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A Zone Improvement Plan for Parks & Recreation Facilities  
Town of Chesterton Parks & Recreation Department

The proposed:

# Town of Chesterton Recreation Zone Improvement Plan 2014-2023

For:

**Town Parks & Recreation Facilities**

Prepared for:

**Town of Chesterton Parks and Recreation  
Town of Chesterton Advisory Plan Commission  
Town of Chesterton Town Council**

Chesterton, Indiana

Prepared by:

**Lehman & Lehman, Inc.**

Landscape Architects and Planners  
Mishawaka, Indiana



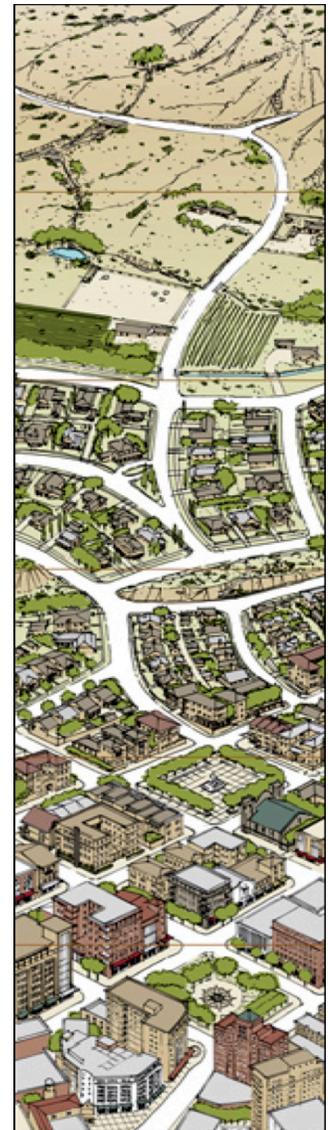
With Review by:

**Mark O'Dell, P.E.**

Town Engineer  
Town of Chesterton



**March 2015**



The proposed:

# **Town of Chesterton Recreation Zone Improvement Plan 2014-2023**

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This report was prepared under contract for the  
Department of Parks and Recreation, Town of Chesterton by:

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President, Lehman & Lehman, Inc.  
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***With Review by:  
Mark O'Dell, P.E., Reviewing Professional Engineer, Town of Chesterton***

***Completed March 2015***

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# Chesterton Recreation Zone Improvement Plan Study

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March 2015



In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas. The essence of the legislation was to allow local governments the option of passing onto new residents the cost of building the new infrastructure demanded by those same new residents.

This Zone Improvement Plan for Parks and Recreation Facilities (Recreation Impact Fee Study) for the Town of Chesterton is its second update of this impact fee. Our last study was completed in 2007. This update started several months ago, following the process as outlined by the 1991 Indiana Code. A Chesterton Impact Fee Advisory Committee was established and worked with the Consultant in updating the current recreation component inventory along with the related standards. This update evaluated the recreation impact zone established in the last update. Population projections were arrived at by analyzing existing developments with capacity as well as new development parcels of the planning area, related residential building permits were forecasted, both current and future recreation component deficiencies were calculated, and costs for these infrastructure deficiency improvements were established for both current (2014) and future (2023) needs. The impact fee for the impact fee zones were determined by dividing the estimated costs of the 10-year deficiencies by the number of projected residential building permits of each impact zone during that same period.

You will recall that Recreation Impact Fees are collected prior to the issuance of each residential building permit, and the first collection will occur six (6) months after the final approval by the Town Council of the Impact Fee ordinance. The fees are then placed in an interest bearing account, and related expenses for improvements are then paid from that account. Since impact fees cannot be used to fund current deficiencies, those improvements will need to come from other resources of the Town. Recreation Impact Fees can only be used for the costs of the projected 10-year deficiencies determined by future populations.

An impact fee may not be collected for more than five years without a review and update of the Infrastructure Plan and adoption of the fee by Town Council. Attached is a new Infrastructure Improvement Plan. The Parks and Recreation Staff prepared the plan with assistance from *Lehman & Lehman, Inc.* After preparation, the plan was submitted to *Mark O'Dell, P.E.* (Town Engineer, Chesterton, Indiana), for final review and approval. The plan establishes new park and recreation standards for Chesterton and recommends a one-zone structure and Recreation Impact Fees that will be necessary in order to achieve the Town of Chesterton's Park and Recreation standards.

After careful analysis, the Chesterton Impact Fee Advisory Committee and the Park Administrative Staff feels that the recommended Recreation Impact Fee of **\$889** are responsible fees for the recommended standards. The Chesterton Impact Fee Advisory Committee recommends acceptance of the fee by the Chesterton Parks and Recreation Board before being placed before the Chesterton Advisory Planning Commission and Town Council for final adoption.

Adoption of these parks and recreation standards will ensure the continued delivery of quality parks and Recreation services for all of the Citizens of Chesterton.

Sincerely,

Bruce Mathias, Superintendent  
Chesterton Parks and Recreation

# Acknowledgements

## Town of Chesterton Impact Fee Advisory Committee

### Committee Members:

- Vincent Emanuele, *Parks and Recreation Board*
- Rick Hokanson, *Real Estate*
- Mark O'Dell, PE, *Building / Town Engineer*
- Mike Orlich, *Citizen Representative*
- Paul Shinn, *Developer*

### Staff and Consultant Members

- Bruce Mathias, *Park Superintendent*
- L. Charles Lukmann III, *Town Attorney, Harris, Welsh & Lukmann*
- Julie Paulson, *Attorney, Harris, Welsh & Lukman*
- Charles F. Lehman, *Lehman & Lehman, Inc. (Consultant)*

## Town Manager

- C. Bernard Doyle

## Clerk-Treasurer

- Stephanie Kuziela

## Town Council

- James G. Ton, *District 1*
- Lloyd Kittredge, *District 2*
- Nick Walding, *District 3, Vice President*
- Sharon Darnell, *District 4, President*
- Emerson DeLaney, *District 5*

## Parks and Recreation Board

- Vincent Emanuele, *President*
- John Kroft, *Vice President*
- Mark Dickenson, *Secretary*
- Jim Crawford, *Member*
- Sharon Darnell, *Town Council Liaison*

## Advisory Plan Commission

- George Stone, *President*
- Thomas Kopko, *Vice President*
- Emerson DeLaney
- James Kowalski
- Fred Owens
- Jeff Ton
- Jeff Trout

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# Chesterton Recreation Zone Improvement Plan Study

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## Executive Summary

### Background

The residential growth of the Town of Chesterton and its surrounding area has, over the past decades, experienced significant growth in residential development. As a result, the public infrastructure systems (roads, drainage, water/sanitary utilities and parks) are, or will become, strained to keep pace with the demands placed on them.

In anticipation of these demands, the Town of Chesterton is in the process of implementing and updating one of these public infrastructure systems by way of a Recreation Impact Fee Ordinance. Both the Town's current *Comprehensive Plan 2010* and the *Parks and Recreation Master Plan Update (currently being updated)* have clearly indicated that the demand for recreational facilities will intensify because of the demographics of the growing population base. It is also recognized that a quality system of parks, green spaces and pathways/trails adds to the economic value and quality of life of the entire community.

The demands placed on the Park System by rapid growth have, and will, outpace the Town's financial ability to provide the new and expanded facilities identified in the Parks and Recreation Master Plan. The current revenues are devoted almost entirely to maintaining and operating existing park facilities and programs. New sources of capital improvement revenue are needed. The Recreation Impact Fee Ordinance will continue to benefit the Town and community in the future by keeping pace with the population growth while maintaining the level of adopted recreation standards.

The Plan does acknowledge that the 2010 Census data will provide the basis for the data on population and demographics for the Town. The Town has provided the Consultant with updated population estimates that were used as part of this study analysis.

### History of Recreation Impact Fees

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas.

The essence of the legislation was to allow local governments the option of passing onto new residents the costs of building the new infrastructure expected by those same residents.

### Impact Fees Facts

#### Need for and Application of Impact Fees

- Best applied to Fast Growing Communities (or projected)
- Considered as an "Entrance Fee" for residents to build and live in the Community
- Funds are applied directly to the infrastructure needs caused by the growth

#### Different Types of Impact Fees

- Recreation, Roads, Water/Sanitary Utilities, and Drainage

#### Impact Fee Studies

- Cover 10-year projection period
- Must be updated, at a minimum, every five years
- Also used to define development standards

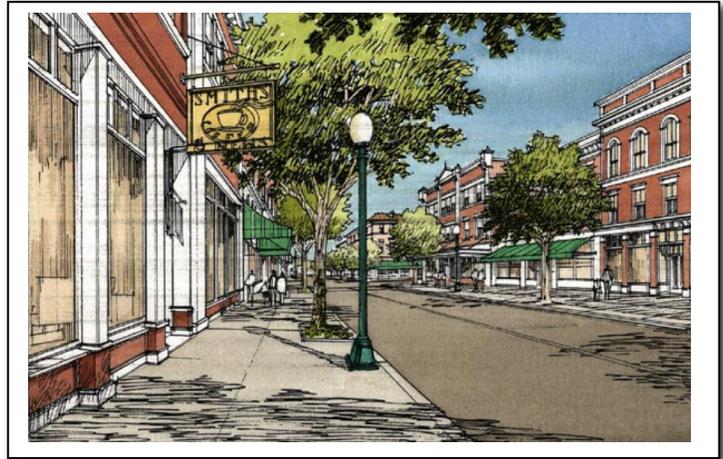
# Chesterton Recreation Zone Improvement Plan Study

## Benefits of Recreation Impact Fees

- Future residents pay for the increased demand on infrastructure services (defined as Community Level of Service)
- Current residents do not bear the burden of infrastructure expansion due to population growth
- Maintains quality of life as community grows

## Development Impact Fees

Development Impact Fees, as described by this Zone Improvement Plan (herein Plan), will shift part of the cost of new and expanded park facilities from the community at large to the new developments that are generating the need for those new and expanded facilities. **Impact fees, however, cannot be used to finance the current needs of improvements required to raise the Current Level of Service to the Community Level of Service, hereafter referred to as "deficiencies."**



Impact fee logic has long been debated, discussed and endorsed by those who are involved in public finance. In 1991, the Indiana General Assembly enacted legislation [Indiana Code (IC) 36-7-4-1300] (see **Appendix A**) that enables localities to impose Development Impact Fees for certain types of infrastructure improvements, including park and recreational facilities. Among other things required of the locality, the legislation stipulates that:

- An Impact Fee Advisory Committee be appointed
- An Impact Fee Zone be established
- A Zone Improvement Plan be prepared
- An Impact Fee be determined and
- An Impact Fee Review Board be appointed

## Chesterton Impact Fee Advisory Committee

The Town Council President of Chesterton appointed a Chesterton Impact Fee Advisory Committee in early 2013. The Committee consisted of members of the Parks and Recreation Board, the Real Estate industry and Developers. Town staff members of the Planning and Engineering Departments were included in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met on several occasions to research and review data, to establish standards for park facilities, and to formulate the plan and strategies as described herein.

Although the Town Council has jurisdiction only within the Chesterton Town limits, the Committee concluded early in its deliberations that the Study Area of this Plan should include all of the Chesterton Planning Area Boundary (the same area as encompassed with its Comprehensive Plan) for the following reasons:

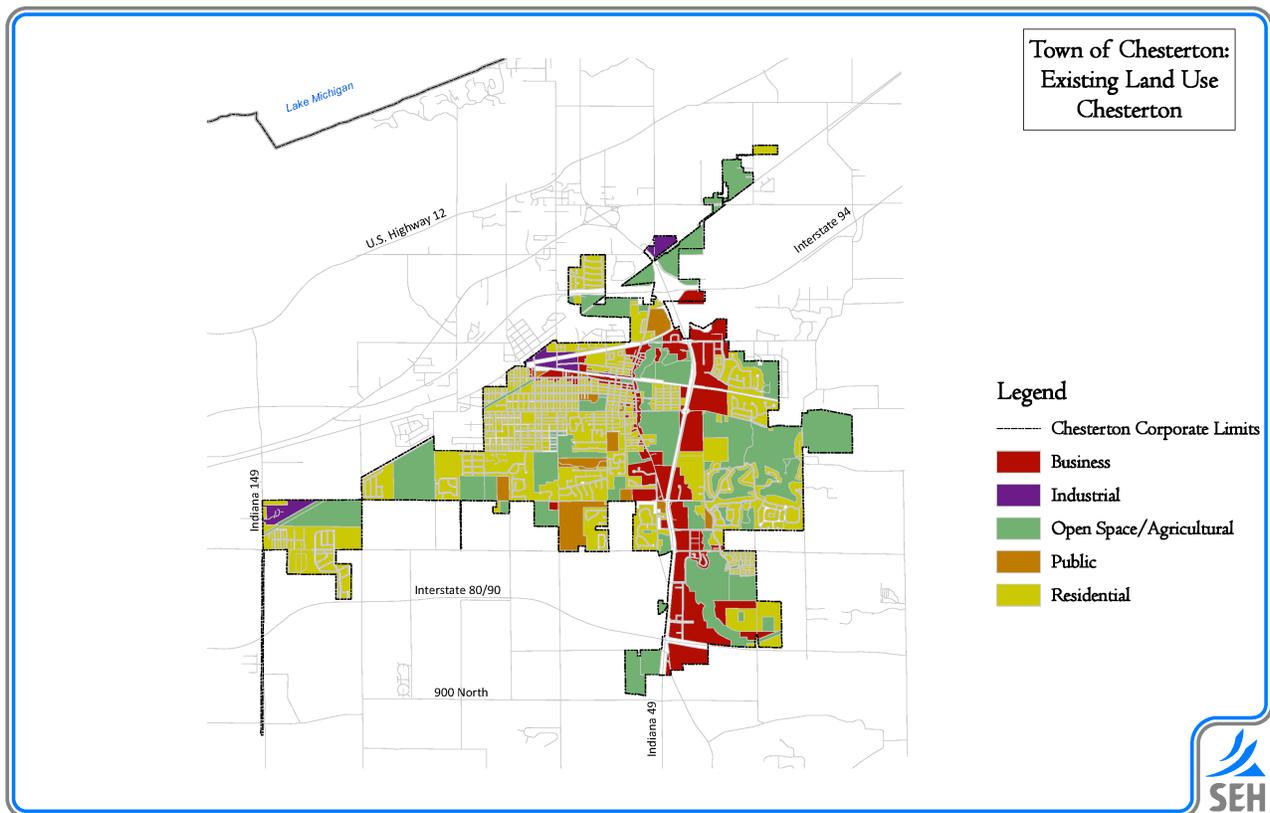
- It is reasonable to expect that some properties adjacent to the current corporate boundaries will become part of the Town of Chesterton in the time frame of this study
- The Town is continuing to grow into the planning area through voluntary annexation, and
- The Town's entire land use planning area is within the future service area of the Town

# Chesterton Recreation Zone Improvement Plan Study

## Impact Zone

Within the Study Area, the Advisory Committee recommended the establishment of a single (one) Impact Zone to coincide with the corporate and Comprehensive Planning boundary of the Town as it continues to expand in the future through annexations. Thus, the Impact Zone is expected to expand through annexation until it encompasses the entire Planning Area within Porter County. More particular, the Impact Zone boundaries for the Town of Chesterton are co-terminus with the existing corporate boundaries of the Town, as such boundaries may be extended from time to time through annexation, and over which boundaries the Town exercises planning and zoning jurisdiction.

**Figure 1** is a map that shows the Study Area, which consists of Chesterton planning jurisdiction areas that constitute the boundary of the Impact Fee Zone. Also shown are the current corporate limits.



*Figure 1 – Illustration the One Impact Zone in 2014 (source: Town of Chesterton)*

## Zone Improvement Plan

The Zone Improvement Plan is described by this document and examines the existing park facilities, and determines the costs to (A) overcome existing deficiencies and (B) to meet future needs according to Community Level of Service standards.

## Impact Fee Review Board

As required by Indiana Code 36-7-4-1338, and before the Impact Fee is implemented, the Town will establish an Impact Fee Review Board, consisting of Chesterton citizens. The law requires that the Impact Fee Review Board include one real estate broker and one engineer, both licensed in Indiana, and one certified public accountant.

# Chesterton Recreation Zone Improvement Plan Study

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## Other Planning Efforts Acknowledged in this Plan

As stated above, the Town has previously adopted and updated its Comprehensive Plan and the Parks and Recreation Master Plan is currently being updated.

This Recreational Impact Fee study acknowledges the Town's Comprehensive Plan, Parks and the Recreation Master Plan Update as constituting the vision for the Town and its park system. The Impact Fee recommended in this Plan is a financial strategy that will help achieve that vision.

## Conclusions

1. The Chesterton Impact Fee Advisory Committee recommends to the Town of Chesterton that a new Recreation Impact Fee (RIF) Ordinance be adopted instituting a new Recreation Impact Fee of **\$889**. It is also recommended that an annual inflation rate be factored into the impact fee amount.
2. Following the State Code [IC 36-7-4-1340(a)], RIF collection will start six months after approval of the ordinance. The funds collected will be kept in a "Recreation Impact Fee" line item of the Town's Budget.
3. The Town of Chesterton should establish criteria, as policy, for the acceptance of land donations for park use and/or open space. Also, the Town of Chesterton, through its Parks Department, will address, annually, the distribution priorities of the RIF revenues.
4. The Town's Park and Recreation Master Plan Update should reflect the standards and goals established as part of this study.
5. Collection of the RIF will occur when residential building permits are pulled. As an option, payments can be established using an installment plan as per IC 36-7-4-1324.
6. Reporting of RIF's transactions will be done annually noting recreation impact fees collected and the disbursements for recreation infrastructure components used as part of the impact fee calculations used during the RIF ordinance period.
7. Annual adjustments to the RIF can be considered with annual inflationary factors. A new RIF update study will be considered annually but must be done no later than five years from the date of this study.

