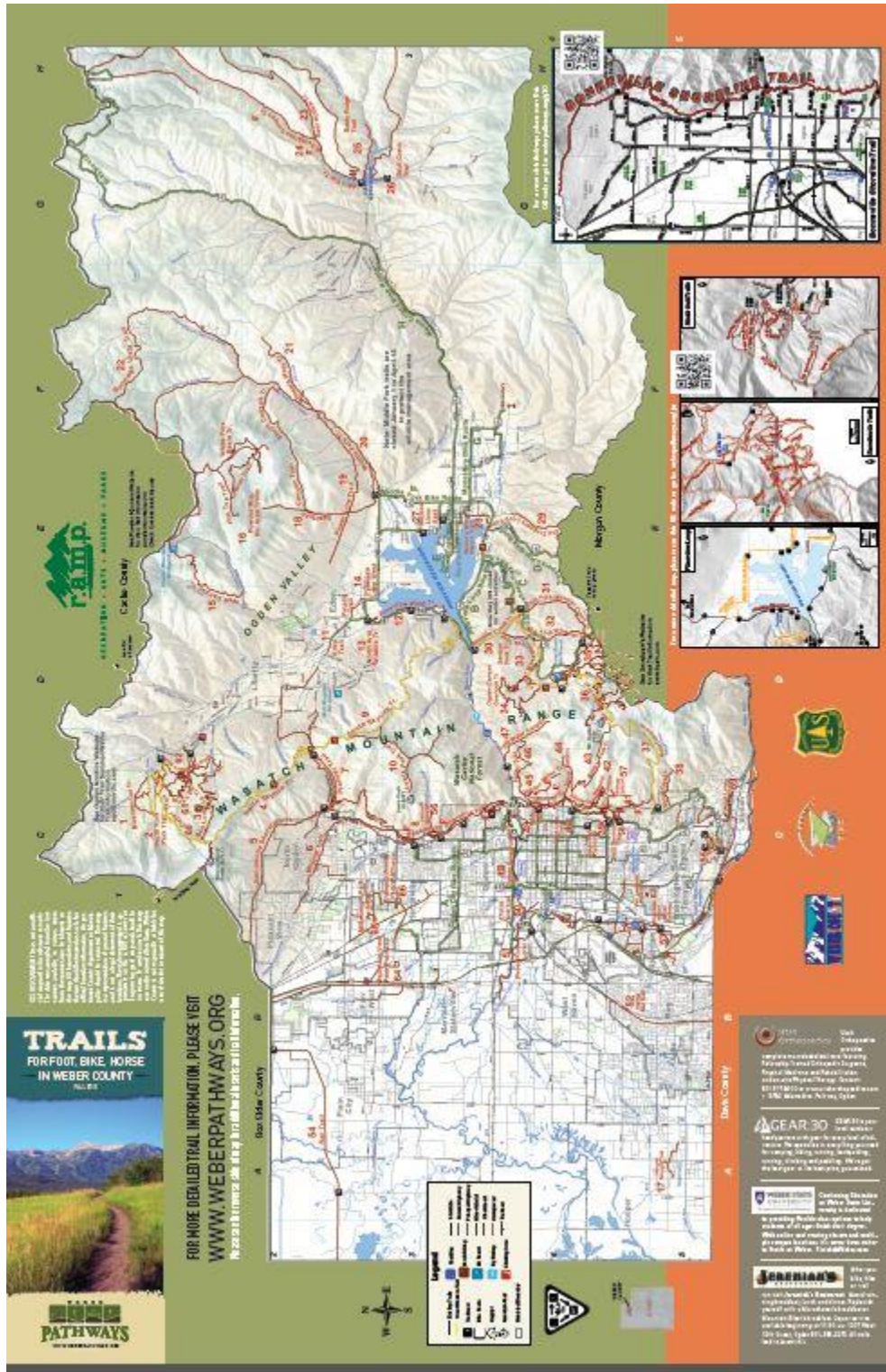
Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the County before construction of the improvements.

Certification

Zions Public Finance, Inc. 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; or
 - 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;
3. Complies in each and every relevant respect with the Impact Fees Act.

