

## **SUMMARY - SPRINGVILLE PUBLIC SAFETY IFFP AND IFA**

### **IMPACT FEE FACILITIES PLAN (IFFP)**

The purpose of the IFFP is to identify current and proposed service levels for public safety, as well as any existing, excess capacity in the system. Costs of excess capacity, based on actual cost are identified, along with new construction costs in the IFFP.

Springville's existing police station has sufficient capacity to serve the community through buildout. With 29,690 calls projected for buildout, and 32,307 square feet of police building space, the City anticipates a service level of 1.09 building square feet per police call for service. Residential development currently accounts for, on average, 1.32 calls per unit, while nonresidential development accounts for 0.000512 calls per square foot of nonresidential building space.

Springville has excess capacity of 3,100 square feet in its existing fire stations but will consume this excess capacity by 2026 when it plans on building a new fire station. By 2030, the City will need to construct an additional 1,922 square feet of fire facility space. The City intends to meet this demand by constructing Station 43 with 2,580 square feet at a cost of \$400 per square foot. In addition, the City intends to acquire an aerial ladder truck at a cost of \$900,000 within the next 6 years.

### **IMPACT FEE ANALYSIS (IFA)**

The purpose of the IFA is to proportionately share the cost of the capital improvements that are necessitated by growth in a community among the various types of development. For the police station, new development will need to buy-in to the existing excess capacity of the building which is sufficient to serve the community through buildout. The fire department has excess capacity sufficient to serve the needs of new development through 2026 at which time the City intends to build a new fire station similar to its existing Station 42.

The actual cost of the existing police facility is \$7,482,455. New development in the next 10 years will consume 14% of the capacity of the building and is therefore responsible for \$1,068,495 of the cost. This cost is spread equally among the 4,240 new calls anticipated during the next 10 years to arrive at a cost of \$190.56 per call (which also includes adjustments and credits for fund balances, outstanding bonds, consulting costs, etc.). With an average of 1.32 calls per residential unit annually, the maximum fee in 2020 is \$251.31; for nonresidential, the maximum police portion of the fee in 2020 is \$0.10.

Fire costs include buy-in to excess capacity of the existing fire stations, as well as construction costs associated with a new fire station. Station 43 is anticipated to have 2,580 square feet and cost \$400 per square foot to construct. With anticipated growth of 378 calls for service by 2030, the City will require a total of 5,022 square feet by 2030. This growth will consume 3,100 square feet of excess capacity in existing facilities and require 1,922 square feet of additional space. This results in a cost per call of \$2,947.37 (after appropriate adjustments and credits for fund balances, outstanding bonds and consulting costs).

In addition, Springville can charge an impact fee to commercial development for fire vehicles costing in excess of \$500,000. The City anticipates acquiring a ladder truck at a cost of \$900,000 within the next 6 years. The vehicle cost per call is \$292.58, which is in addition to the facility cost per call of \$2,947.37.

The maximum fee for the fire portion of the impact fee is \$324.74 per residential unit; the maximum fee for non-residential development is \$0.18 per square foot.

**Maximum police and fire impact fees in 2020 reach \$576.05 per residential unit and \$0.28 per nonresidential square foot.**

# SPRINGVILLE CITY



## DRAFT PUBLIC SAFETY IMPACT FEE FACILITIES PLAN



## IMPACT FEE FACILITIES PLAN SPRINGVILLE CITY

### Executive Summary

#### Background

This Impact Fee Facilities Plan (IFFP) was prepared to meet the requirements of Utah Code §11-36a. Public safety includes both police (law enforcement) and fire capital facilities. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Springville has determined that there is one city-wide service area for police and fire protection services.

#### New Development and Growth

Springville is experiencing solid growth. Residential and non-residential growth creates the demand for new public safety capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2019-2030

Year	Households	Non-Residential Square Feet
2019	10,374	7,223,864
2020	10,614	7,390,986
2021	10,821	7,535,129
2022	11,032	7,682,058
2023	11,247	7,831,772
2024	11,466	7,984,271
2025	11,690	8,140,252
2026	11,918	8,299,018
2027	12,150	8,460,569
2028	12,387	8,625,603
2029	12,629	8,794,118
2030	12,875	8,965,418

Source: Springville City; Utah County Assessor's Office

#### Identify the Existing and Proposed Levels of Service and Excess Capacity

*Utah Code 11-36a-302(1)(a)(i)(ii)(iii)*

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean public safety buildings, as well as fire vehicles that have been acquired previously or will be acquired within the next six years at a cost of \$500,000 or more.

Existing service levels for both police and fire are based on the current capital facilities (i.e., building square feet) as measured per demand unit. Demand units increase with development which generates

more calls for service and, therefore, the need for more public building space. In addition, existing service levels for fire include fire vehicles acquired at a cost of \$500,000 or more.

**Police.** The City had 17,586 calls for service that originated from development in Springville in 2019.<sup>1</sup> With the growth that the City is experiencing, these calls for service will only increase in the future. The City currently has excess capacity in its existing police facilities sufficient to serve the needs of the City through buildout and therefore will not need to construct new facilities in order to meet the demands of new growth.