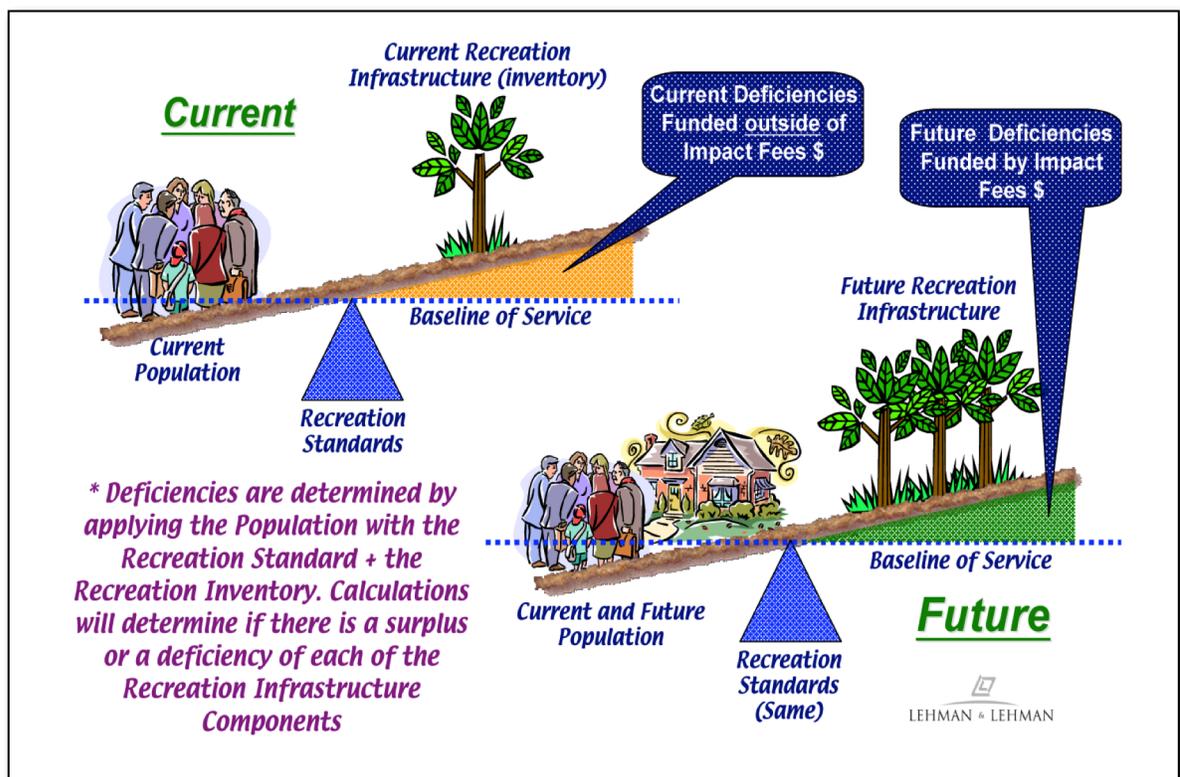


# Recreation Impact Fee Study Process

The process of defining a Recreation Impact Fee for a community involves a series of steps. Those steps include the following:

1. Establish the Park Impact Fee Advisory Committee
2. Define the Impact Zone
3. Collect current census populations and trends
4. Inventory the current recreation infrastructure for land and facilities (Current Level of Service)
5. Establish Community Level of Service for recreation land and facilities
6. Analyze housing building permits and trends (both inside Town limits and within the planning area)
7. Analyze current deficiencies and 10-year infrastructure needs based on Community Level of Service and projected population forecasts
8. Determine costs for meeting current deficiencies and future needs based on Community Level of Service
9. ***RIF = Future Recreation Infrastructure Need Costs / Projected 10-year Residential Building Permits (As per IC 36-7-4-1321 which states that the Impact Fee = Impact Costs – Non-Local Revenues – Impact Deductions / 10-Year Forecast Building Permits)***
10. Prepare a Zone Improvement Plan
11. Recommendations to the Parks and Recreation Board and the Advisory Plan Commission
12. Ordinance for Town Council's Review and Adoption

Figure 2 – Community Level of Service Illustration



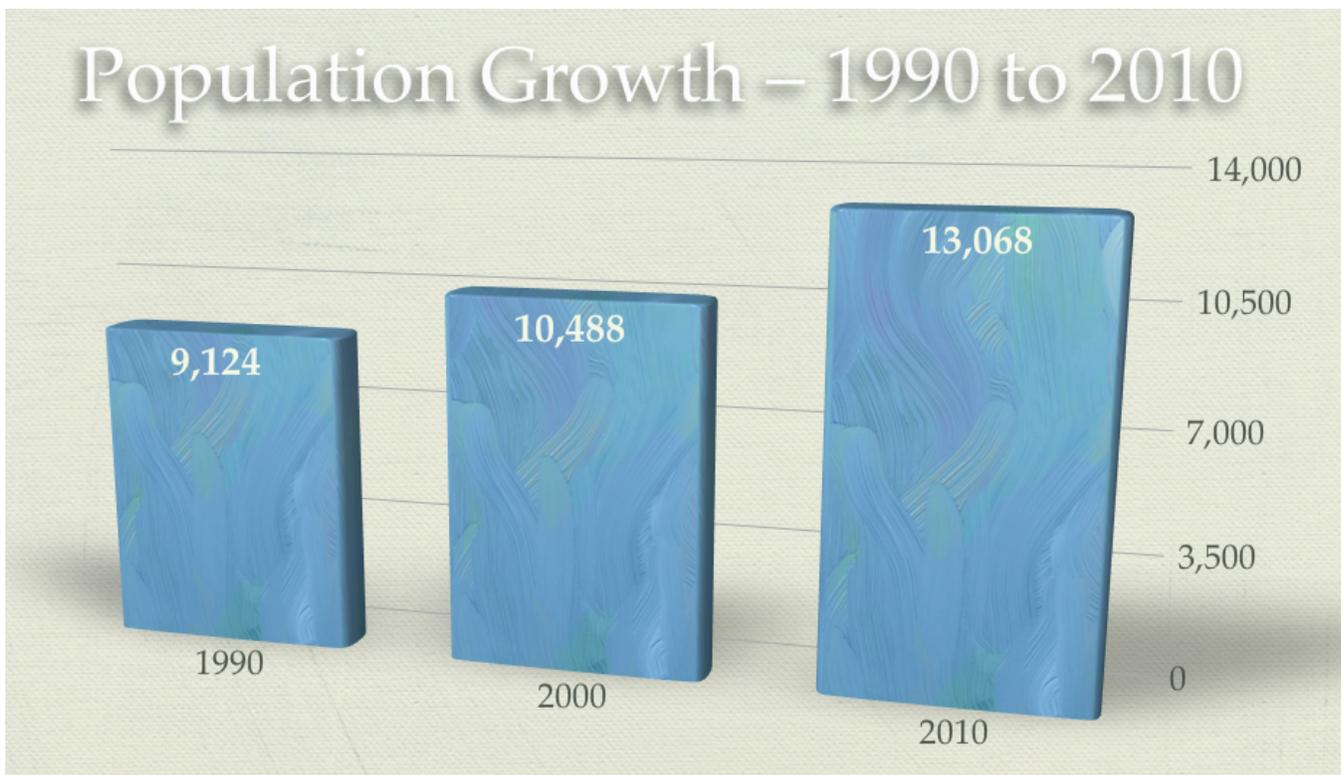
## Population and Residential Development Trends

The Town of Chesterton and the surrounding planning jurisdiction area have experienced in past decades significant population growth in the area. The current growth rate of residential development within the Town of Chesterton (as well as most of Indiana) has been greatly slowed and impacted by the current economic conditions. It is still anticipated that residential development will pick up again in the next ten years. How much of an increase will continue to be monitored. This study will look at various sources to determine the new residential growth rate over the next ten years. Keep in mind that these projections will be reviewed and updated when this Zone Improvement Plan is updated in the next five years per IC 36-7-4-1340(b).

During the course of this study the Consultant worked closely with the Town Planning Department to review upcoming residential developments in both Chesterton Planning Jurisdiction as well as existing developments where growth remains.

### Trends in Residential Population Growth

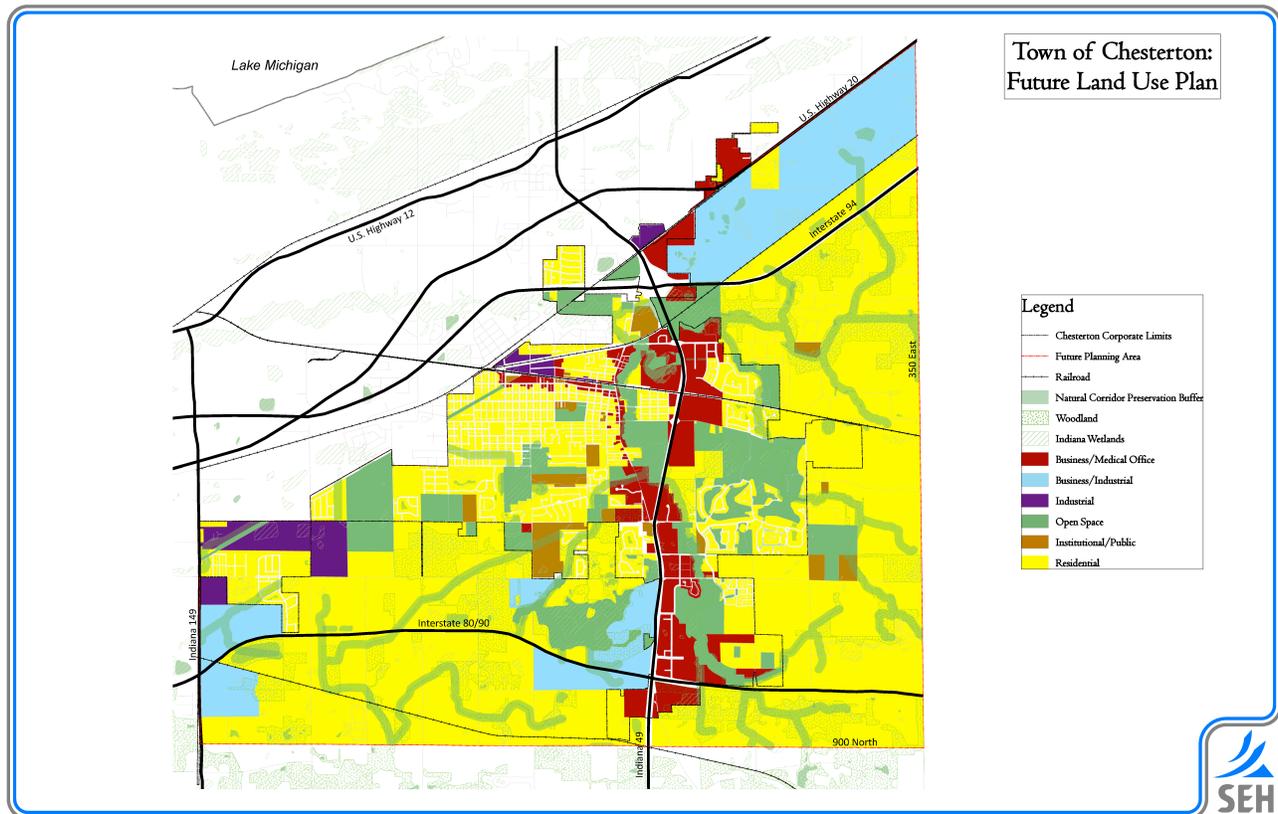
Various population projection resources were reviewed including that of the Building Department and U.S. Census. **Figure 3** (below) illustrates Chesterton's Growth History in population growth between the Census years of 1990 to 2010. The 2010 Census determined there to be 2.56 persons per household. Applying the 2.56 persons per household, this would represent approximately 5,105 households in the Town in 2010. In working with the Town it was determined that by the end of 2014 the population for Chesterton will be 13,747.



**Figure 3 – Chesterton Residential Growth History**

## Residential Growth Strategies

Future Growth of the Town will follow the land use patterns and zoning densities as per the Town's Comprehensive Plan. The following figures illustrate the proposed land use plans for the Comprehensive Planning Boundary and the proposed land uses for the current corporate limits. Below is **Figure 4** –the 2010 Future Land Use Plan for Chesterton.



**Figure 4 – Town of Chesterton 2010 Future Land Use Plan (source: Town of Chesterton)**

The Town of Chesterton's Zoning Plan was used as a resource to evaluate growth in and adjacent to the Town limits. The future land use plan formed the basis for the Impact Zone related to this study.

## Parcel Growth by Development Population Projections

The Growth Model adopted by the Advisory Committee was termed Parcel Growth by Development Model. This model is based on the following:

- Acknowledgment of existing developments and growth projections within the current corporate limits
- Identification of land parcels within the current corporate limits of the Town whose projected land use is residential development
- The Town's own growth strategies are factored into the growth model
- Growth will occur with stimulation of other developments and infrastructure

The analysis examined residential development capacities based on the actual densities of the planned development or the densities permitted in the Town's Zoning Ordinance. It is noted that the growth analysis scenarios used do not reflect the intentions of the existing landowners or the intention of the Town regarding annexation.

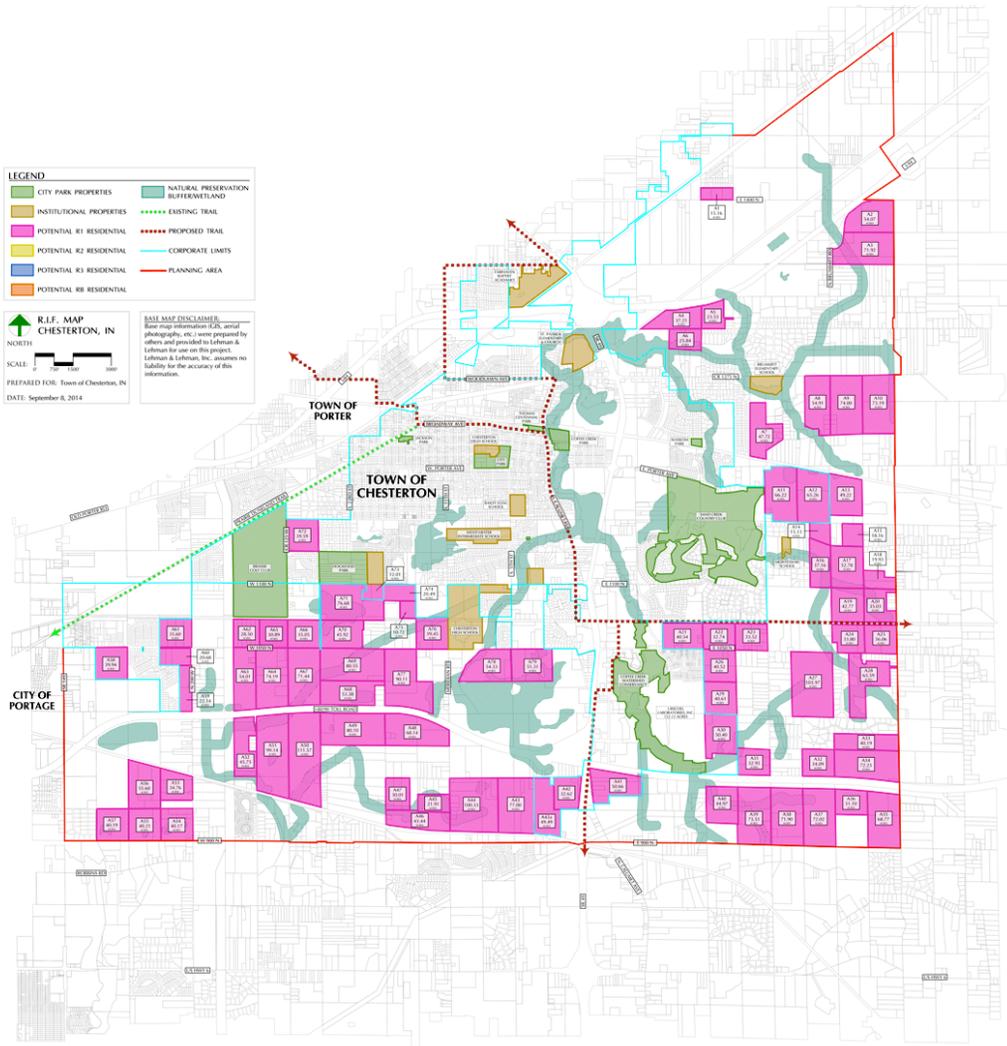
# Chesterton Recreation Zone Improvement Plan Study

The Consultant worked with the Town and created an inventory of development parcels within the Comprehensive Plan's Planning Boundaries; more particularly within the current Corporate Limits. Following the defined Future Land Use Plan, of the Comprehensive Plan, each residential development parcel had a development density (housing units per acre) applied to the parcel to determine what "build out" potential each parcel could carry. Besides the un-developed parcels, existing developments that have not been completely built out were also inventoried for this growth analysis.

The Analysis process of this growth model involved the Consultant and Town's planning staff going through each of the un-developed parcels plus the existing developments and subdivisions to determine how much of the developments could be built out (by percentage) over the next ten years. By applying a different percentage to each parcel different scenarios of growth were generated.

For planning purposes the Consultant, Planning Staff and Advisory Committee analyzed the potential future populations of the Town based on the Future Land Use Map and the known housing developments in and around the Town. Land tract parcels were drawn on an aerial map/photo of the Town and study area.

**Figure 5** (below) illustrates the planning area and the residential growth potential for the Town. This area covers the Impact Fee Zone of only the Planning Jurisdictional Limits of the Town.



**Figure 5 – Chesterton Residential Growth Potential** (Only within the Planning Jurisdictional Limits)  
Source: Town of Chesterton development resources and interactions with Town Staff and Consultant (Larger version of the above map available at the Town's Planning Department.)

# Chesterton Recreation Zone Improvement Plan Study

## Population Growth Potential of Planning Area

The following work sheets illustrate the residential growth potential. **Table 1** identifies undeveloped land parcels, its acreage, land use zone, the parcels' potential for residential units, and related populations. The Town Planning Department provided a residential density base on the GIS information of existing residential developments in Chesterton. Developable areas of each parcel were calculated with regard to flood plain and typical site infrastructure areas (i.e. retention areas, street right of ways, etc.). The remaining columns identify the 10-year growth potential (as a percentage) and the relative number of residential units and populations.