Appendix A – Trails Map





Appendix D – Active Transportation

MAP 8: OGDEN VALLEY ACTIVE TRANSPORTATION

Legend

- Ogden Valley Boundary
- Lakes
- Trailhead
- Proposed Trailhead
- State Route
- Local Road
- Existing Recreation Trail
- Proposed Recreation Trail

Active Transportation

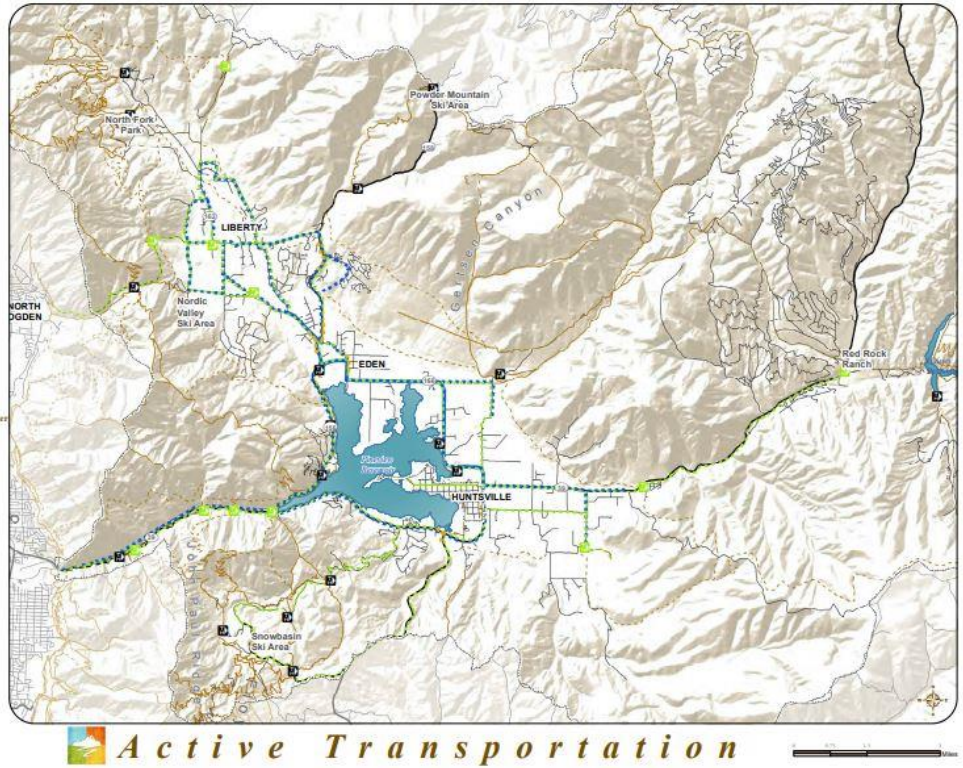
- Proposed Category 1: Cycle Track with Barrier or Proposed Category 2: Buffered Bike Lane
- Existing Category 2: Buffered Bike Lane
- Proposed Category 2: Bike Lane
- Proposed Multilane Pathway
- Existing Multilane Pathway

Note: When considering active transportation and recreation routes, also view the Ogden Valley General Plan Recreation Map. The Recreation Map shows recreational trails.

* The routes indicated on this map as "proposed" with dashed lines are not decided alignments. They are only representative of future connections.

Categories refer to NACTO classifications. Refer to the Ogden Valley General Plan Study for additional information.

SOURCE:
USDOT Open Data, Updated on September 9, 2014
Accomplished on October 7, 2014
Weber County
USDOT Open Data