### Town of Chesterton – Potential Residential Growth Work Sheet

4-Sep-14

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Chesterton and Porter County

Zone	R1	R2	R3	RB	B1	B2	B3
Lot Size	9,500	7,200	6,000	6,000	3,000	7,200	10,000
Units / Acre	4.59	6.05	7.26	7.26	14.52	6.05	4.36

**\*\* Note: Net Developable Area is based on 20% of land being used for infrastructure**

2010 Census Pop. / Household = 2.56

Updated: 4-Sep-14

Map Parcel ID	Acres (Approx.)	Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES / COMMENTARY
A1	15.16	0.00	12.13	R1	4.59	56	142	0%	0	0		Will not be part of Town for some time
A2	54.07	0.00	43.26	R1	4.59	198	508	0%	0	0		Will not be part of Town for some time
A3	71.92	9.92	49.60	R1	4.59	227	582	0%	0	0		Will not be part of Town for some time
A4	37.21	0.00	29.77	-	0.00	0	0	0%	0	0		Part of Conservancy
A5	23.53	0.00	18.82	-	0.00	0	0	0%	0	0		Part of Conservancy
A6	25.84	10.98	11.89	-	0.00	0	0	0%	0	0		Part of Conservancy
A7	47.72	0.00	38.17	R1	4.59	175	448	0%	0	0		
A8	54.91	0.76	43.31	R1	4.59	199	508	0%	0	0		
A9	74.00	0.00	59.20	R1	4.59	271	695	0%	0	0		
A10	73.19	10.44	50.20	R1	4.59	230	589	0%	0	0		
A11	66.22	8.32	46.32	PUD	0.00	181	463	100%	181	463		Sandcreek Farm (combined A11& A12)
A12	65.26	0.89	51.50	PUD	0.00	181	463	100%	181	463		Combined with A11
A13	49.22	1.07	38.52	R1	4.59	177	452	20%	35	90	Outside Town	Assume annexation
A14	15.13	0.00	12.10	R1	4.59	55	142	0%	0	0		
A15	18.16	0.00	14.53	R1	4.59	67	171	0%	0	0		
A16	37.16	14.95	17.77	R1	4.59	81	209	0%	0	0		
A17	52.78	7.59	36.15	R1	4.59	166	424	0%	0	0		
A18	19.93	0.44	15.59	R1	4.59	71	183	0%	0	0		
A19	42.77	4.71	30.45	R1	4.59	140	357	0%	0	0		
A20	35.03	16.16	15.09	R1	4.59	69	177	0%	0	0		
A21	40.54	0.00	32.43	R1	4.59	149	381	20%	30	76		No desire for annexation
A22	32.74	0.00	26.19	R1	4.59	120	307	20%	24	61		
A23	33.52	0.00	26.81	R1	4.59	123	315	20%	25	63		
A24	33.80	0.00	27.04	R1	4.59	124	317	0%	0	0		
A25	36.06	0.00	28.85	R1	4.59	132	339	0%	0	0		
A26	40.52	0.00	32.41	R1	4.59	149	380	0%	0	0		
A27	103.97	7.62	77.09	R1	4.59	353	905	0%	0	0		
A28	63.59	25.91	30.14	R1	4.59	138	354	0%	0	0		
A29	40.61	0.00	32.49	R1	4.59	149	381	20%	30	76	Outside Town	Assume annexation
A30	50.40	7.16	34.59	R1	4.59	159	406	20%	32	81		
A31	32.95	1.77	24.94	R1	4.59	114	293	0%	0	0		
A32	34.09	0.00	27.27	R1	4.59	125	320	0%	0	0		
A33	40.19	0.00	32.15	R1	4.59	147	377	0%	0	0		
A34	72.23	0.00	57.78	R1	4.59	265	678	0%	0	0		
A35	68.77	0.00	55.02	R1	4.59	252	646	0%	0	0		
A36	31.10	0.00	24.88	R1	4.59	114	292	0%	0	0		
A37	72.02	4.51	54.01	R1	4.59	248	634	0%	0	0		
A38	71.90	12.84	47.24	R1	4.59	217	555	0%	0	0		
A39	73.51	25.78	38.18	R1	4.59	175	448	0%	0	0		
A40	44.97	14.43	24.43	R1	4.59	112	287	0%	0	0		
A41	50.66	3.19	37.97	R1	4.59	174	446	0%	0	0		
A42	32.62	0.00	25.10	PUD	0.00	24	61	35%	8	22		20% of Parcel will be Residential
A42a	49.49	0.00	39.59	R1	4.59	182	465	0%	0	0		
A43	77.00	0.00	61.60	R1	4.59	282	723	0%	0	0		
A44	100.33	18.81	65.22	R1	4.59	299	766	0%	0	0		
A45	21.91	13.92	6.39	R1	4.59	29	75	0%	0	0		
A46	43.44	8.84	27.68	R1	4.59	127	325	0%	0	0		
A47	30.01	4.39	20.50	R1	4.59	94	241	0%	0	0		
A48	68.14	0.00	54.51	R1	4.59	250	640	0%	0	0		
A49	80.10	0.66	63.56	R1	4.59	291	746	0%	0	0		
A50	111.57	16.18	76.32	R1	4.59	350	896	0%	0	0		

# Chesterton Recreation Zone Improvement Plan Study

## Town of Chesterton – Potential Residential Growth Work Sheet

4-Sep-14

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Chesterton and Porter County

Zone	R1	R2	R3	RB	B1	B2	B3
Lot Size	9,500	7,200	6,000	6,000	3,000	7,200	10,000
Units / Acre	4.59	6.05	7.26	7.26	14.52	6.05	4.36

**\*\*Note: Net Developable Area is based on 20% of land being used for infrastructure**

2010 Census Pop. / Household = 2.56

Updated: 4-Sep-14

Map Parcel ID	Acres (Approx.)	Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES / COMMENTARY
A51	99.14	22.94	60.96	R1	4.59	280	716	0%	0	0		
A52	45.75	11.83	27.14	R1	4.59	124	319	0%	0	0		
A53	34.76	0.00	27.81	R1	4.59	127	326	0%	0	0		
A54	40.17	3.23	29.55	R1	4.59	136	347	0%	0	0		
A55	40.21	1.29	31.14	R1	4.59	143	365	0%	0	0		
A56	55.60	0.00	44.48	R1	4.59	204	522	0%	0	0		
A57	40.19	2.52	30.13	R1	4.59	138	354	0%	0	0		
A58	39.94	0.00	31.95	R1	4.59	88	225	50%	44	113		Springdale - PUD with 60% being R1
A59	22.14	0.00	17.71	R1	4.59	81	208	25%	20	52		
A60	20.68	0.00	16.54	R1	4.59	76	194	0%	0	0		
A61	35.60	0.00	28.48	R1	4.59	131	334	0%	0	0	Outside Town	
A62	28.50	0.00	22.80	R1	4.59	105	268	0%	0	0		
A63	54.01	1.62	41.91	R1	4.59	192	492	0%	0	0		
A64	74.19	0.00	59.35	R1	4.59	272	697	0%	0	0		
A65	30.89	0.00	24.71	R1	4.59	113	290	0%	0	0		
A66	35.05	0.00	28.04	R1	4.59	129	329	30%	39	99		
A67	71.44	14.73	45.37	R1	4.59	208	533	0%	0	0		
A68	53.38	10.35	34.42	R1	4.59	158	404	0%	0	0		
A69	80.55	21.31	47.39	R1	4.59	217	556	0%	0	0		
A70	45.92	7.32	30.88	R1	4.59	142	362	0%	0	0		
A71	76.68	31.98	35.76	R1	4.59	164	420	20%	33	84		Assume Annexiation
A72	39.59	0.00	31.67	R1	4.59	145	372	30%	44	112		
A73	12.01	0.00	9.61	QUD	0.00	28	72	100%	28	72		Stone Meadows Development
A74	20.49	0.00	16.39	R1	4.59	75	192	20%	15	38		
A75	10.72	0.00	8.57	R1	4.59	39	101	0%	0	0		
A76	39.45	9.46	23.99	R1	4.59	110	282	0%	0	0		
A77	90.11	4.78	68.26	R1	4.59	313	801	0%	0	0		
A78	54.33	9.85	35.58	R1	4.59	163	418	0%	0	0		
A79	51.31	15.84	28.38	R1	4.59	130	333	0%	0	0		
<b>Totals</b>	<b>3,905</b>	<b>421</b>	<b>2,787</b>		<b>335</b>	<b>12,244</b>	<b>31,344</b>	<b>7.88%</b>	<b>768</b>	<b>1,966</b>		

**Table 1 – Chesterton Potential Residential Growth Work Sheet of Undeveloped Land Parcels**

Similarly **Table 2** identifies the existing or planned residential developments within the Town. These existing subdivisions currently contain vacant lots for development. The Town provided this inventory information to the Consultant for inclusion with this analysis. In the same fashion as the analysis in **Table 1** assumption were made on these developments' 10-year build out. The remaining columns identify the 10-year growth potential (as a percentage) and the relative number of residential units and populations.

**Table 2 – Chesterton Potential Residential Growth Work Sheet of Existing Developments**

### Town of Chesterton – Potential Residential Growth Work Sheet Existing Developments and Subdivisions

Subdivision/ Development	Available Undeveloped Lots or Units	Potential Forecast Population
Abercrobie Woods	4	10
Sand Creek (all phases)	98	251
Villages of Sand Creek	7	18
Duneland Cove	3	8
Duneland Trails	20	51
Village Green Town Homes	78	200
Old Town	2	5
Touch of Green	6	15
Paul Shinn Subdivision	5	13
Springdale	72	184
Highlands of Sand Creek	24	61
Morgan's Corner	121	310
<b>TOTALS</b>	<b>440</b>	<b>1,126</b>

# Chesterton Recreation Zone Improvement Plan Study

## Summary of Population Growth Potential

The following Table summarizes the growth potential for both the existing developments and the undeveloped land parcels. The summary indicates there to be residential growth over the next ten years of 1,208 residential building permits or 3,092 new population.

### Town of Chesterton – Potential Residential Growth Projections Summary

2010 Census Pop. / Household = **2.56**

4-Sep-14

#### FORECAST GROWTH OF RESIDENTIAL TRACTS

Potential or Planned Residential Units	Potential Buildout Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	NOTES
12,244	31,344	7.88%	768	1,966	

#### PROJECTED GROWTH OF RESIDENTIAL LOTS IN EXISTING DEVELOPMENTS

Available Undeveloped Lots or Units	Potential 10 Yr. Forecast of Population	NOTES
440	1,126	Assume 100% in 10 yrs.

#### TOTAL RESIDENTIAL GROWTH PROJECTIONS 10-YEARS

Total Residential Units	Potential 10 Yr. Forecast of Population
<b>1,208</b>	<b>3,092</b>

#### SCENARIO FOR POPULATION GROWTH OVER NEXT 10 YEARS

Growth % Scenarios	YEAR	Assumed Existing Population	New Building Permits	New Population Growth	NOTES and annual growth rate changes
	<i>2010</i>	<i>13,068</i>			<i>2010 Census Population</i>
1.10%	2011	13,212	56	144	1.10%
1.25%	2012	13,377	65	165	0.15%
1.25%	2013	13,544	65	167	0.00%
1.50%	2014	13,747	79	203	0.25%
1.50%	2015	13,953	81	206	0.00%
1.75%	2016	14,198	95	244	0.25%
2.00%	2017	14,482	111	284	0.25%
2.00%	2018	14,771	113	290	0.00%
2.25%	2019	15,104	130	332	0.25%
2.25%	2020	15,443	133	340	0.00%
2.50%	2021	15,830	151	386	0.25%
2.50%	2022	16,225	155	396	0.00%
2.53%	2023	16,636	160	410	0.03%
<b>TOTALS</b>			<b>1,208</b>	<b>3,092</b>	

10-Year Growth Building Permits	<b>1,208</b>	Projected Population 2023:
10-Year Growth Population	<b>3,092</b>	<b>16,636</b>

*Table 3 – Summary of Potential Residential Growth*

# Expectations of Population Growth / Residential Building Permit Projections

From the previous analysis the population growth forecast over the next 10 years is tabulated in the following tables and includes projected new residential building permits applying the 2.56 persons per household established in 2010 Census. The following **Table 4** illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

**Town of Chesterton Population**

**Current and Projected – All Development Potential (within the Town Limits)**

2010 Census Pop. / Household = 2.56

	1990	2000	2010	2013	2014	2015	2016
Total Town of Chesterton	9,124	10,488	13,068	13,544	13,747	13,953	14,198
Annual Growth Rate (Est.)				1.10%	1.50%	1.50%	1.75%
Households (at 2.56 / house)		4,097	5,105	5,291	5,370	5,451	5,546
Total New Households					79	81	95
Growth Per Year (Persons)					203	206	244

	2017	2018	2019	2020	2021	2022	2023
Total Town of Chesterton	14,482	14,771	15,103	15,443	15,829	16,225	16,636
Annual Growth Rate (Est.)	2.00%	2.00%	2.25%	2.25%	2.50%	2.50%	2.53%
Households (at 2.56 / house)	5,657	5,770	5,900	6,033	6,183	6,338	6,498
Total New Households	111	113	130	133	151	155	160
Growth Per Year (Persons)	284	290	332	340	386	396	410

Population Scenario: Within Town		
Year	New Building Permits	New Pop.
2014	79	203
2015	81	206
2016	95	244
2017	111	284
2018	113	290
2019	130	332
2020	133	340
2021	151	386
2022	155	396
2023	160	410
<b>Total:</b>	<b>1,208</b>	<b>3,092</b>
<b>Average:</b>	<b>121</b>	<b>309</b>

2.08% = assumed average annual growth rate

**Table 4 – Current and Projected Population and Building Permit Growth**

In the table is a line entitled “Annual Growth Rate (Est.)” which is the projected annual growth rate for the Impact Zone. This growth rate percentage factors in the relative flat growth the state, and country, is experiencing in the housing market. It does project an annual growth rate that best matches the growth strategies in the previous section of this study. The overall growth projection is 1,208 residential units (3,092 persons) with a ten-year growth rate of 2.08%. This growth assumes that other development infrastructure components (public utilities, roads, drainage, etc.) will be implemented in advance, or in conjunction with, the residential developments.

Note that since Recreation Impact Fees cannot be collected until six months after the ordinance is approved the revenue calculations for building permits will not include those projected in the six months after the ordinance approval.

Following is **Figure 6** that illustrates the historical growth of the Town and the projected growth over the coming ten years.

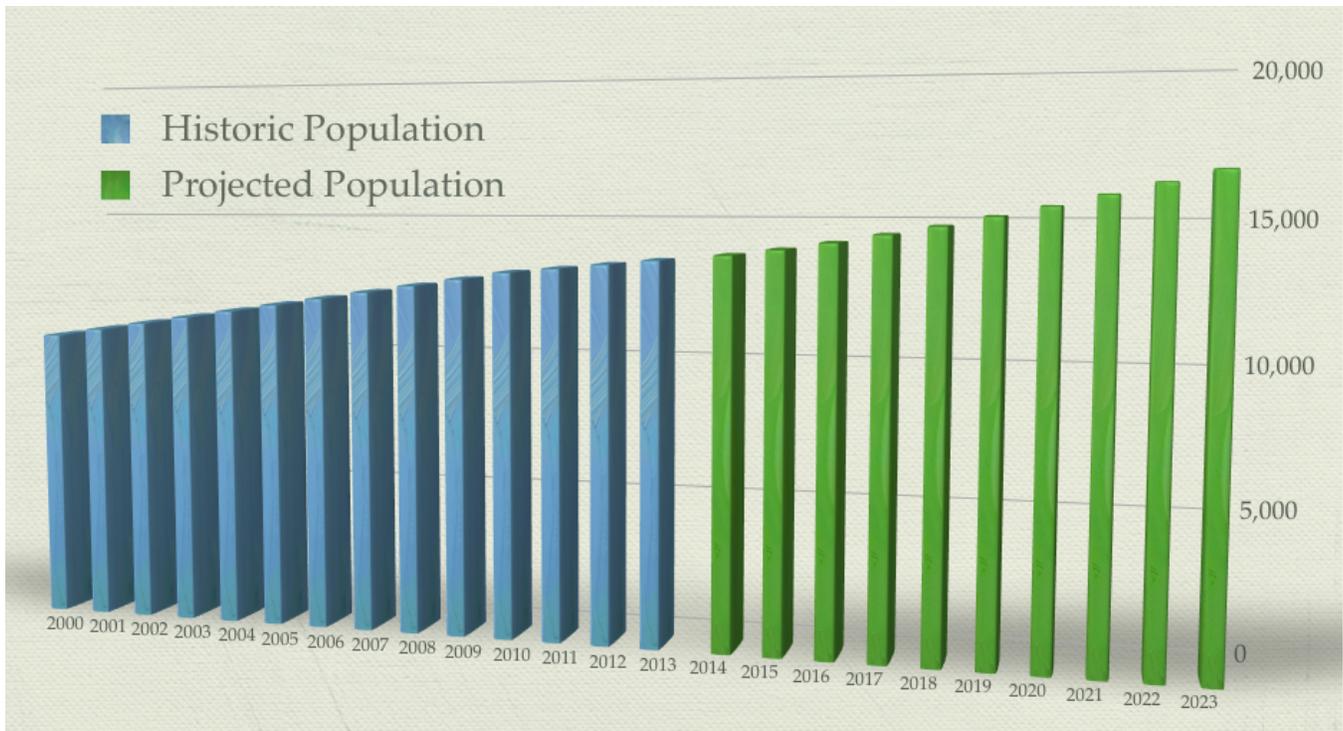


Figure 6 – Historic and Projected Population of the Town of Chesterton

## Existing Park Land Facilities

### Park Sites and Acreage Needed

Chesterton’s Five Year Park Master Plan Update categorized parks as block, neighborhood, community or special parks, depending on the size of the park and the population that the park is intended to serve. The following definitions are consistent with those found in the current Park and Recreation Master Plan Update.

#### Definitions:

- **Block Park** – A small park located within residential areas that serves concentrated or limited population. Typical size is less than 5 acres of land.
- **Neighborhood Park** – An area that provides recreation opportunities within walking distance of residents. Typical size is between 5 and 50 acres of land.
- **Community Park** – An area that provides recreation opportunities for two or more neighborhoods. Typical size is between 51 and 400 acres of land.
- **Special Park** – An area that provides recreation resources and opportunities to all local communities as well as those within the local region. This park type could be a preservation area as well as linear trail and greenway system. Typical size is 100+ acres of land.

## Chesterton Recreation Zone Improvement Plan Study

**Table 5**, Park Site Inventory, provides an inventory of the parks, their acres, type and location within the existing impact zone.

Chesterton Park Inventory

Park Department Site	Acres	Park Type
Chesterton Park	8.00	Community
Coffee Creek Park	12.00	Community
Crocker Park	3.40	Neighborhood
Dogwood Park	60.00	Community
Golfview Park	0.50	Neighborhood
Kipper Park	0.26	Neighborhood
Morningside Park	1.15	Neighborhood
Olde Towne	0.50	Special
Prairie Duneland Trail	46.37	Special
Thomas Centennial Park	4.13	Community
Waskom Park	3.00	Neighborhood
Westwood Park	1.99	Neighborhood
<b>SUBTOTAL</b>	<b>141.30</b>	

Park Type Breakdown	Acres	Percentage
Community Park Acres	84.13	59.54%
Neighborhood Park Acres	10.30	7.29%
Special Park Acres	46.87	33.17%
<b>SUBTOTAL</b>	<b>141.30</b>	<b>100.00%</b>

**Table 5 – Park Site Inventory**

There are standards that exist for the amount of acres of various park/open space lands for each of the above park types. A planning standard that was used in previous Master Plans was an acreage standard between 11.00 and 13.00 acres per 1,000 persons.

The total existing Town park acreage (*not including other agency parks within the Town, parks in existing subdivisions, open space on school properties*) equals 141.30 acres. When applying the current population against the acreage inventory it calculates out to a current level of service of 10.28 acres per 1,000 persons.

The Advisory Committee recommended, for the purpose of this study, that the Chesterton Community Level of Service for Park and Open Space land is established to be 11.00 acres per 1,000 persons. The following **Table 6** illustrates the surpluses and deficiencies of land for park and open space purposes for one Impact Zone. The bottom portion of the table indicates the Chesterton Community Level of Service of 11.00 acres / 1,000. Based on the current 2014 inventory and applying the 11.00 acres / 1,000 persons (the current 2014 population) there will be a current deficiency of 9.92 acres in 2014. In order to meet the standard for the projected population there will be a need for an additional 31.77 acres of park and open space in 2023.

# Chesterton Recreation Zone Improvement Plan Study

## LAND INVENTORY – CURRENT LEVEL OF SERVICE

Town Wide Analysis		Estimated 2014 and Projected Populations =				13,747	16,636
A	B	C	D	E	F	G	H
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2014 Surplus or Deficiency	2023 Needed if current deficiency IS met
Block Park	1 to 5	0.26	0.50	0.02	6.87	(6.61)	(8.06)
Neighborhood Park	4 to 15	34.17	3.00	2.49	41.24	(7.07)	(15.74)
Community Park	10 to 70	60.00	7.00	4.36	96.23	(36.23)	(56.45)
Special Park	0.5+	46.87	0.50	3.41	6.87	40.00	38.55
<b>Total Surplus or Deficiency</b>		141.30	11.00	10.28	151.22	(9.92)	(41.69)

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be =	<b>10.28</b>
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## LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Chesterton Acres Standard		Estimated 2014 Population =				13,747	2023 Pop. 16,636
I	J	K	L	M	N	O	
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2014 Acreage Needs	2014 Surplus or Deficiency	2023 Acreage Needs	2023 Needed if current deficiency IS met	
<b>Total Surplus or Deficiency</b>	141.30	11.00	151.22	(9.92)	182.99	(31.77)	

^-- Suggestion standard acres / 1,000 persons

**Table 6 – Land Inventory – Current Level of Service and Community Level of Service**

It is important to note that in order to satisfy requirements in the State impact fee legislation, the Town would not be able to use money collected from the proposed impact fee to help pay for acreage needed to overcome a current deficiency. With respect to land acquisition, money generated by the impact fee can be used only toward acquiring the various acreage needed to meet the deficiencies resulting from projected population growth.



# Existing Infrastructure of Recreation Facilities

## Park Facilities and Current Level of Service

In order to know whether existing park and recreation facilities are adequate to meet the needs of the current population, the Town established standards for the amount of various types of facilities needed to serve a given amount of population. The desirable local standards for the various types of facilities are stated in the column titled “Chesterton Community Level of Service” in the following tables.

For example, the Town has established a standard for multi purpose fields that calls for one (1) baseball diamonds for every 4,000 persons. Refinements were given on the standards for each recreation facility component from that of the previous Master Plan Update and Recreation Impact Fee studies. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in **Appendix E: Nature and Location of Existing Park Infrastructure**.

In tallying the recreation facilities the Advisory Committee included both the facilities of the Chesterton Parks and Recreation as well as those other recreation facilities serving the public found within the community. These two inventories are tallied and included in **Table 7** [IC 36-7-4-1318 (b)(2)]. The recreation facility standards were updated from the previous five-year master plan. New standards were established for the additional recreation facilities added to this list. State and/or National standards were used as a reference but much analysis was done as to the current inventory and the community needs for each of the facilities.

The application of the local standard to the current population enables the current need to be established and surpluses or deficiencies calculated. The various columns in the top of **Table 7** show:

1. *The recreation facility component being considered (Column A)*
2. *The standard for the number of persons that each facility should serve (Column B)*
3. *Total existing number of each type of recreational facility (baseball fields, softball fields, basketball courts, tennis courts, etc.) in both the Park System as well as in the community (Columns E and F)*
4. *The needed number of each facility type based on application of the standard to the present population (Column H)*
5. *The surplus or deficiency of each facility relative to current population, based on the applicable standard (Column J)*

For example, referring to baseball diamonds in **Table 7**, there is one (1) baseball diamond as part of the Park System (Column E) and an additional four (4) baseball diamonds in the community (Column F). In meeting the current Community Level of Service the Town should have 3.44 baseball diamonds (Column H). If you applied only the park system’s inventory there would be a deficiency of 2.44 baseball diamonds. Yet there is a total of 5 baseball diamonds that exist in the community (adding together the park system and the community inventories – Column G). This analysis will be important in applying priorities to each of the recreation components.

The Consultant worked with the Park Staff in establishing priorities of recreation components. These priorities were established based on the Park Department’s perception, user feedback from master planning process, community surveys, etc. along with which components might best benefit in the inclusion of the Recreation Impact Fees. The priority ranking was “A”-Top Priority, “B”-Needed Priority, and “C”-Marginally Needed Priority.

The following **Table 7** represents the Facility Inventory and Needs projections for the current and future populations. This table is the inventory and needs for the Impact Zone and it indicates the Chesterton Recreation

# Chesterton Recreation Zone Improvement Plan Study

Standards, the current number of facility components, the needed component number based on both current and future populations and the surplus or deficiency of the recreation component. This table also includes the park land (acres) component.

## FACILITY INVENTORY AND NEEDS

Town Wide Analysis (All Facilities)													13,747		16,636 = Projected 2023 Pop.		Priority
A	B	C	D	E	F	G	H	I	J	K	L	M	N				
Facility	Chesterton Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Community Level of Service 2014	2014 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2014 Surplus or Deficiency (CLS) factor All Facilities	Community Level of Service 2023	2023 Needs if current deficiency is met	2023 Needs (Community Level of Service)				
Baseball Diamonds	1/4,000	0.25	0.07	1	4	5	3.44	(2.44)	2.44	1.56	4.16	(0.72)	0.72				
Softball Diamonds	1/3,000	0.33	0.29	4	3	7	4.58	(0.58)	0.58	2.42	5.55	(0.96)	0.96				
Multi Purpose Fields	1/3,000	0.33	0.36	5	5	10	4.58	0.42	0.00	5.42	5.55	(0.55)	0.55				
Soccer Fields	1/3,000	0.33	0.44	6	2	8	4.58	1.42	0.00	3.42	5.55	0.45	0.00				
Tennis Courts	1/3,000	0.17	0.22	3	12	15	2.29	0.71	0.00	12.71	2.77	0.23	0.00				
Running / Walking Track (Comm)	1/30,000	0.03	0.00	0	1	1	0.46	(0.46)	0.46	0.54	0.55	(0.10)	0.10				
Basketball Goals (outdoors)	1/1,500	0.67	0.80	11	12	23	9.16	1.84	0.00	13.84	11.09	(0.09)	0.09				
Volleyball Courts (outdoors)	1/8,000	0.13	0.07	1	0	1	1.72	(0.72)	0.72	(0.72)	2.08	(0.36)	0.36				
Skate/Bike Park (Neighborhood)	1/18,000	0.06	0.00	0	0	0	0.76	(0.76)	0.76	(0.76)	0.92	(0.16)	0.16				
Climbing / Challenge Elements	1/18,000	0.06	0.00	0	0	0	0.76	(0.76)	0.76	(0.76)	0.92	(0.16)	0.16				
<b>Park Shelters</b>	<b>1/2,000</b>	<b>0.50</b>	<b>0.44</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>6.87</b>	<b>(0.87)</b>	<b>0.87</b>	<b>(0.87)</b>	<b>8.32</b>	<b>(1.44)</b>	<b>1.44</b>				
<b>Park Restrooms</b>	<b>1/5,000</b>	<b>0.20</b>	<b>0.15</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2.75</b>	<b>(0.75)</b>	<b>0.75</b>	<b>(0.75)</b>	<b>3.33</b>	<b>(0.58)</b>	<b>0.58</b>				
Interpretive Center	1/50,000	0.02	0.00	0	0	0	0.27	(0.27)	0.27	(0.27)	0.33	(0.06)	0.06				
Environmental Center	1/50,000	0.02	0.00	0	0	0	0.27	(0.27)	0.27	(0.27)	0.33	(0.06)	0.06				
Outdoor Entertainment Venue	1/50,000	0.02	0.15	2	0	2	0.27	1.73	0.00	1.73	0.33	1.67	0.00				
Recreation Centers (Neighborhood)	1/15,000	0.07	0.00	0	0	0	0.92	(0.92)	0.92	(0.92)	1.11	(0.19)	0.19				
<b>Playgrounds (Comm./Destination)</b>	<b>1/5,000</b>	<b>0.20</b>	<b>0.22</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>2.75</b>	<b>0.25</b>	<b>0.00</b>	<b>3.25</b>	<b>3.33</b>	<b>(0.33)</b>	<b>0.33</b>				
Playgrounds (Neighborhood)	1/4,000	0.25	0.36	5	1	6	3.44	1.56	0.00	2.56	4.16	0.84	0.00				
Skating Rinks (hockey)	1/100,000	0.01	0.00	0	0	0	0.14	(0.14)	0.14	(0.14)	0.17	(0.03)	0.03				
Skating Area (non-hockey)	1/50,000	0.02	0.00	0	0	0	0.27	(0.27)	0.27	(0.27)	0.33	(0.06)	0.06				
Swim. Pool / Aquatics Facilities	1/35,000	0.03	0.00	0	3	3	0.39	(0.39)	0.39	2.61	0.48	(0.08)	0.08				
<b>Sprayground / SplashPad</b>	<b>1/30,000</b>	<b>0.03</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.46</b>	<b>(0.46)</b>	<b>0.46</b>	<b>(0.46)</b>	<b>0.55</b>	<b>(0.10)</b>	<b>0.10</b>				
Golf Course 18-hole	1/60,000	0.02	0.00	0	1	1	0.23	(0.23)	0.23	0.77	0.28	(0.05)	0.05				
Driving Range	1/60,000	0.02	0.00	0	1	1	0.23	(0.23)	0.23	0.77	0.28	(0.05)	0.05				
Dog Park Area	1/40,000	0.03	0.00	0	0	0	0.34	(0.34)	0.34	(0.34)	0.42	(0.07)	0.07				
Maintenance Facilities (Hub)	1/50,000	0.02	0.07	1	1	2	0.27	0.73	0.00	1.73	0.33	0.67	0.00				
Maintenance Facilities (Satellite)	1/60,000	0.02	0.00	0	0	0	0.23	(0.23)	0.23	(0.23)	0.28	(0.05)	0.05				
<b>Multi-use / Nature Pathways (miles)</b>	<b>1 mile / 3,000</b>	<b>0.33</b>	<b>0.23</b>	<b>3.1</b>	<b>0.8</b>	<b>3.90</b>	<b>4.58</b>	<b>(1.48)</b>	<b>1.48</b>	<b>(0.68)</b>	<b>5.55</b>	<b>(0.96)</b>	<b>0.96</b>				
<b>Park / Open Space Acres</b>	<b>11 ac. / 1,000</b>	<b>11.00</b>	<b>10.28</b>	<b>141.30</b>	<b>141.5</b>	<b>282.80</b>	<b>151.22</b>	<b>(9.92)</b>	<b>9.92</b>	<b>131.58</b>	<b>182.99</b>	<b>(31.77)</b>	<b>31.77</b>				

\* Current Facilities Data updated from the Park and Recreation Master Plan Inventory. Only Inventory Used to factor current level of service.  
 \*\* Current Facilities Inventory found within the community provided by schools and other providers.

Top Priority **A**  
 Needed Priority **B**  
 Marginal Needed Priority **C**

**Table 7 – Facilities Inventory and Needs**

The Advisory Committee reviewed and established new standards, or Community Level of Service, to reflect the desired needs of the various recreational infrastructure components. These standards are based on current assumptions of the needs of the community so they need to be reviewed annually by the Parks and Recreation Board. Current facilities not part of the Park System but found within the zone were also noted. Many of these non-park system components serve a need in the level of service. Therefore, the standards used reflect the impact of all recreation infrastructure components to the level of service found within the community. Again, only the inventory of the Park System was used in determining the current deficiencies and future needs reflected in the Recreation Impact Fee analysis.

As was suggested with the park land inventory, it is again recommended that the Town, the School Board and other recreation providers give consideration in the establishment of formal Memos of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Chesterton's community.

For the purposes of this study analysis the current and future needs and their related costs were leveraged using the prioritized recreation components.

# Chesterton Recreation Zone Improvement Plan Study

## Park Facilities – Community Level of Service [37-7-4-1318 (b)(3)]

### Summary of Park Facilities Analysis

The number and types of recreational facilities needed currently and in the future were determined using the standards established earlier in the plan and applied to only those components found within the Park System. To overcome current deficiencies the Town needs to add the following recreation components over the next ten-year period through funding outside of Recreation Impact Fees. (Note the recreation components have been arranged by priority.)

To meet the 2023 projected growth and factoring in that the current deficiencies will be met, the Town will need to add to its Park System the following recreation components over the next ten-year period, using RIF proceeds. (Note the components have been listed in priority groupings in *Table 8*.)

### Current Deficiencies and Future Needs

Current Deficiencies and Future Needs			
<i>Current Deficiencies (2014)</i>		<i>Future Needs (2023)</i>	
"A" Priorities	Number	"A" Priorities	Number
Park Shelters	0.87	Park Shelters	1.44
Park Restrooms	0.75	Park Restrooms	0.58
Playgrounds (Comm./Destination)	0.00	Playgrounds (Comm./Destination)	0.33
Sprayground / SplashPad	0.46	Sprayground / SplashPad	0.10
Multi-use / Nature Pathways (miles)	1.48	Multi-use / Nature Pathways (miles)	0.96
Park / Open Space Acres	9.92	Park / Open Space Acres	31.77
Remaining Components	Number	Remaining Components	Number
Baseball Diamonds	2.44	Baseball Diamonds	0.72
Softball Diamonds	0.58	Softball Diamonds	0.96
Multi Purpose Fields	0.00	Multi Purpose Fields	0.55
Soccer Fields	0.00	Soccer Fields	0.00
Tennis Courts	0.00	Tennis Courts	0.00
Running / Walking Track (Comm)	0.46	Running / Walking Track (Comm)	0.10
Basketball Goals (outdoors)	0.00	Basketball Goals (outdoors)	0.09
Volleyball Courts (outdoors)	0.72	Volleyball Courts (outdoors)	0.36
Skate/Bike Park (Neighborhood)	0.76	Skate/Bike Park (Neighborhood)	0.16
Climbing / Challenge Elements	0.76	Climbing / Challenge Elements	0.16
Interpretive Center	0.27	Interpretive Center	0.06
Environmental Center	0.27	Environmental Center	0.06
Outdoor Entertainment Venue	0.00	Outdoor Entertainment Venue	0.00
Recreation Centers (Neighborhood)	0.92	Recreation Centers (Neighborhood)	0.19
Playgrounds (Neighborhood)	0.00	Playgrounds (Neighborhood)	0.00
Skating Rinks (hockey)	0.14	Skating Rinks (hockey)	0.03
Skating Area (non-hockey)	0.27	Skating Area (non-hockey)	0.06
Swim. Pool / Aquatics Facilities	0.39	Swim. Pool / Aquatics Facilities	0.08
Golf Course 18-hole	0.23	Golf Course 18-hole	0.05
Driving Range	0.23	Driving Range	0.05
Dog Park Area	0.34	Dog Park Area	0.07
Maintenance Facilities (Hub)	0.00	Maintenance Facilities (Hub)	0.00
Maintenance Facilities (Satellite)	0.23	Maintenance Facilities (Satellite)	0.05

*Table 8 – Current Deficiencies and Future Needs*

# Chesterton Recreation Zone Improvement Plan Study

## Acreage Needed for New Facilities – Community Level of Service

The new recreation components that will fill both the current deficiencies and future needs will require land area for their development. Keep in mind that the new components can be sited within existing park land as well as in new park land. The following table (**Table 9**) indicates the approximate acreage required for each of the deficient recreation components in one Impact Zone. In addition, the prioritized groupings of the recreation components have been summarized at the bottom of the table.

When applying the size needs for all of the recreation components the current deficiencies will require approximately 73.89 acres (7.38 acres of "A" Priorities not including the land component). The future needs for all of the recreation components will require approximately 23.30 acres with 5.03 acres of "A" Priorities.

### ACREAGE NEEDS FOR RECREATION FACILITIES

Facility	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2014 Facility Needs	2014 Acres Needed	2023 Facility Needs	2023 Acres Needs of Future Populations	Priorities (Per Dept.)
A	B	C	D	E	F	G	H
Baseball Diamonds	3.23	3.71	2.44	9.05	0.72	2.68	
Softball Diamonds	2.25	2.59	0.58	1.51	0.96	2.49	
Multi Purpose Fields	2.07	2.38	0.00	0.00	0.55	1.30	
Soccer Fields	2.07	2.38	0.00	0.00	0.00	0.00	
Tennis Courts	0.70	0.81	0.00	0.00	0.00	0.00	
Running / Walking Track	2.07	2.38	0.46	1.09	0.10	0.23	
Basketball Goals (outdoors)	0.20	0.23	0.00	0.00	0.09	0.02	
Volleyball Courts (outdoors)	0.10	0.12	0.72	0.08	0.36	0.04	
Skate/Bike Park (Neighborhood)	0.35	0.40	0.76	0.31	0.16	0.06	
Climbing / Challenge Elements	0.10	0.12	0.76	0.09	0.16	0.02	
<b>Park Shelters</b>	<b>0.15</b>	<b>0.17</b>	<b>0.87</b>	<b>0.15</b>	<b>1.44</b>	<b>0.25</b>	<b>A</b>
<b>Park Restrooms</b>	<b>0.15</b>	<b>0.17</b>	<b>0.75</b>	<b>0.13</b>	<b>0.58</b>	<b>0.10</b>	<b>A</b>
Interpretive Center	0.75	0.86	0.27	0.24	0.06	0.05	
Environmental Center	1.50	1.73	0.27	0.47	0.06	0.10	
Outdoor Entertainment Venue	3.00	3.45	0.00	0.00	0.00	0.00	
Recreation Centers (Neighborhood)	1.50	1.73	0.92	1.58	0.19	0.33	
<b>Playgrounds (Comm./Destination)</b>	<b>0.50</b>	<b>0.58</b>	<b>0.00</b>	<b>0.00</b>	<b>0.33</b>	<b>0.19</b>	<b>A</b>
Playgrounds (Neighborhood)	0.30	0.35	0.00	0.00	0.00	0.00	
Skating Rinks (hockey)	2.00	2.30	0.14	0.32	0.03	0.07	
Skating Area (non-hockey)	0.26	0.30	0.27	0.08	0.06	0.02	
Swim. Pool/ Aquatics Facilities	15.00	17.25	0.39	6.78	0.08	1.42	
<b>Spraygrounds / SplashPads</b>	<b>0.50</b>	<b>0.58</b>	<b>0.46</b>	<b>0.26</b>	<b>0.10</b>	<b>0.06</b>	<b>A</b>
Golf Course 18-hole	135.00	155.25	0.23	35.57	0.05	7.47	
Driving Range	30.00	34.50	0.23	7.90	0.05	1.66	
Dog Park Area	3.00	3.45	0.34	1.19	0.07	0.25	
Maintenance Facilities (Hub)	2.00	2.30	0.00	0.00	0.00	0.00	
Maintenance Facilities (Satellite)	1.00	1.15	0.23	0.26	0.05	0.06	
<b>Multi-use / Nature Pathways (miles)</b>	<b>4.01</b>	<b>4.61</b>	<b>1.48</b>	<b>6.83</b>	<b>0.96</b>	<b>4.44</b>	<b>A</b>
<b>Park / Open Space Acres</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>A</b>
<b>Total Acres Needed to Accommodate ALL of the Recreation Components</b>				<b>73.89</b>		<b>23.30</b>	
<b>Total Acres Needed to Accommodate "A" Priorities Recreation Components</b>				<b>7.38</b>		<b>5.03</b>	

Table 9 – Acreage Needs for Recreation Components

# Community Level of Service Needs and Cost Estimates

The cost estimates of the recreational amenities required to overcome both the current deficiencies and future needs were estimated by establishing facility costs for each of the recreation components. The information in **Table 10** illustrates the estimated costs required for both the current deficiencies and future needs. Note, the lavender shaded lines are the recommended "A" priorities to be applied to the recreation impact fee calculations. Again, remember that current deficiencies cannot use Recreation Impact Fee resources, whereas *future needs* can use Impact Fees resources.