Appendix E - Recreation

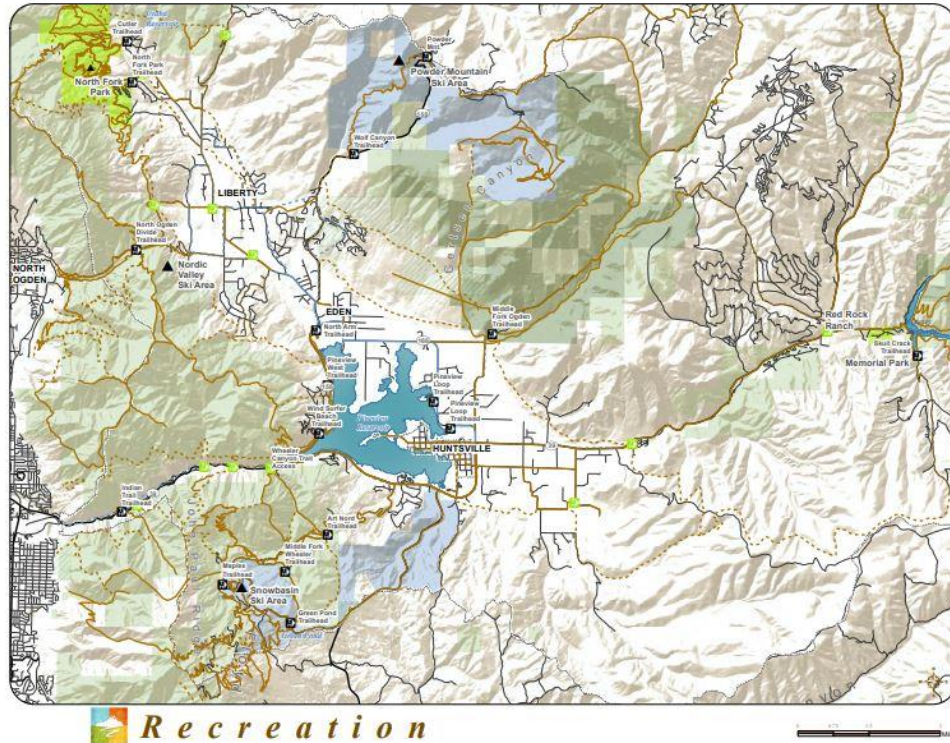
MAP 9: OGDEN VALLEY RECREATION

Legend

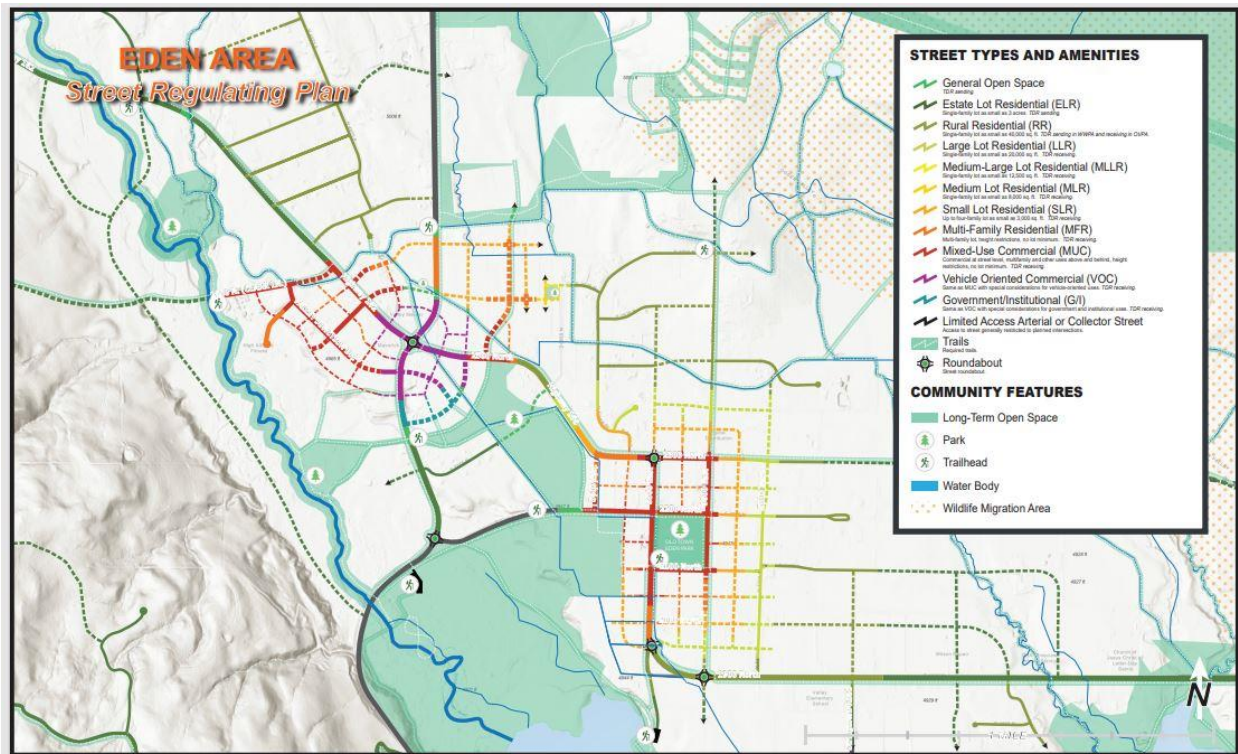
-  Ogden Valley Boundary
-  Lakes
-  Parks
-  State Route
-  Local Road
-  Proposed Trailhead
-  Trailhead
- Public Lands**
 -  USA
 -  State of Utah
- Weber County Zoning**
 -  O-1 Open Space
 -  DRR-1
-  Ski Areas
- Recreational Trails**
 -  Proposed
 -  Existing
- Active Transportation**
 -  Proposed Multiuse Pathway
 -  Existing Multiuse Pathway

Note: When considering recreation routes, also view the Ogden Valley General Plan Active Transportation Map.