## Facility Needs – Costs for One Impact Zone

Town Wide Analysis (All Facilities)			13,747	Estimated 2014 Pop.	16,636	Projected 2023 Pop.	Priority
Facility	Current Park Facilities	Facility Costs (assuming on existing land)	Components to Remove Current Deficiency	Costs to Remove Current Deficiency	Components for 2023 Needs	Costs for 2023 Needs	
Baseball Diamonds	1	\$ 75,000	2.44	\$ 182,759	0.72	\$ 54,159	
Softball Diamonds	4	\$ 60,000	0.58	\$ 34,943	0.96	\$ 57,769	
Multi Purpose Fields	5	\$ 35,000	0.00	\$ -	0.55	\$ 19,082	
Soccer Fields	6	\$ 35,000	0.00	\$ -	0.00	\$ -	
Tennis Courts	3	\$ 40,000	0.00	\$ -	0.00	\$ -	
Running / Walking Track (Comm)	0	\$ 100,000	0.46	\$ 45,824	0.10	\$ 9,628	
Basketball Goals (outdoors)	11	\$ 5,000	0.00	\$ -	0.09	\$ 452	
Volleyball Courts (outdoors)	1	\$ 5,000	0.72	\$ 3,592	0.36	\$ 1,805	
Skate/Bike Park (Neighborhood)	0	\$ 100,000	0.76	\$ 76,373	0.16	\$ 16,047	
Climbing / Challenge Elements	0	\$ 35,000	0.76	\$ 26,731	0.16	\$ 5,616	
Park Shelters	6	\$ 40,000	0.87	\$ 34,943	1.44	\$ 57,769	A
Park Restrooms	2	\$ 100,000	0.75	\$ 74,943	0.58	\$ 57,769	A
Interpretive Center	0	\$ 400,000	0.27	\$ 109,977	0.06	\$ 23,108	
Environmental Center	0	\$ 750,000	0.27	\$ 206,207	0.06	\$ 43,327	
Outdoor Entertainment Venue	2	\$ 750,000	0.00	\$ -	0.00	\$ -	
Recreation Centers (Neighborhood)	0	\$ 750,000	0.92	\$ 687,358	0.19	\$ 144,423	
Playgrounds (Comm./Destination)	3	\$ 130,000	0.00	\$ -	0.33	\$ 42,526	A
Playgrounds (Neighborhood)	5	\$ 45,000	0.00	\$ -	0.00	\$ -	
Skating Rinks (hockey)	0	\$ 2,500,000	0.14	\$ 343,679	0.03	\$ 72,212	
Skating Area (non-hockey)	0	\$ 300,000	0.27	\$ 82,483	0.06	\$ 17,331	
Swim. Pool / Aquatics Facilities	0	\$ 3,500,000	0.39	\$ 1,374,716	0.08	\$ 288,846	
Sprayground / SplashPad	0	\$ 90,000	0.46	\$ 41,241	0.10	\$ 8,665	A
Golf Course 18-hole	0	\$ 4,000,000	0.23	\$ 916,477	0.05	\$ 192,564	
Driving Range	0	\$ 1,000,000	0.23	\$ 229,119	0.05	\$ 48,141	
Dog Park Area	0	\$ 20,000	0.34	\$ 6,874	0.07	\$ 1,444	
Maintenance Facilities (Hub)	1	\$ 750,000	0.00	\$ -	0.00	\$ -	
Maintenance Facilities (Satellite)	0	\$ 350,000	0.23	\$ 80,192	0.05	\$ 16,849	
Multi-use / Nature Pathways (miles)	3.1	\$ 200,000	1.48	\$ 296,477	0.96	\$ 192,564	A
Park / Open Space Acres	141.30	\$ 22,500	9.92	\$ 223,161	31.77	\$ 714,895	A
<b>TOTALS</b>				\$ 5,078,071		\$ 2,086,995	
			Cost of Facilities Needed to Remove Current Deficiency (2014):			\$ 5,078,071	
			Cost of Facilities Needed to Accommodate Future Development (2023):			\$ 2,086,995	
			<b>Total Facility Costs:</b>			\$ 7,165,065	

Applied Summary:	Current	2023 Pop.
	Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2023 Deficiency
<b>"A" Priorities Components</b>	\$ 670,766	\$ 1,074,190
<b>Remaining Components</b>	\$ 4,407,305	\$ 1,012,805
<b>TOTALS:</b>	\$ 5,078,071	\$ 2,086,995

**Table 10 – Cost of Recreation Components to Overcome Current Deficiencies and Future Needs**

# Chesterton Recreation Zone Improvement Plan Study

The component cost estimates were based on current construction estimates and those of actual projects. They are broad estimates at this point in time since there are many variables to consider. The current (2014) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$5,078,071 and would need to be completed within the next ten years (2023).

The component cost estimates for future (2023) needs, including ALL of the recreation components, total \$2,086,995. Costs for ALL current deficiencies AND future recreation facility needs total \$7,165,065. In the same manner the Prioritized Groupings were summarized at the bottom of the previous table. The current deficiencies (2014) for the "A" Priorities would be \$670,776. The "A" Priority components cost estimates for the future (2023) needs would be \$1,074,190.

## Recreation Impact Fee Scenario

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. **Table 11** lists each scenario and its current deficiency dollar amount and its future need dollar amount. The table then lists what the impact fee amount would be for each identified scenario. This calculation applies the total 10-year projected residential building permits (9,578 residential building permits) into the costs of the recreation components to determine a "gross" Recreation Impact Fee amount (without any applied deductions). The last two columns of **Table 11** show the ratio of the current deficiencies (what the Town will be responsible for outside of RIF dollars) and the future needs (or available RIF dollars).

### Recreation Impact Fee Scenario Analysis

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

9/8/14

Forecast 10-Year Residential Building Permits Total: **1,208**

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
<b>Priority "A" Components Only</b>	<b>A</b>	<b>\$ 670,766</b>	<b>\$ 1,074,190</b>	<b>\$ 889</b>	<b>38.4%</b>	<b>61.6%</b>
<b>Remaining Components Only</b>		<b>\$ 4,407,305</b>	<b>\$ 1,012,805</b>	<b>\$ 839</b>	<b>81.3%</b>	<b>18.7%</b>
Baseball Diamonds		\$ 182,759	\$ 54,159	\$ 45	77.1%	22.9%
Softball Diamonds		\$ 34,943	\$ 57,769	\$ 48	37.7%	62.3%
Multi Purpose Fields		\$ -	\$ 19,082	\$ 16	0.0%	100.0%
Soccer Fields		\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Tennis Courts		\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Running / Walking Track (Comm)		\$ 45,824	\$ 9,628	\$ 8	82.6%	17.4%
Basketball Goals (outdoors)		\$ -	\$ 452	\$ 0	0.0%	100.0%
Volleyball Courts (outdoors)		\$ 3,592	\$ 1,805	\$ 1	66.6%	33.4%
Skate/Bike Park (Neighborhood)		\$ 76,373	\$ 16,047	\$ 13	82.6%	17.4%
Climbing / Challenge Elements		\$ 26,731	\$ 5,616	\$ 5	82.6%	17.4%
<b>Park Shelters</b>	<b>A</b>	<b>\$ 34,943</b>	<b>\$ 57,769</b>	<b>\$ 48</b>	<b>37.7%</b>	<b>62.3%</b>
<b>Park Restrooms</b>	<b>A</b>	<b>\$ 74,943</b>	<b>\$ 57,769</b>	<b>\$ 48</b>	<b>56.5%</b>	<b>43.5%</b>
Interpretive Center		\$ 109,977	\$ 23,108	\$ 19	82.6%	17.4%
Environmental Center		\$ 206,207	\$ 43,327	\$ 36	82.6%	17.4%
Outdoor Entertainment Venue		\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Recreation Centers (Neighborhood)		\$ 687,358	\$ 144,423	\$ 120	82.6%	17.4%
<b>Playgrounds (Comm./Destination)</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 42,526</b>	<b>\$ 35</b>	<b>0.0%</b>	<b>100.0%</b>
Playgrounds (Neighborhood)		\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Skating Rinks (hockey)		\$ 343,679	\$ 72,212	\$ 60	82.6%	17.4%
Skating Area (non-hockey)		\$ 82,483	\$ 17,331	\$ 14	82.6%	17.4%
Swim. Pool / Aquatics Facilities		\$ 1,374,716	\$ 288,846	\$ 239	82.6%	17.4%
<b>Sprayground / SplashPad</b>	<b>A</b>	<b>\$ 41,241</b>	<b>\$ 8,665</b>	<b>\$ 7</b>	<b>82.6%</b>	<b>17.4%</b>
Golf Course 18-hole		\$ 916,477	\$ 192,564	\$ 159	82.6%	17.4%
Driving Range		\$ 229,119	\$ 48,141	\$ 40	82.6%	17.4%
Dog Park Area		\$ 6,874	\$ 1,444	\$ 1	82.6%	17.4%
Maintenance Facilities (Hub)		\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Maintenance Facilities (Satellite)		\$ 80,192	\$ 16,849	\$ 14	82.6%	17.4%
<b>Multi-use / Nature Pathways (miles)</b>	<b>A</b>	<b>\$ 296,477</b>	<b>\$ 192,564</b>	<b>\$ 159</b>	<b>60.6%</b>	<b>39.4%</b>
<b>Park / Open Space Acres</b>	<b>A</b>	<b>\$ 223,161</b>	<b>\$ 714,895</b>	<b>\$ 592</b>	<b>23.8%</b>	<b>76.2%</b>
<b>All Components</b>		<b>\$ 5,078,071</b>	<b>\$ 2,086,995</b>	<b>\$ 1,728</b>	<b>70.9%</b>	<b>29.1%</b>

**Table 11 –  
Recreation  
Impact Fee  
Scenarios**

# Chesterton Recreation Zone Improvement Plan Study

Table 12 provides a summary of the Applied Recreation Components ("A" Priorities) that will be applied in the Recreation Impact Fee calculations.

## Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Park Shelters	A	\$ 34,943	\$ 57,769	\$ 48	37.7%	62.3%
Park Restrooms	A	\$ 74,943	\$ 57,769	\$ 48	56.5%	43.5%
Playgrounds (Comm./Destination)	A	\$ -	\$ 42,526	\$ 35	0.0%	100.0%
Sprayground / SplashPad	A	\$ 41,241	\$ 8,665	\$ 7	82.6%	17.4%
Multi-use / Nature Pathways (miles)	A	\$ 296,477	\$ 192,564	\$ 159	60.6%	39.4%
Park / Open Space Acres	A	\$ 223,161	\$ 714,895	\$ 592	23.8%	76.2%
<b>TOTALS</b>		<b>\$ 670,766</b>	<b>\$ 1,074,190</b>	<b>\$ 889</b>	<b>38.4%</b>	<b>61.6%</b>

Table 12 – Recreation Impact Fee Scenario Summary of "A" Priorities



# Recommended Recreation Impact Fee

## Funding for Current Deficiencies Based on Community Level of Service

[IC 36-7-4-1318(c)(3)]

Again, Recreation Impact Fees cannot be used to cover the costs of identified current deficiencies. The noted current deficient recreation components have been listed in **Table 14** along with each project’s funding sources and projected cost budget.

The Town of Chesterton has had an active RIF Ordinance in place since 2007. The 2007 ordinance expired five years after its approval date. Currently there is no active recreation impact fee ordinance in place. It is anticipated that the new ordinance will be approved the end of 2014 or early 2015. The new ordinance will be in place for a five-year period before it expires. An update study should be considered in the fourth year of the ordinance allowing for the transitions between recreation impact fee ordinances.

With each RIF study and ordinance carries similar, but not always the same, list of recreation infrastructure components used in recreation impact fee calculations. **Appendix F** documents the annual amount of RIF collections and disbursements since 2007. Currently there is an identified RIF balance of \$158,085.00. Each RIF update study projects current deficiencies and future needs based on a ten year schedule but the RIF update always occurs during the fourth and fifth year of the ten year plan. Due to the variety of park development schedules the implementation of the fees collected were not always applied within the ordinance time period. This, over the years, has resulted in the current balance of funds in the RIF account. The Consultant reviewed the RIF fund reserve with the Town’s Legal Department to determine how best to use this balance towards the recreation infrastructure needs. It was felt that since the fund was collected on the various common recreation infrastructure components that were consistent in the current RIF update that portions of the funds could be used as a funding resource for 2014 current deficiencies.

The current deficiencies of the selected “A” Priority components total \$670,766. The Consultant worked with the Park Administrative Staff and Advisory Committee regarding the various funding sources that could be used to fund the current deficiencies. **Table 13** outlines the funding sources and their applied distribution. The funding sources and their related percentage of distribution include: Grants (44.20%), CEDIT (24.62%), and Cash (31.18%). Other funding sources are not anticipated at this time.

Town of Chesterton – Park Department			8-Sep-14							
Forecast Funding for Current Recreation Component Deficiencies			Prepared by: Town of Chesterton and Lehman & Lehman, Inc.							
Project Description	Quantities	Project Amount	Funding Source(s)							
	Needs	Costs	Grants	Park Capital Improvement Budget	Economic Development Fund (CEDIT)	Cash	Bonds	Donations	Other	TOTALS
Park Shelters	0.87	\$ 34,943				\$ 34,943				\$ 34,943
Park Restrooms	0.75	\$ 74,943				\$ 74,943				\$ 74,943
Playgrounds (Comm./Destination)	0.00	\$ -								\$ -
Sprayground / SplashPad	0.46	\$ 41,241				\$ 41,241				\$ 41,241
Multi-use / Nature Pathways (miles)	1.48	\$ 296,477	\$ 296,477							\$ 296,477
Park / Open Space Acres	9.92	\$ 223,161			\$ 165,161	\$ 58,000				\$ 223,161
		\$ 670,766	\$ 296,477	\$ -	\$ 165,161	\$ 209,128	\$ -	\$ -	\$ -	\$ 670,766
10 Year Total =			\$ 296,477	\$ -	\$ 165,161	\$ 209,128	\$ -	\$ -	\$ -	
10 Year Annual Average =			\$ 29,648	\$ -	\$ 16,516	\$ 20,913	\$ -	\$ -	\$ -	
Funding Sources Percentages =			44.20%	0.00%	24.62%	31.18%	0.00%	0.00%	0.00%	100.00%

**Table 13 – Funding Sources for Current Deficiencies**

# Chesterton Recreation Zone Improvement Plan Study

## Analysis of Non-Local Revenue and Impact Deductions

Following IC 36-7-4-1321 the Recreation Impact Fee Formula is as follows:

**Recreation Impact Fee =**

**Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr. Residential Building Permits**

- **Impact Costs** = Cost estimate [made at time of study] needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** = Reasonable estimate [made at time of study] of revenues that will be received from any source other than a governmental source that will be used in the Impact Zone
- **Impact Deduction** = Reasonable estimate [made at time of study] of revenues from taxes levied and charges & fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the Impact Zone
- **10-Year Building Permits** = Forecast of residential building permits projected in the next ten year period

Recreation Impact Fees cannot be used to fund current deficiencies. From **Table 13** five funding sources are noted for the current deficiencies. Those funding sources are Grants, CEDIT, and Cash (RIF Reserves). These funding sources have limited roots to property taxes and other residential sources. These funding sources were not considered in the calculations of any impact deductions by the Advisory Committee and Consultant.

Furthermore, from the analysis and work with the Town there were no “Non-Local Revenues” anticipated to be used to cover the current deficiencies of the RIF calculations.

As shown in **Table 14** the total estimated cost of improvements (“A” Priorities) needed to accommodate projected future growth is \$1,074,190 (Adjusted Impact Costs which include the Impact Deductions of \$0.00 and Non-Local Revenues of \$0.00). Therefore, the Recreation Impact Fee is calculated as indicated in **Table 15**. Using this formula the result is a recommended Impact Fee of **\$889**.

*This recommended Recreation Impact Fee assumes that there will be a growth in housing permits at an average of 121 units per year over the next ten years (2014-2023). Future recreation facility needs will be funded using the recommended Recreation Impact Fee of \$889. There will be the need to perform an update to this recreation impact fee study by or before 2018.*

**Table 14 – Future Need Recreation Components and their Costs**

Town of Chesterton – Park Department		
Impact Fee Funding for 2023 Recreation Component Needs		
Project Description	Quantities	Project Amount
Park Shelters	1.44	\$ 57,769
Park Restrooms	0.58	\$ 57,769
Playgrounds (Comm./Destination)	0.33	\$ 42,526
Sprayground / SplashPad	0.10	\$ 8,665
Multi-use / Nature Pathways (miles)	0.96	\$ 192,564
Park / Open Space Acres	31.77	\$ 714,895
		\$ 1,074,190

Prepared by: Town of Chesterton and Lehman & Lehman, Inc.

# Chesterton Recreation Zone Improvement Plan Study

## Recommended Recreation Impact Fee – Town of Chesterton

### "A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$	670,766
Projected Costs / Year (2007 to 2016) =	\$	67,077

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

$$\text{Impact Costs} - \text{Non-Local Revenues} - \text{Impact Deductions} / 10\text{-Yr Building Permits} = \text{Impact Fee}$$

	2023 Population
Projected 2023 Populations =	16,636
Number of Expected Residential Building Permits in the next 10 years =	1,208
<i>Impact Costs</i> Needed to Meet Future (2023) Needs =	\$ 1,074,190
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2023) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2023) Needs =	\$ -
Adjusted Future Needs Costs =	\$ 1,074,190
<b>Projected Recreation Impact Fee =</b>	<b>\$ 889</b>

Table 15 – Recommended Recreation Impact Fee Calculations

### Annual Revenue Forecasts

The collection of Recreation Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the Town. Assuming that the Town Council will approval the RIF ordinance in March 2015 the six-month period will end in September 2015. Based on this there will not be any RIF collection during the first eight months of 2015. *Table 16* and *Figure 7* reflect this analysis.

# Chesterton Recreation Zone Improvement Plan Study

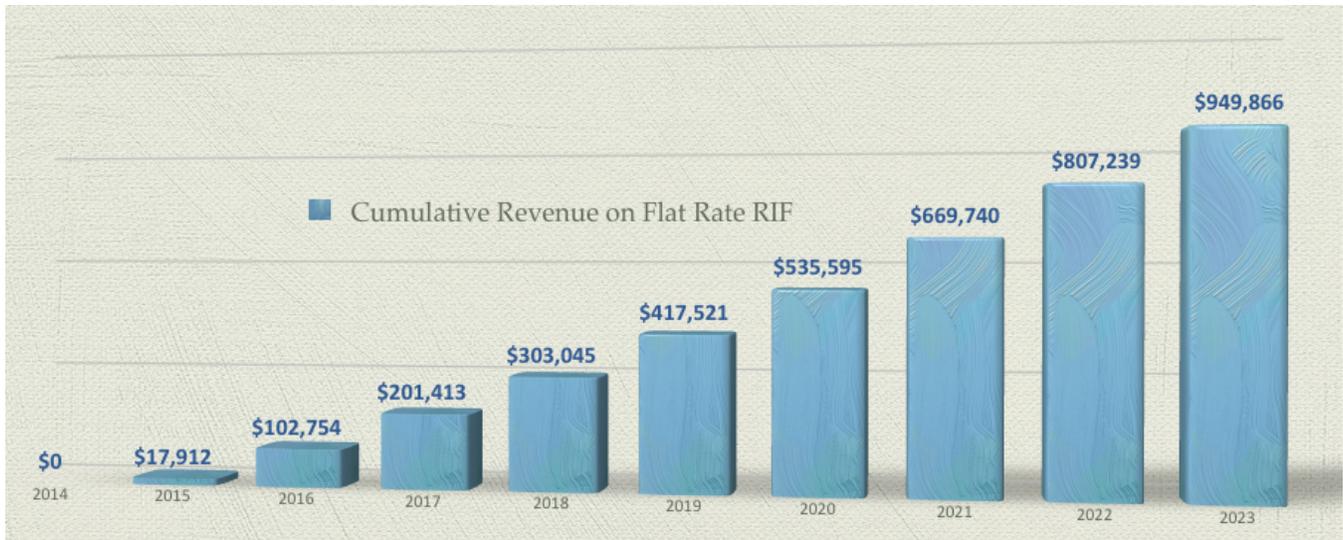


Figure 7 – Recreation Impact Fee Revenues Graph

## Projected Future Annual Collections of Recreation Impact Fees

	2014 **	2015	2016	2017	2018	2019	2020	2021	2022	2023
*Projected New Residential Building Permits:	79	81	95	111	113	130	133	151	155	160
Applied RIF: \$	889	889	889	889	889	889	889	889	889	889
Projected Recreation Impact Fee Collections: \$	-	17,912	84,842	98,659	100,632	115,476	118,074	134,145	137,499	142,627
Cumulative RIF Gained: \$	-	17,912	102,754	201,413	302,045	417,521	535,595	669,740	807,239	949,866

**\*\* NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table. It is assumed that recreation impact fees will begin to be collected in September 2015 (assuming Ordinance approval in March 2015).

Table 16 – Recreation Impact Fee Revenue Calculations

## Donations In Lieu Of Impact Fee Components

As is being experienced in other communities that have Recreation Impact Fee ordinances, residential developers sometimes prefer to have the option to develop noted recreation components themselves and receive credit against impact fee charges. It was felt that both the multi-use trails and the land/open space are components where credit against Recreation Impact Fees could be considered. The Town will need to develop the policy for such credit considerations.



# Chesterton Recreation Zone Improvement Plan Study

## National Averages of Recreation Impact Fees

The firm of *Clancy Mullen, Duncan Associates* annually tracks Impact Fees throughout the country. Their 2012 *National Impact Fee Survey* results serve only as a reference to this study. The averages of the 2012 survey found the following:

- Average Recreation Impact Fees of 271 municipalities -----\$2,774

## Recreation Impact Fee Statistics – State of Indiana

Current Recreation Impact Fees of the noted municipalities (with ordinance dates noted).

- City of Greenfield (ordinance updated in 2014) -----\$1,153
- City of Valparaiso (ordinance updated in 2010) ----- \$974
- City of Carmel (current ordinance, 2013)-----\$1,526
- City of Fishers (ordinance, 2006) -----\$1,070
- City of Franklin (ordinance, 2005) ----- \$870
- City of Westfield (updated ordinance, 2013)-----\$1,309
- Town of Plainfield (updated ordinance, 2012) ----- \$730
- Town of Cicero (updated ordinance, 2012)----- \$843
- City of Noblesville (ordinance, currently being updated) -----\$1,425
- Town of Brownsburg (updated ordinance, 2013) ----- \$998
- City of Greenwood (ordinance updated in 2009 – currently being updated)-----\$1,175
- Town of Avon (ordinance established in 2012) ----- \$987
- **Average Recreation Impact Fees of the above noted communities -----\$1,088**
- **Proposed Recreation Impact Fee for Town of Chesterton (2014) ----- \$889**



# Chesterton Recreation Zone Improvement Plan Study

## Implementation Schedule – For Raising Current Deficiencies to Community Level of Service [IC 36-7-4-1318(c)(1)(2)]

The following Table (Table 17) represents a tentative implementation schedule to meet the baseline of service for the identified current deficiencies. At the bottom of this table is a summary of all recreation components. Only the recreation components related and factored into the Recreation Impact Fee are summarized on an annual basis.

Current Deficiencies Implementation – Non-Recreation Impact Fees													Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.	
Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Park Shelters	\$ 40,000	0.87	\$ 34,943		\$ 34,943									
Park Restrooms	\$ 100,000	0.75	\$ 74,943		\$ 74,943									
Playgrounds (Comm./Destination)	\$ 130,000	0.00	\$ -											
Sprayground / SplashPad	\$ 90,000	0.46	\$ 41,241		\$ 41,241									
Multi-use / Nature Pathways (miles)	\$ 200,000	1.48	\$ 296,477				\$ 296,477							
Park / Open Space Acres	\$ 22,500	9.92	\$ 223,161					\$ 111,580		\$ 111,580				
<b>Current Deficiency Total:</b>			<b>\$ 670,766</b>	\$ -	\$ 151,128	\$ -	\$ 296,477	\$ 111,580	\$ -	\$ 111,580	\$ -	\$ -	\$ -	
<b>IMPLEMENTATION PER YEAR:</b>														
			Park Shelters		0.87									
			Park Restrooms		0.75									
			Playgrounds (Comm./Destination)											
			Sprayground / SplashPad		0.46									
			Multi-use / Nature Pathways (miles)				1.48							
			Park / Open Space Acres					4.96		4.96				

The following park sites / facilities are suggested to facilitate the deficient recreational components:

LOCATIONS OF COMPONENTS:	Component	Locations
	Park Shelters	Various Locations
	Park Restrooms	Various Locations
	Playgrounds (Comm./Destination)	
	Sprayground / SplashPad	Various Locations
	Multi-use / Nature Pathways (miles)	Various Locations
	Park / Open Space Acres	Various Locations

**Table 17 – Implementation Schedule for Current Deficiencies**

The Advisory Committee recommends that the 10-year implementation schedule begin in 2015. The implementation of the various recreation components will be throughout the 10-year period. The majority of the implementation will occur in the Dogwood Park and other park facilities between 2015 and 2020. The location of the other components will be determined by the Park Department based on need.

## Implementation Schedule – Future Anticipated Needs Based on Community Level of Service [IC 36-7-4-1318(b)(4)(5)]

The following Table (Table 18) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Recreation Impact Fees.

Future Needs Implementation – Recreation Impact Fees													Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.	
Recreation Component	Component Unit Cost	Future Need	Component Costs (Adjusted for Non-Local Rev. & Impact Deductions)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Park Shelters	\$ 40,000	1.44	\$ 57,769			\$ 57,769								
Park Restrooms	\$ 100,000	0.58	\$ 57,769			\$ 57,769								
Playgrounds (Comm./Destination)	\$ 130,000	0.33	\$ 42,526						\$ 42,526					
Sprayground / SplashPad	\$ 90,000	0.10	\$ 8,665					\$ 8,665						
Multi-use / Nature Pathways (miles)	\$ 200,000	0.96	\$ 192,564				\$ 96,282	\$ 96,282						
Park / Open Space Acres	\$ 22,500	31.77	\$ 714,895							\$ 178,724	\$ 178,724	\$ 178,724	\$ 178,724	
<b>Future Needs Total:</b>			<b>\$ 1,074,190</b>	\$ -	\$ -	\$ 115,539	\$ 96,282	\$ 104,948	\$ 42,526	\$ 178,724	\$ 178,724	\$ 178,724	\$ 178,724	
<b>IMPLEMENTATION PER YEAR:</b>														
			Park Shelters			1.44								
			Park Restrooms			0.58								
			Playgrounds (Comm./Destination)						0.33					
			Sprayground / SplashPad					0.10						
			Multi-use / Nature Pathways (miles)				0.48	0.48			10.59			
			Park / Open Space Acres							7.94	7.94	7.94	7.94	

The following park sites / facilities are suggested to facilitate the future needed recreational components:

LOCATIONS OF COMPONENTS:	Component	Locations
	Park Shelters	Various Locations
	Park Restrooms	Various Locations
	Playgrounds (Comm./Destination)	Various Locations
	Sprayground / SplashPad	Various Locations
	Multi-use / Nature Pathways (miles)	Various Locations
	Park / Open Space Acres	Various Locations

**Table 18 – Implementation Schedule for Future Needs**

# Chesterton Recreation Zone Improvement Plan Study

The Advisory Committee recommends that the implementation for future needs be done starting in 2015 and continuing through 2023. The implementation of the various recreation components is suggested over the 10-year period. The location of the various components will be determined by the Park Department based on need.

## Summary of Impact Fee Study

The following previously illustrated tables summarize the inventory, need analysis, and cost projections for this study.

### Town of Chesterton Population

Current and Projected – All Development Potential (within the Town Limits)

2010 Census Pop. / Household = 2.56

	1990	2000	2010	2013	2014	2015	2016
Total Town of Chesterton	9,124	10,488	13,068	13,544	13,747	13,953	14,198
Annual Growth Rate (Est.)				1.10%	1.50%	1.50%	1.75%
Households (at 2.56 / house)		4,097	5,105	5,291	5,370	5,451	5,546
Total New Households					79	81	95
Growth Per Year (Persons)					203	206	244

	2017	2018	2019	2020	2021	2022	2023
Total Town of Chesterton	14,482	14,771	15,103	15,443	15,829	16,225	16,636
Annual Growth Rate (Est.)	2.00%	2.00%	2.25%	2.25%	2.50%	2.50%	2.53%
Households (at 2.56 / house)	5,657	5,770	5,900	6,033	6,183	6,338	6,498
Total New Households	111	113	130	133	151	155	160
Growth Per Year (Persons)	284	290	332	340	386	396	410

### Population Scenario: Within Town

Year	New Building Permits	New Pop.
2014	79	203
2015	81	206
2016	95	244
2017	111	284
2018	113	290
2019	130	332
2020	133	340
2021	151	386
2022	155	396
2023	160	410
<b>Total:</b>	<b>1,208</b>	<b>3,092</b>
<b>Average:</b>	<b>121</b>	<b>309</b>

2.08% = assumed average annual growth rate

### LAND INVENTORY – CURRENT LEVEL OF SERVICE

Town Wide Analysis							Estimated 2014 and Projected Populations =	
A	B	C	D	E	F	G	H	
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2014 Surplus or Deficiency	2023 Needed if current deficiency IS met	
Block Park	1 to 5	0.26	0.50	0.02	6.87	(6.61)	(8.06)	
Neighborhood Park	4 to 15	34.17	3.00	2.49	41.24	(7.07)	(15.74)	
Community Park	10 to 70	60.00	7.00	4.36	96.23	(36.23)	(56.45)	
Special Park	0.5+	46.87	0.50	3.41	6.87	40.00	38.55	
<b>Total Surplus or Deficiency</b>		141.30	11.00	10.28	151.22	(9.92)	(41.69)	

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space  
the Acres Standard per 1,000 persons would be = 10.28

### LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Chesterton Acres Standard						2023 Pop.
Estimated 2014 Population =						16,636
I	J	K	L	M	N	O
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2014 Acreage Needs	2014 Surplus or Deficiency	2023 Acreage Needs	2023 Needed if current deficiency IS met
<b>Total Surplus or Deficiency</b>	141.30	11.00	151.22	(9.92)	182.99	(31.77)

^-- Suggestion standard acres / 1,000 persons

# Chesterton Recreation Zone Improvement Plan Study

## FACILITY INVENTORY AND NEEDS

Town Wide Analysis (All Facilities)													13,747	16,636 = Projected 2023 Pop.		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	Priority		
Facility	Chesterton Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Community Level of Service 2014	2014 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2014 Surplus or Deficiency (CLS) factor All Facilities	Community Level of Service 2023	2023 Needs if current deficiency is met	2023 Needs (Community Level of Service)			
Baseball Diamonds	1/4,000	0.25	0.07	1	4	5	3.44	(2.44)	2.44	1.56	4.16	(0.72)	0.72			
Softball Diamonds	1/3,000	0.33	0.29	4	3	7	4.58	(0.58)	0.58	2.42	5.55	(0.96)	0.96			
Multi Purpose Fields	1/3,000	0.33	0.36	5	5	10	4.58	0.42	0.00	5.42	5.55	(0.55)	0.55			
Soccer Fields	1/3,000	0.33	0.44	6	2	8	4.58	1.42	0.00	3.42	5.55	0.45	0.00			
Tennis Courts	1/3,000	0.17	0.22	3	12	15	2.29	0.71	0.00	12.71	2.77	0.23	0.00			
Running / Walking Track (Comm)	1/30,000	0.03	0.00	0	1	1	0.46	(0.46)	0.46	0.54	0.55	(0.10)	0.10			
Basketball Goals (outdoors)	1/1,500	0.67	0.80	11	12	23	9.16	1.84	0.00	13.84	11.09	(0.09)	0.09			
Volleyball Courts (outdoors)	1/8,000	0.13	0.07	1	0	1	1.72	(0.72)	0.72	(0.72)	2.08	(0.36)	0.36			
Skate/Bike Park (Neighborhood)	1/18,000	0.06	0.00	0	0	0	0.76	(0.76)	0.76	(0.76)	0.92	(0.16)	0.16			
Climbing / Challenge Elements	1/18,000	0.06	0.00	0	0	0	0.76	(0.76)	0.76	(0.76)	0.92	(0.16)	0.16			
Park Shelters	1/2,000	0.50	0.44	6	0	6	6.87	(0.87)	0.87	(0.87)	8.32	(1.44)	1.44	A		
Park Restrooms	1/5,000	0.20	0.15	2	0	2	2.75	(0.75)	0.75	(0.75)	3.33	(0.58)	0.58	A		
Interpretive Center	1/50,000	0.02	0.00	0	0	0	0.27	(0.27)	0.27	(0.27)	0.33	(0.06)	0.06	A		
Environmental Center	1/50,000	0.02	0.00	0	0	0	0.27	(0.27)	0.27	(0.27)	0.33	(0.06)	0.06			
Outdoor Entertainment Venue	1/50,000	0.02	0.15	2	0	2	0.27	1.73	0.00	1.73	0.33	1.67	0.00			
Recreation Centers (Neighborhood)	1/15,000	0.07	0.00	0	0	0	0.92	(0.92)	0.92	(0.92)	1.11	(0.19)	0.19			
Playgrounds (Comm./Destination)	1/5,000	0.20	0.22	3	3	6	2.75	0.25	0.00	3.25	3.33	(0.33)	0.33	A		
Playgrounds (Neighborhood)	1/4,000	0.25	0.36	5	1	6	3.44	1.56	0.00	2.56	4.16	0.84	0.00			
Skating Rinks (hockey)	1/100,000	0.01	0.00	0	0	0	0.14	(0.14)	0.14	(0.14)	0.17	(0.03)	0.03			
Skating Area (non-hockey)	1/50,000	0.02	0.00	0	0	0	0.27	(0.27)	0.27	(0.27)	0.33	(0.06)	0.06			
Swim. Pool / Aquatics Facilities	1/35,000	0.03	0.00	0	3	3	0.39	(0.39)	0.39	2.61	0.48	(0.08)	0.08			
Sprayground / SplashPad	1/30,000	0.03	0.00	0	0	0	0.46	(0.46)	0.46	(0.46)	0.55	(0.10)	0.10	A		
Golf Course 18-hole	1/60,000	0.02	0.00	0	1	1	0.23	(0.23)	0.23	0.77	0.28	(0.05)	0.05			
Driving Range	1/60,000	0.02	0.00	0	1	1	0.23	(0.23)	0.23	0.77	0.28	(0.05)	0.05			
Dog Park Area	1/40,000	0.03	0.00	0	0	0	0.34	(0.34)	0.34	(0.34)	0.42	(0.07)	0.07			
Maintenance Facilities (Hub)	1/50,000	0.02	0.07	1	1	2	0.27	0.73	0.00	1.73	0.33	0.67	0.00			
Maintenance Facilities (Satellite)	1/60,000	0.02	0.00	0	0	0	0.23	(0.23)	0.23	(0.23)	0.28	(0.05)	0.05			
Multi-use / Nature Pathways (miles)	1 mile / 3,000	0.33	0.23	3.1	0.8	3.90	4.58	(1.48)	1.48	(0.68)	5.55	(0.96)	0.96	A		
Park / Open Space Acres	11 ac. / 1,000	11.00	10.28	141.30	141.30	282.80	151.22	(9.92)	9.92	131.58	182.99	(31.77)	31.77	A		

\* Current Facilities Data updated from the Park and Recreation Master Plan Inventory. Only Inventory Used to factor current level of service.  
 \*\* Current Facilities Inventory found within the community provided by schools and other providers.

Top Priority **A**  
 Needed Priority **B**  
 Marginal Needed Priority **C**

## FACILITY NEEDS – COSTS

Town Wide Analysis (All Facilities)							13,747	Estimated 2014 Pop.	16,636	Projected 2023 Pop.	
Facility	Current Park Facilities	Facility Costs (assuming on existing land)	Components to Remove Current Deficiency	Costs to Remove Current Deficiency	Components for 2023 Needs	Costs for 2023 Needs					Priority
Baseball Diamonds	1	\$ 75,000	2.44	\$ 182,759	0.72	\$ 54,159					
Softball Diamonds	4	\$ 60,000	0.58	\$ 34,943	0.96	\$ 57,769					
Multi Purpose Fields	5	\$ 35,000	0.00	\$ -	0.55	\$ 19,082					
Soccer Fields	6	\$ 35,000	0.00	\$ -	0.00	\$ -					
Tennis Courts	3	\$ 40,000	0.00	\$ -	0.00	\$ -					
Running / Walking Track (Comm)	0	\$ 100,000	0.46	\$ 45,824	0.10	\$ 9,628					
Basketball Goals (outdoors)	11	\$ 5,000	0.00	\$ -	0.09	\$ 452					
Volleyball Courts (outdoors)	1	\$ 5,000	0.72	\$ 3,592	0.36	\$ 1,805					
Skate/Bike Park (Neighborhood)	0	\$ 100,000	0.76	\$ 76,373	0.16	\$ 16,047					
Climbing / Challenge Elements	0	\$ 35,000	0.76	\$ 26,731	0.16	\$ 5,616					
Park Shelters	6	\$ 40,000	0.87	\$ 34,943	1.44	\$ 57,769					A
Park Restrooms	2	\$ 100,000	0.75	\$ 74,943	0.58	\$ 57,769					A
Interpretive Center	0	\$ 400,000	0.27	\$ 109,977	0.06	\$ 23,108					
Environmental Center	0	\$ 750,000	0.27	\$ 206,207	0.06	\$ 43,327					
Outdoor Entertainment Venue	2	\$ 750,000	0.00	\$ -	0.00	\$ -					
Recreation Centers (Neighborhood)	0	\$ 750,000	0.92	\$ 687,358	0.19	\$ 144,423					
Playgrounds (Comm./Destination)	3	\$ 130,000	0.00	\$ -	0.33	\$ 42,526					A
Playgrounds (Neighborhood)	5	\$ 45,000	0.00	\$ -	0.00	\$ -					
Skating Rinks (hockey)	0	\$ 2,500,000	0.14	\$ 343,679	0.03	\$ 72,212					
Skating Area (non-hockey)	0	\$ 300,000	0.27	\$ 82,483	0.06	\$ 17,331					
Swim. Pool / Aquatics Facilities	0	\$ 3,500,000	0.39	\$ 1,374,716	0.08	\$ 288,846					
Sprayground / SplashPad	0	\$ 90,000	0.46	\$ 41,241	0.10	\$ 8,665					A
Golf Course 18-hole	0	\$ 4,000,000	0.23	\$ 916,477	0.05	\$ 192,564					
Driving Range	0	\$ 1,000,000	0.23	\$ 229,119	0.05	\$ 48,141					
Dog Park Area	0	\$ 20,000	0.34	\$ 6,874	0.07	\$ 1,444					
Maintenance Facilities (Hub)	1	\$ 750,000	0.00	\$ -	0.00	\$ -					
Maintenance Facilities (Satellite)	0	\$ 350,000	0.23	\$ 80,192	0.05	\$ 16,849					
Multi-use / Nature Pathways (miles)	3.1	\$ 200,000	1.48	\$ 296,477	0.96	\$ 192,564					A
Park / Open Space Acres	141.30	\$ 22,500	9.92	\$ 223,161	31.77	\$ 714,895					A
<b>TOTALS</b>				<b>\$ 5,078,071</b>		<b>\$ 2,086,995</b>					
				<b>Cost of Facilities Needed to Remove Current Deficiency (2014):</b>		<b>\$ 5,078,071</b>					
				<b>Cost of Facilities Needed to Accommodate Future Development (2023):</b>		<b>\$ 2,086,995</b>					
				<b>Total Facility Costs:</b>		<b>\$ 7,165,065</b>					