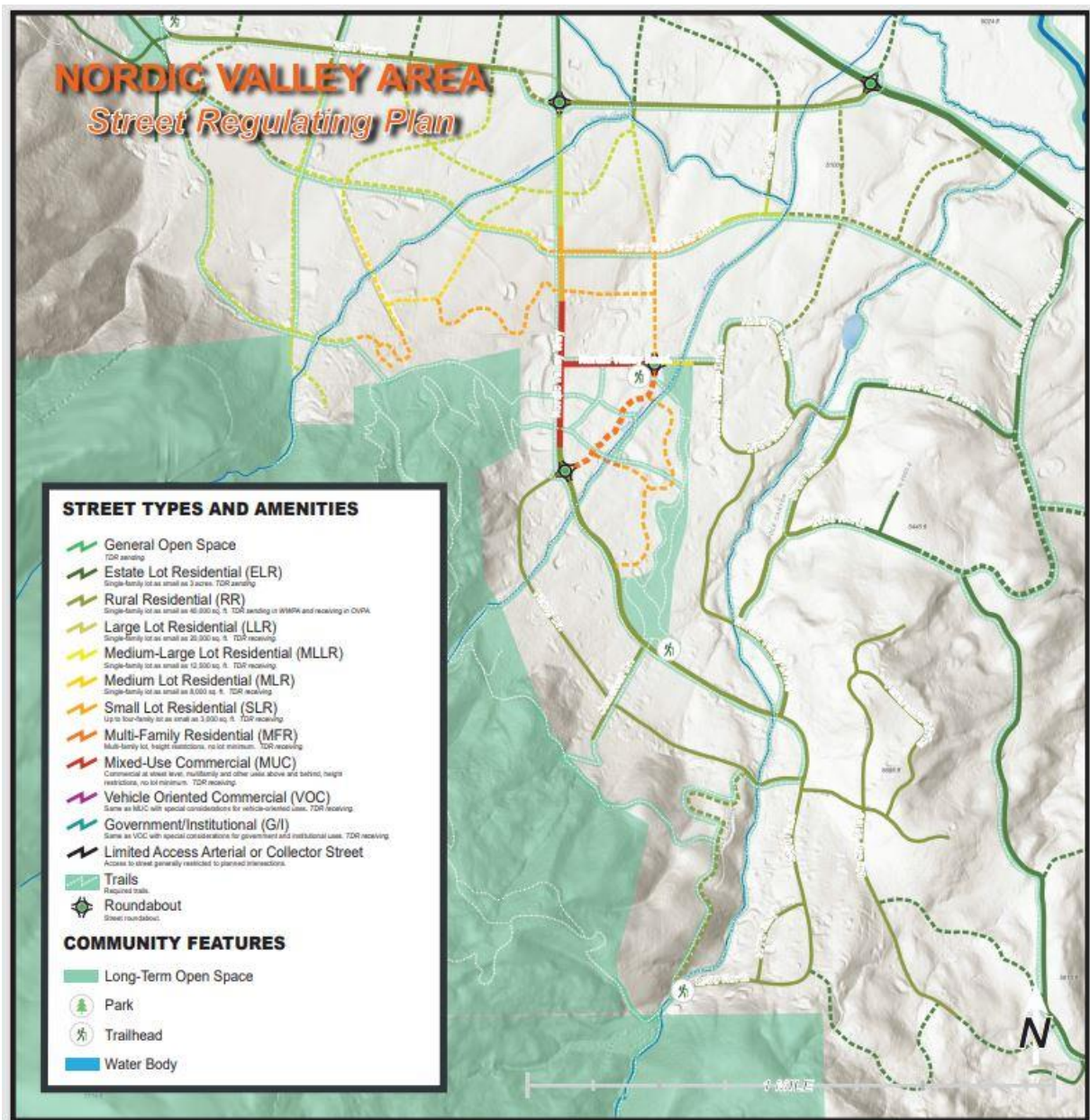
Source:
USDT Open Data, updated on September 9, 2014
Adapted on October 7, 2014
Weber County
USDT Open Data



Appendix F – Eden Area Street Regulating Plan



Appendix G – Nordic Valley Area Street Regulating Plan



Appendix H – West Weber Village Street Regulating Plan