# Chesterton Recreation Zone Improvement Plan Study

## Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Park Shelters	A	\$ 34,943	\$ 57,769	\$ 48	37.7%	62.3%
Park Restrooms	A	\$ 74,943	\$ 57,769	\$ 48	56.5%	43.5%
Playgrounds (Comm./Destination)	A	\$ -	\$ 42,526	\$ 35	0.0%	100.0%
Sprayground / SplashPad	A	\$ 41,241	\$ 8,665	\$ 7	82.6%	17.4%
Multi-use / Nature Pathways (miles)	A	\$ 296,477	\$ 192,564	\$ 159	60.6%	39.4%
Park / Open Space Acres	A	\$ 223,161	\$ 714,895	\$ 592	23.8%	76.2%
<b>TOTALS</b>		<b>\$ 670,766</b>	<b>\$ 1,074,190</b>	<b>\$ 889</b>	<b>38.4%</b>	<b>61.6%</b>

## Recommended Recreation Impact Fee – Town of Chesterton

### "A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$ 670,766
Projected Costs / Year (2007 to 2016) =	\$ 67,077

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

**Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee**

	2023 Population
Projected 2023 Populations =	16,636
Number of Expected Residential Building Permits in the next 10 years =	1,208
<i>Impact Costs</i> Needed to Meet Future (2023) Needs =	\$ 1,074,190
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2023) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2023) Needs =	\$ -
Adjusted Future Needs Costs =	\$ 1,074,190
<b>Projected Recreation Impact Fee =</b>	<b>\$ 889</b>

# Chesterton Recreation Zone Improvement Plan Study

## Current Deficiencies Implementation – Non-Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Park Shelters	\$ 40,000	0.87	\$ 34,943		\$ 34,943								
Park Restrooms	\$ 100,000	0.75	\$ 74,943		\$ 74,943								
Playgrounds (Comm./Destination)	\$ 130,000	0.00	\$ -										
Sprayground / SplashPad	\$ 90,000	0.46	\$ 41,241		\$ 41,241								
Multi-use / Nature Pathways (miles)	\$ 200,000	1.48	\$ 296,477				\$ 296,477						
Park / Open Space Acres	\$ 22,500	9.92	\$ 223,161					\$ 111,580		\$ 111,580			
<b>Current Deficiency Total: \$ 670,766</b>				\$ -	\$ 151,128	\$ -	\$ 296,477	\$ 111,580	\$ -	\$ 111,580	\$ -	\$ -	\$ -
<b>IMPLEMENTATION PER YEAR:</b>													
			Park Shelters		0.87								
			Park Restrooms		0.75								
			Playgrounds (Comm./Destination)										
			Sprayground / SplashPad		0.46								
			Multi-use / Nature Pathways (miles)				1.48						
			Park / Open Space Acres					4.96		4.96			

The following park sites / facilities are suggested to facilitate the deficient recreational components:

LOCATIONS OF COMPONENTS:		
Park Shelters	Various Locations	
Park Restrooms	Various Locations	
Playgrounds (Comm./Destination)		
Sprayground / SplashPad	Various Locations	
Multi-use / Nature Pathways (miles)	Various Locations	Various Locations
Park / Open Space Acres	Various Locations	Various Locations

## Future Needs Implementation – Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Future Need	Component Costs (Adjusted for Non-Local Rev. & Impact Deductions)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Park Shelters	\$ 40,000	1.44	\$ 57,769										
Park Restrooms	\$ 100,000	0.58	\$ 57,769			\$ 57,769							
Playgrounds (Comm./Destination)	\$ 130,000	0.33	\$ 42,526			\$ 57,769			\$ 42,526				
Sprayground / SplashPad	\$ 90,000	0.10	\$ 8,665					\$ 8,665					
Multi-use / Nature Pathways (miles)	\$ 200,000	0.96	\$ 192,564				\$ 96,282	\$ 96,282					
Park / Open Space Acres	\$ 22,500	31.77	\$ 714,895							\$ 178,724	\$ 178,724	\$ 178,724	\$ 178,724
<b>Future Needs Total: \$ 1,074,190</b>				\$ -	\$ -	\$ 115,539	\$ 96,282	\$ 104,948	\$ 42,526	\$ 178,724	\$ 178,724	\$ 178,724	\$ 178,724
<b>IMPLEMENTATION PER YEAR:</b>													
			Park Shelters			1.44							
			Park Restrooms			0.58							
			Playgrounds (Comm./Destination)						0.33				
			Sprayground / SplashPad					0.10					
			Multi-use / Nature Pathways (miles)				0.48	0.48			10.59		
			Park / Open Space Acres							7.94	7.94	7.94	7.94

The following park sites / facilities are suggested to facilitate the future needed recreational components:

LOCATIONS OF COMPONENTS:		
Park Shelters	Various Locations	
Park Restrooms	Various Locations	
Playgrounds (Comm./Destination)		Various Locations
Sprayground / SplashPad		Various Locations
Multi-use / Nature Pathways (miles)	Various Locations	Various Locations
Park / Open Space Acres	Various Locations	Various Locations

## Projected Future Annual Collections of Recreation Impact Fees

	2014 **	2015	2016	2017	2018	2019	2020	2021	2022	2023
*Projected New Residential Building Permits:	79	81	95	111	113	130	133	151	155	160
Applied RIF: \$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889
Projected Recreation Impact Fee Collections:	\$ -	\$ 17,912	\$ 84,842	\$ 98,659	\$ 100,632	\$ 115,476	\$ 118,074	\$ 134,145	\$ 137,499	\$ 142,627
<b>Cumulative RIF Gained:</b>	\$ -	\$ 17,912	\$ 102,754	\$ 201,413	\$ 302,045	\$ 417,521	\$ 535,595	\$ 669,740	\$ 807,239	\$ 949,866

\*\* NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table. It is assumed that recreation impact fees will begin to be collected in September 2015 (assuming Ordinance approval in March 2015).



# Appendix

- *Appendix A: Indiana Code (IC) 36-7-4-1300*
- *Appendix B: Sources and Dollars spent for Infrastructure Improvements from 2008-2014 by Chesterton Parks and Recreation*
- *Appendix C: Summary of Chesterton Park Department Revenues 2009-2014*
- *Appendix D: Impact Fee One Zone Recommendation Logic*
- *Appendix E: Nature and Location of Existing Park Infrastructure*
- *Appendix F: RIF Revenues Collected and Outlays – 2009 to 2014*
- *Appendix G: Letter of Study Review from Reviewing Professional Engineer*



**Appendix A: INDIANA CODE (IC) 36-7-4-1300**

**INDIANA SERIES IMPACT FEES**  
***INDIANA CODE (IC) 36-7-4-1300***

**Assembled by:**



**LEHMAN & LEHMAN**

Transforming Horizons  
Landscape Architects and Planners  
Mishawaka, Indiana 46544

## INDIANA SERIES IMPACT FEES

### INDIANA CODE (IC) 36-7-4-1300

#### IC 36-7-4-1300

Sec. 1300.

This series (sections 1300 through 1399 of this chapter) may be cited as follows: 1300 SERIES IMPACT FEES. *As added by P.L.221-1991, Sec.1.*

#### IC 36-7-4-1301

Sec. 1301.

As used in this series, "community level of service" means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

*As added by P.L.221-1991, Sec.2.*

#### IC 36-7-4-1302

Sec. 1302.

As used in this series, "current level of service" means a quantitative measure of service provided by existing infrastructure to support existing development.

*As added by P.L.221-1991, Sec.3.*

#### IC 36-7-4-1303

Sec. 1303.

As used in this series, "development" means an improvement of any kind on land.

*As added by P.L.221-1991, Sec.4.*

#### IC 36-7-4-1304

Sec. 1304.

(a) As used in this series, "fee payer" means the following:

- (1) A person who has paid an impact fee.
- (2) A person to whom a person who paid an impact fee has made a written assignment of rights concerning the impact fee.
- (3) A person who has assumed by operation of law the rights concerning an impact fee.

(b) As used in this series, "person" means an individual, a sole proprietorship, a partnership, an association, a corporation, a fiduciary, or any other entity. *As added by P.L.221-1991, Sec.5.*

#### IC 36-7-4-1305

Sec. 1305.

(a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

(b) As used in this Section, "capital costs" means the costs incurred to provide additional infrastructure to serve new development, including the following:

- (1) Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.
- (2) Directly related land acquisition costs, including costs incurred for the following:
  - (A) Purchases of interests in land.
  - (B) Court awards or settlements.
  - (C) Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.
- (3) Directly related debt service, subject to Section 1330 of this chapter.
- (4) Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting attorney, and other professional fees, as limited by Section 1330 of this chapter. *As added by P.L.221-1991, Sec.6.*

#### IC 36-7-4-1306

Sec. 1306.

# Chesterton Recreation Zone Improvement Plan Study

As used in this series, "impact fee ordinance" means an ordinance adopted under Section 1311 of this chapter. *As added by P.L.221-1991, Sec.7.*

## IC 36-7-4-1307

Sec. 1307.

As used in this series, "impact zone" means a geographic area designated under Section 1315 of this chapter. *As added by P.L.221-1991, Sec.8.*

## IC 36-7-4-1308

Sec. 1308.

As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
  - (A) a sanitary sewer system or wastewater treatment facility;
  - (B) a park or recreational facility;
  - (C) a road or bridge;
  - (D) a drainage or flood control facility; or
  - (E) a water treatment, water storage, or water distribution facility;
- (2) are:
  - (A) owned solely for a public purpose by:
    - (i) a unit; or
    - (ii) a corporation created by a unit; or
  - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located. The term includes site improvements or interests in real property needed for a facility listed in subdivision (1). *As added by P.L.221-1991, Sec.9.*

## IC 36-7-4-1309

Sec. 1309.

As used in this series, "infrastructure type" means any of the following types of infrastructure covered by an impact fee

ordinance:

- (1) Sewer, which includes sanitary sewerage and wastewater treatment facilities.
- (2) Recreation, which includes parks and other recreational facilities.
- (3) Road, which includes public ways and bridges.
- (4) Drainage, which includes drains and flood control facilities.
- (5) Water, which includes water treatment, water storage, and water distribution facilities.

*As added by P.L.221-1991, Sec.10.*

## IC 36-7-4-1310

Sec. 1310.

As used in this series, "infrastructure agency" means a political subdivision or an agency of a political subdivision responsible for acquiring, constructing, or providing a particular infrastructure type. *As added by P.L.221-1991, Sec.11.*

## IC 36-7-4-1311

Sec. 1311.

- (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.
- (b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this Section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.
- (c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee

## Chesterton Recreation Zone Improvement Plan Study

ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

- (1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and
  - (2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.
- (d) An ordinance adopted under this Section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.
- (e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:
- (1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:
    - (A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;
    - (B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and
    - (C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(6) or other governing statutes

requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.

- (2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under Section 1321(d) of this chapter if an impact fee ordinance is in effect. *As added by P.L.221-1991, Sec.12.*

### IC 36-7-4-1312

#### Sec. 1312.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.
- (b) Before the adoption of an impact fee ordinance under Section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:
  - (1) be appointed by the executive of the unit;
  - (2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and
  - (3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under Section 1311 of this chapter.
- (c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.
- (d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact

# Chesterton Recreation Zone Improvement Plan Study

fee ordinance under Section 1311 of this chapter.

As added by P.L.221-1991, Sec.13.

## **IC 36-7-4-1313**

Sec. 1313.

This series does not prohibit a unit from doing any of the following:

- (1) Imposing a charge to pay the administrative, plan review, or inspection costs associated with a permit for development.
- (2) Imposing, pursuant to a written commitment or agreement and as a condition or requirement attached to a development approval or authorization (including permitting or zoning decisions), an obligation to dedicate, construct, or contribute goods, services, land or interests in land, or infrastructure to a unit or to an infrastructure agency. However, if the unit adopts or has already adopted an impact fee ordinance under Section 1311 of this chapter the following apply:
  - (A) The person dedicating, contributing, or providing an improvement under this subsection is entitled to a credit for the improvement under Section 1335 of this chapter.
  - (B) The cost of complying with the condition or requirement imposed by the unit under this subdivision may not exceed the impact fee that could have been imposed by the unit under Section 1321 of this chapter for the same infrastructure.
- (3) Imposing new permit fees, charges, or assessments or amending existing permit fees, charges, or assessments. However, the permit fees, charges, or assessments must meet the requirements of Section 1311 (e) (1) (A), 1311 (e) (1) (B), and 1311 (e) (1) (C) of this chapter. *As added by P.L.221-1991, Sec.14.*

## **IC 36-7-4-1314**

Sec. 1314.

- (a) Except as provided in subsection (b), an impact fee ordinance must apply to any development:
  - (1) that is in an impact zone; and
  - (2) for which a unit may require a structural building permit.
- (b) An impact fee ordinance may not apply to an improvement that does not create a need for additional infrastructure, including the erection of a sign, the construction of a fence, or the interior renovation of a building not resulting in a change in use. *As added by P.L.221-1991, Sec.15.*

## **IC 36-7-4-1315**

Sec. 1315.

- (a) An impact fee ordinance must establish an impact zone, or a set of impact zones, for each infrastructure type covered by the ordinance. An impact zone established for a particular infrastructure type is not required to be congruent with an impact zone established for a different infrastructure type.
- (b) An impact zone may not extend beyond the jurisdictional boundary of an infrastructure agency responsible for the infrastructure type for which the impact zone was established, unless an agreement under IC 36-1-7 is entered into by the infrastructure agencies.
- (c) If an impact zone, or a set of impact zones, includes a geographic area containing territory from more than one (1) planning and zoning jurisdiction, the applicable legislative bodies and infrastructure agencies shall enter into an agreement under IC 36-1-7 concerning the collection, division, and distribution of the fees collected under the impact fee ordinance. *As added by P.L.221-1991, Sec.16.*

## **IC 36-7-4-1316**

Sec. 1316.

## Chesterton Recreation Zone Improvement Plan Study

A unit must include in an impact zone designated under Section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous. *As added by P.L.221-1991, Sec.17.*

### IC 36-7-4-1317

Sec. 1317.

A unit must identify in the unit's impact fee ordinance the infrastructure agency that is responsible for acquiring, constructing, or providing each infrastructure type included in the impact fee ordinance. *As added by P.L.221-1991, Sec.18.*

### IC 36-7-4-1318

Sec. 1318.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.
- (b) Each zone improvement plan must contain the following information:
  - (1) A description of the nature and location of existing infrastructure in the impact zone.
  - (2) A determination of the current level of service.
  - (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.

- (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
  - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision. The plan must indicate the proposed timing and sequencing of infrastructure installation.
  - (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
    - (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
    - (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and
    - (3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:
      - (A) Adopting or increasing the following:
        - (i) The county adjusted gross income tax.
        - (ii) The county option income tax.
        - (iii) The county economic development income tax.
        - (iv) The annual license excise surtax.
        - (v) The wheel tax.
      - (B) Imposing the property tax rate per one hundred dollars (\$100) of assessed

## Chesterton Recreation Zone Improvement Plan Study

valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

- (C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.
- (D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.

- (d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b) (1),(b) (2),(b) (5), and (c) (2).
- (e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under Section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.
- (f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:
  - (1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and

- (2) after the effective date of the impact fee ordinance the unit continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees. *As added by P.L.221-1991, Sec.19.*

### IC 36-7-4-1319

#### Sec. 1319.

- (a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.
- (b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period. *As added by P.L.221-1991, Sec.20.*

### IC 36-7-4-1320

#### Sec. 1320.

- (a) An impact fee ordinance must include:
  - (1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or
  - (2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.
- (b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees

# Chesterton Recreation Zone Improvement Plan Study

that allows fee payers to accurately predict the impact fees that will be imposed on new development. *As added by P.L.221-1991, Sec.21.*

## IC 36-7-4-1321

Sec. 1321.

- (a) An impact fee schedule or formula described in Section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this Section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.
- (b) As used in this Section, "impact costs" means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.
- (c) As used in this Section, "non-local revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:
  - (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and
  - (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.
- (d) As used in this Section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types

to serve a development:

- (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.
- (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
  - (A) An applicable infrastructure agency.
  - (B) A governmental entity.
  - (C) A not-for-profit corporation created for governmental purposes. Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.
- (e) An impact fee on a development may not exceed:
  - (1) impact costs; minus
  - (2) the sum of non-local revenues and impact deductions. *As added by P.L.221-1991, Sec.22.*

## IC 36-7-4-1322

Sec. 1322.

- (a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:
  - (1) the date the fee payer obtains an improvement location permit for the development; or
  - (2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit's zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

## Chesterton Recreation Zone Improvement Plan Study

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- (b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:
- (1) The date on which the fee payer obtains an improvement location permit for the development.
  - (2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.
- (c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.
- (d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under: (1) subsection (a) (1) or (b) (1) may not be increased for the period of the improvement location permit's validity; and
- (e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.
- (f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.
- (g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:
- (1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and
  - (2) the development satisfies all of the following criteria:
    - (A) The development is zoned for commercial or industrial use before January 1, 1991.
    - (B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.
    - (C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.
    - (D) A structural building permit is issued for the development not more than four (4) years after the effective date of the impact fee ordinance.
    - (E) The development is part of a common scheme of development that:
      - (i) involves land that is contiguous;

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- (ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;
  - (iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);
  - (iv) has been diligently pursued since January 1, 1991;
  - (v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and
  - (vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.
- (h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:
- (1) entered into before January 1, 1991; and
  - (2) executed in consideration of zoning amendments or annexations requested by the fee payer.

*As added by P.L.221-1991, Sec.23.*

### **IC 36-7-4-1323**

Sec. 1323.

- (a) Except as provided in Section 1324 of this chapter, an impact fee assessed in compliance with Section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.
- (b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with Section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.
- (c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development but before the issuance of the structural building permit for part or all of the development:
  - (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
  - (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development. *As added by P.L.221-1991, Sec. 24.*

### **IC 36-7-4-1324**

Sec. 1324.

- (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this Section:
  - (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;
  - (2) the first installment may not become due

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and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and

- (3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.
- (b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.
- (c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is imposed.
- (d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount. *As added by P.L.221-1991, Sec. 25.*

### IC 36-7-4-1325

Sec. 1325.

- (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses associated with a fee not later than ten (10) years after the fee or the prorated portion of the

impact fee first becomes due and payable.

- (b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued. For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.
- (c) A lien acquired by a unit under this Section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.
- (d) A lien acquired by a unit under this Section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.
- (e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.
- (f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:
  - (1) on a form prescribed by the impact fee ordinance; and
  - (2) issued by a person designated in the impact fee ordinance. *As added by P.L.221-1991, Sec.26.*

### IC 36-7-4-1326

Sec. 1326.

- (a) An impact fee ordinance may provide for a reduction in an impact fee for housing development that provides sale or rental housing, or both, at a price that is affordable to

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an individual or a family earning less than eighty percent (80%) of the median income for the county in which the housing development is located. If the housing development comprises more than one (1) residential unit, the impact fee reduction shall apply only to the residential units that are affordable to an individual or a family earning less than eighty percent (80%) of the median income of the county.

- (b) If the impact fee ordinance provides for a reduction in an impact fee under subsection (a), the ordinance must:
- (1) contain a schedule or formula that sets forth the amount of the fee reduction for various types of housing development specified in subsection (a);
  - (2) require that, as a condition of receiving the fee reduction, the owner execute an agreement that:
    - (A) is binding for a period of at least five (5) years on the owner and subsequent owners; and
    - (B) limits the tenancy of residential units receiving the fee reduction to individuals or families who at the time the tenancy is initiated are earning less than eighty percent (80%) of the median income of the county;
  - (3) contain standards to be used in determining if a particular housing development specified in subsection (a) will receive a fee reduction; and
  - (4) designate a board or an official of the unit to conduct the hearing required by subsection (c).
- (c) A fee reduction authorized by this Section must be approved by a board or official of the unit at a public hearing. *As added by P.L.221-1991, Sec.27.*

### IC 36-7-4-1327

Sec. 1327. An impact fee ordinance must provide a procedure through which the fee reduction decision

made under Section 1326 of this chapter may be appealed by the following persons:

- (1) The person requesting the fee reduction.
- (2) An infrastructure agency responsible for infrastructure of the applicable type for the impact zone in which the impact fee reduction is granted. *As added by P.L.221-1991, Sec.28.*

### IC 36-7-4-1328

Sec. 1328.

A unit that provides a fee reduction under Section 1326 of this chapter shall pay into the account or accounts established for the impact zone in which the fee was reduced an amount equal to the amount of the fee reduction. *As added by P.L.221-1991, Sec.29.*

### IC 36-7-4-1329

Sec. 1329.

- (a) A unit imposing an impact fee shall establish a fund to receive amounts collected under this series.
- (b) Money in a fund established under subsection (a) at the end of the unit's fiscal year remains in the fund. Interest earned by the fund shall be deposited in the fund.
- (c) The fiscal officer of the unit shall manage the fund according to the provisions of this series. The fiscal officer shall annually report to the unit's plan commission and to each infrastructure agency responsible for infrastructure in an impact zone. The report must include the following:
  - (1) The amount of money in accounts established for the impact zone.
  - (2) The total receipts and disbursements of the accounts established for the impact zone.
- (d) A separate account shall be established in the fund for each impact zone established by the unit and for each infrastructure type within each zone. Interest earned by an account shall be deposited in that account. *As added by P.L.221-1991, Sec.30.*

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## IC 36-7-4-1330

Sec. 1330.

An impact fee collected under this series shall be used for the following purposes:

- (1) Providing funds to an infrastructure agency for the provision of new infrastructure that:
  - (A) is necessary to serve the new development in the impact zone from which the fee was collected; and
  - (B) is identified in the zone improvement plan.
- (2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish the impact fee ordinance.
- (3) Payment of a refund under Section 1332 of this chapter.
- (4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1). *As added by P.L.221-1991, Sec.31.*

## IC 36-7-4-1331

Sec. 1331.

- (a) An infrastructure agency shall, within the time described in the zone improvement plan, construct infrastructure for which:
  - (1) a zone improvement plan has been adopted;
  - (2) an impact zone has been established; and
  - (3) an impact fee has been collected.
- (b) A unit may amend the unit's zone improvement plan, including the time provided in the plan for construction of infrastructure, only if the amount of expenditures provided for the construction of infrastructure in the original plan does not decrease in any year and the benefit to the overall impact zone does not decrease because of the amendment. *As added by P.L.221-1991, Sec.32.*

## IC 36-7-4-1332

Sec. 1332.

- (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:
  - (1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:
    - (A) twenty-four (24) months after the time described in Section 1331 of this chapter; or
    - (B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;
  - (2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or
  - (3) has failed within the earlier of:
    - (A) six (6) years after issuance of the structural building permit; or
    - (B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected; to make reasonable progress toward completion of the specific infrastructure for which the impact fee was imposed or thereafter fails to make reasonable progress toward completion.
- (b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.
- (c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for

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impact fee payments paid in installments.

- (d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under Section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.
- (f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this Section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.
- (g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.
- (h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. As added by P.L.221-1991, Sec.33.

### IC 36-7-4-1333

Sec. 1333.

- (a) A person against whom an impact fee has been

assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee. However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

- (1) pay the impact fee; or
  - (2) bring an appeal under this Section; before the unit issues a structural building permit for the development for which the impact fee was assessed.
- (b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:
    - (1) the fee payer prevails;
    - (2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and
    - (3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.
  - (c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person. The form must require the petitioner to specify:
    - (1) a description of the new development on which the impact fee has been assessed;
    - (2) all facts related to the assessment of the impact fee; and
    - (3) the reasons the petitioner believes that the amount of the impact fee assessed is

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erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

- (d) A unit's impact fee review board shall prescribe a form for a response by a unit to a petition for review under this Section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:
- (1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and
  - (2) the reasons the unit believes that the amount of the fee assessed is correct.
- (e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d). The board shall immediately forward a copy of the response form to the petitioner.
- (f) An impact fee review board shall:
- (1) review the petition and the response submitted under this Section; and
  - (2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.
- (g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.
- (h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined. *As added by*

*P.L.221-1991, Sec.34.*

### **IC 36-7-4-1334**

Sec. 1334.

An impact fee ordinance must set forth the reasons for which an appeal of the amount of an impact fee may be made. The impact fee ordinance must provide that an appeal of the amount of an impact fee may be made for the following reasons:

- (1) A fact assumption used in determining the amount of an impact fee is incorrect.
- (2) The amount of the impact fee is greater than the amount allowed under Sections 1320, 1321, and 1322 of this chapter. *As added by P.L.221-1991, Sec.35.*

### **IC 36-7-4-1335**

Sec. 1335.

- (a) As used in this Section, "improvement" means an improvement under Section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:
- (1) That is to be used for at least one (1) of the infrastructure purposes specified in Section 1309 of this chapter.
  - (2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.
  - (3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.
  - (4) That is or will be:
    - (A) public property; or
    - (B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.
  - (5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.

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- (6) That either:
- (A) allows the removal of a component of infrastructure planned for the impact zone;
  - (B) is a useful addition to the zone improvement plan; or
  - (C) is reasonably likely to be included in a future zone improvement plan for the impact zone.
- (7) That is:
- (A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:
    - (i) applicable infrastructure agency; or
    - (ii) unit that imposed the impact fee; or
  - (B) required to be constructed or furnished under a written commitment that:
    - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
    - (ii) concerns the use or developing of the development against which the impact fee is imposed; and
    - (iii) is made under Section 613, 614, or 921 of this chapter.
- (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
- (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
  - (2) an improvement.
- (c) A fee payer is entitled to a credit under this Section for infrastructure or an improvement that:
- (1) is constructed or furnished relative to a development after January 1, 1989; and
  - (2) meets the requirements of this Section.
- (d) The amount of a credit allowed under this Section shall be determined at the date the impact fee is assessed. However, if an assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:
- (1) determined by the:
    - (A) person constructing or providing the infrastructure or improvement; and
    - (B) applicable infrastructure agency; and
  - (2) equal to the sum of the following:
    - (A) The cost of constructing or providing the infrastructure or improvement.
    - (B) The fair market value of land, real property interests, and site improvements provided.
- (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d) . However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this Section. *As added by P.L.221-1991, Sec.36.*

### IC 36-7-4-1336

#### Sec. 1336.

- (a) If the parties cannot agree on the cost or fair market value under Section 1335(d) of this chapter, the fee payer or the person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which

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the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under Section 1334 of this chapter or may be made under this Section.

- (b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this Section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this Section for determination of a credit amount. The board shall issue instructions for completion of the form.
- (d) Immediately after receiving a timely filed petition under this Section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.
- (e) The impact fee review board shall:
  - (1) review a petition and response filed under this Section; and
  - (2) determine the amount of the credit not later than thirty (30) days after the response is filed.
- (f) A fee payer aggrieved by a final determination of an impact fee review board under this Section:
  - (1) may appeal to the circuit or superior court of the county in which the unit is located; and
  - (2) is entitled to a trial de novo. *As added by P.L.221-1991, Sec.37.*

### IC 36-7-4-1337

Sec. 1337.

An impact fee ordinance shall do the following:

- (1) Establish a method for reasonably allocating credits to fee payers in situations in which the person providing infrastructure or an improvement is not the fee payer.
- (2) Allow the person providing infrastructure or an improvement to designate in writing a reasonable and administratively feasible method of allocating credits to future fee payers. *As added by P.L.221-1991, Sec.38.*

### IC 36-7-4-1338

Sec. 1338.

- (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee ordinance must do the following:
  - (1) Set the terms the members shall serve on the board.
  - (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.
- (b) An impact fee review board must consist of the following members:
  - (1) One (1) member who is a real estate broker licensed in Indiana.
  - (2) One (1) member who is an engineer licensed in Indiana.
  - (3) One (1) member who is a certified public accountant.
- (c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:
  - (1) The board shall fix a reasonable time for the hearing of appeals.

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- (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
- (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
- (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this subdivision, the board has all the powers of the official of the unit from which the appeal is taken.
- (5) The board shall decide a matter that the board is required to hear:
  - (A) at the hearing at which the matter is first presented; or
  - (B) at the conclusion of the hearing on the matter, if the matter is continued.
- (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
- (7) The board shall make written findings of fact to support the board's decision. *As added by P.L.221-1991, Sec.39.*

### IC 36-7-4-1339

#### Sec. 1339.

- (a) This Section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.
- (b) A person may seek to:
  - (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
  - (2) obtain a declaration of rights, status, or other legal relations under the ordinance.
- (c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact zone may be

challenged under this Section on any of the following grounds:

- (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
- (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
- (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under Section 1318 (c) of this chapter.
- (4) The unit has not complied with the requirements of Section 1318(f) of this chapter.
- (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
- (6) The impact fee ordinance imposes fees on new development that will not create a need for additional infrastructure.
- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance. *As added by P.L.221-1991, Sec.40. Amended by P.L.1-1998, Sec.206.*

### IC 36-7-4-1340

#### Sec. 1340.

- (a) An impact fee ordinance may take effect not

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earlier than six (6) months after the date on which the impact fee ordinance is adopted by a legislative body.

- (b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series. *As added by P.L.221-1991, Sec.41.*

### **IC 36-7-4-1341**

*Sec. 1341.*

A unit may not prohibit or delay new development to wait for the completion of all or a part of the process necessary for the development, adoption, or updating of an impact fee. *As added by P.L.221-1991, Sec.42.*

### **IC 36-7-4-1342**

*Sec. 1342.*

The general assembly finds that the powers of a local governmental unit to permit and provide for infrastructure are not limited by the provisions of this chapter except as expressly provided in this chapter. *As added by P.L.221-1991, Sec.43.*

# Chesterton Recreation Zone Improvement Plan Study

## Appendix B:

### Sources and Dollars spent for Infrastructure Improvements over the years 2008-2014

The following table illustrates the Capital Improvements implemented by the Chesterton Park Department from 2008 to 2014. This information was provided by the Town of Chesterton.

#### Parks Infrastructure Capital Expenditures – 2008 through 2014

Town of Chesterton

Source: Town of Chesterton

#### General Description of Sources and Amounts of Money Used to Pay for Infrastructure

During the Previous 5-Years [IC 36-7-4-1318(b)(6)]

Infrastructure Expenditure	Amount (approx.)	Funding Source	Year	Year Totals
Westchester Liberty Trail (0.75 miles in Dogwood Park)	\$ 219,000	DNR Grant	2008	
New Playground in Westwood Park	\$ 100,000	CEDIT	2008	
			<b>2008 Totals</b>	<b>\$ 319,000</b>
New Playgournd in Coffee Creek Park	\$ 70,000	CEDIT	2009	
New Playground in Golfview Park	\$ 120,000	CEDIT	2009	
			<b>2009 Totals</b>	<b>\$ 190,000</b>
Two Basketball and Two Tennis in Chesterton Park	\$ 128,000	Park Budget, Gifts	2010	
Bridge and Boardwalk in Coffee Creek Park	\$ 106,000	FEMA	2010	
			<b>2010 Totals</b>	<b>\$ 234,000</b>
Two Volleyball Courts at Dogwood Park	\$ 6,000	Park Budget	2011	
Bridge and Boardwalk in Coffee Creek Park	\$ 106,000	FEMA	2011	
			<b>2011 Totals</b>	<b>\$ 112,000</b>
Rehab. Building in Chesterton Park	\$ 23,000	Park Budget	2013	
			<b>2013 Totals</b>	<b>\$ 23,000</b>
Playground Equipment Purchased	\$ 62,277	CEDIT	2014	
			<b>2014 Totals</b>	<b>\$ 62,277</b>
<b>Total</b>	<b>\$ 940,277</b>			

# Chesterton Recreation Zone Improvement Plan Study

## Appendix C:

### Summary of Chesterton Park Department Revenues 2009-2014

#### Park Department Revenues – 2009-2014

Town of Chesterton – Park Department

Source: Town of Chesterton

*Past Years Park Impact Fee Revenues noted in table – No Disbursements of this fund has been used to date.*

YEAR	PERSONAL PROPERTY TAX INCOME	CCD REVENUES	CEDIT	CVET REVENUE	FIT REVENUE	LET REVENUE	PARK IMPACT FEES	PARK RECEIPTS (SPECIAL NON-REVERT ACCT.)	OTHER (Noted 2012 Transfer In)	TOTALS
2009	\$ 594,588.76		\$ 75,600.77	\$ 4,089.41	\$ 2,397.22	\$ 22,813.74	\$ 28,104.00	\$ 3,110.00	\$ 600.19	\$ 731,304.09
2010	\$ 241,400.51		\$ 150,688.35	\$ 6,101.01	\$ 1,310.00	\$ 13,270.58	\$ 21,078.00	\$ 3,070.00	\$ 2,200.00	\$ 439,118.45
2011	\$ 207,959.17		\$ 10,000.00	\$ 2,452.46	\$ 1,444.80	\$ 16,930.38	\$ 16,394.00	\$ 3,345.00	\$ 614.84	\$ 259,140.65
2012	\$ 91,999.47		\$ 32,797.20	\$ 1,120.14	\$ 667.54	\$ 7,737.06	\$ 37,472.00	\$ 2,260.00	\$ 268,268.75	\$ 442,322.16
2013	\$ 297,486.49		\$ 10,390.22	\$ 3,981.33	\$ 1,851.97	\$ 25,417.14	\$ 55,037.00	\$ 2,190.00	\$ 883.63	\$ 397,237.78
2014	\$ 124,747.83		\$ 14,478.89	\$ 1,173.67	\$ 745.24	\$ 9,256.45	\$ -	\$ 3,540.00	\$ -	\$ 153,942.08
<b>TOTALS</b>	\$ 1,558,182.23	\$ -	\$ 293,955.43	\$ 18,918.02	\$ 8,416.77	\$ 95,425.35	\$ 158,085.00	\$ 17,515.00	\$ 272,567.41	\$ 2,423,065.21
<b>6-Year Average</b>	\$ 259,697.04	\$ -	\$ 48,992.57	\$ 3,153.00	\$ 1,402.80	\$ 15,904.23	\$ 26,347.50	\$ 2,919.17	\$ -	\$ 403,844.20

## Appendix D:

### Impact Fee One Zone Recommendation Logic

An Impact Zone needs to be established for each recreation infrastructure type covered by the ordinance. In studying multi-zone options it usually proves best **to establish a one Impact Fee Zone**. Refer to the below example of a one-zone vs. multi-zone option:

#### EXAMPLE

- Say one zone has 10 softball fields existing within it. The recreation standards when applied to the future population of that zone only requires 5 fields.
- Say in the next zone (which has no existing softball fields) when applying the recreation standards to its future population it calculates the need for 3 new fields.

Multiple Zones Sample	Zone A	Zone B
Existing Softball Inventory	10	0
Applied Softball Standard	5	3
Variance of Softball	5	(3)
	Surplus	Deficiency

- If you would have multiple zones (using the above example) you would need to develop an additional 3 softball fields providing a total inventory of 13 (existing plus new) or a total surplus of 5.
- Yet if these two zones would be part of the same the existing inventory of 10 fields would be more than enough with future needs of only 8 fields (5 existing plus 3 new).

One Zone Sample	One Zone
Existing Softball Inventory	10
Applied Softball Standard	8
Variance of Softball	2
	Surplus



## Chesterton Recreation Zone Improvement Plan Study

### Appendix F:

#### RIF Collections and Disbursements 2009 to 2014

### Recreation Impact Fees Revenues Collected and Outlays – 2009-2014

Town of Chesterton

Source: Town of Chesterton

Year	RIF Revenues Collected	RIF Applied Expense Description	RIF Applied Expense Dollars	Balance
2009	\$ 28,104.00	No Expense	\$ -	\$ 28,104.00
2010	\$ 21,078.00	No Expense	\$ -	\$ 21,078.00
2011	\$ 16,394.00	No Expense	\$ -	\$ 16,394.00
2012	\$ 37,472.00	No Expense	\$ -	\$ 37,472.00
2013	\$ 55,037.00	No Expense	\$ -	\$ 55,037.00
2014	\$ -	No Expense	\$ -	\$ -
<b>Total</b>	<b>\$ 158,085.00</b>		<b>\$ -</b>	<b>\$ 158,085.00</b>



## Appendix G: Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, Mark O'Dell, P.E., Town Engineer of the Town of Chesterton as per IC 36-7-4-1318(d).

Town of  
*Chesterton*  
INDIANA

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Office of the Clerk-Treasurer

January 29, 2015

Chesterton Town Council  
Town Hall  
726 Broadway  
Chesterton, IN 46304

Re: Chesterton Zone Improvement Plan

Dear Members:

Please be advised that I am a qualified registered engineer licensed to perform engineering services in the State of Indiana (#9500089). I consulted with the Town and its Impact Fee Advisory Committee and Lehman & Lehman, Inc. during the Town's preparation of the Zone Improvement Plan for a park and recreation impact fee. I specifically consulted with the Town during the preparations of the portions of the Zone Improvement Plans set forth in subsections (b)1, (b)2, (b)5 and (c)2 as required by Indiana Code 36-7-4-1318(d).

Sincerely,



Mark D. O'Dell, P.E.  
Town Engineer

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[www.chestertonin.org](http://www.chestertonin.org)  
Phone: (219) 926-1641 Fax: (219) 926-7626

## Chesterton Recreation Zone Improvement Plan Study