During 2019, the City averaged 1.32 police calls per residential dwelling unit and 0.00051 calls per square foot of nonresidential space. With 32,307 police building square feet, this results in an existing service level of 1.84 square feet of police facility space for every police call. The proposed service level is for 1.09 square feet per call calculated by dividing the total police building square feet (32,307) by the projected calls at buildout (29,690).<sup>2</sup>

**TABLE 2: EXISTING AND PROPOSED LEVEL OF SERVICE – POLICE**

	<b>TOTAL</b>	<b>Residential</b>	<b>Non-Residential</b>
Police Calls 2019*	17,586	13,681	3,702
Residential Dwelling Units or Non-Residential SF – 2019		10,374	7,223,864
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		1.319	0.00051
TOTAL Attributable Police Bldg SF	32,307	25,133	6,801
Existing LOS - SF per Call		1.84	1.84
Police Calls Buildout*		23,097	6,250
Proposed Police Bldg SF per Call		1.09	1.09

\*Does not include traffic pass-thru calls that do not originate in Springville

**Fire.** The City had 1,569 calls for service that originated from development in Springville in 2019.<sup>3</sup> With the growth that the City is experiencing, these calls for service will only increase in the future. The City currently has excess capacity in its existing fire facilities sufficient to serve the needs of the City through buildout and therefore will not need to construct new facilities in order to meet the demands of new growth.

<sup>1</sup> Springville had 17,586 police calls for service in 2019. These calls have been reduced to account for the fact that 10 percent of all traffic-related police calls are attributed to pass-through traffic that does not originate in Springville. Traffic calls represent 11.5 percent of all calls for service received by the police department. An estimated 10 percent of these traffic calls are attributed to pass-through traffic and therefore cannot be included in the calculation of impact fees.

<sup>2</sup> Includes residential, non-residential and pass-thru traffic calls.

<sup>3</sup> Springville had 1,569 fire calls for service in 2019. These calls have been reduced to account for the fact that 10 percent of all fire-related traffic calls are attributed to pass-through traffic that does not originate in Springville. Traffic calls represent 14.5 percent of all calls for service received by the fire department. An estimated 10 percent of traffic calls are attributable to pass-through traffic and cannot be included in the calculation of impact fees..

During 2019, the City averaged 0.11 fire calls per residential dwelling unit and 0.05583 calls per square foot of nonresidential space. With 23,930 square feet of fire building space, this results in an existing service level of 15.25 square feet of fire facility space for every fire call. The proposed service level is for 13.28 square feet per call calculated by dividing the total fire building square feet (23,930) by the projected calls in 2026 (1,803)<sup>4</sup> at which time a new station will be required.

**TABLE 3: EXISTING AND PROPOSED SERVICE LEVELS – FIRE**

	<b>TOTAL</b>	<b>Residential</b>	<b>Non-Residential</b>
Fire Calls 2019*	1,569	1,143	403
Residential Dwelling Units or Non-Residential SF – 2019		10,374	7,223,864
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.110	0.00005583
Total Attributable Fire Building SF	23,930	17,433	6,151
Existing LOS - SF per Call		15.25	15.25
Fire Calls 2026*		1,313	463
Proposed Fire Bldg SF per Call		13.28	13.28

\*Does not include pass-thru traffic calls that do not originate in Springville

The City intends to acquire a \$900,000 ladder truck within the next 6 years that can be considered in the calculation of impact fees. The ladder truck is needed to serve the additional height and reach demands of future development.

### Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

#### *Utah Code 11-36a-302(1)(a)(iv)*

**Police.** The existing police department has excess capacity sufficient to serve the needs of new development through buildout. Therefore, no new facilities are needed in order to meet growth demands in the City. At the proposed service level of 1.09 building square feet per call, new residential and non-residential development will need a total of 23,750 square feet of space by 2030. With 32,307 total square feet in the existing building, there will be 8,557 excess square feet remaining in 2030.

**Fire.** The existing fire department has excess capacity sufficient to serve the needs of new development through 2026, at which time it plans to construct a new fire station similar to the existing Station 42. At the proposed service level of 13.28 building square feet per call, new residential and non-residential development will need a total of 25,852 square feet of space by 2030. With 23,930 total square feet in the existing building, the City will need an additional 1,922 square feet by 2030.

### Identify How the Growth Demands Will Be Met

#### *Utah Code 11-36a-302(1)(a)(v)*

<sup>4</sup> Includes residential, non-residential and pass-thru traffic calls

Police. New growth will need to buy into the excess capacity of the existing police facilities. The actual cost of existing police facilities is \$7,482,455.

Fire. New growth will need to buy into the excess capacity of the existing fire facilities and to construct additional fire station space by 2026. The actual cost of existing fire facilities is \$5,848,495.

**TABLE 4: FIRE FACILITY COSTS**

<b>Fire Facility</b>	<b>Amount</b>
Actual Cost of Station 41	\$5,005,654
Actual Cost of Station 42	\$842,841
<b>TOTAL</b>	<b>\$5,848,495</b>

The estimated construction cost (land and building) for the new fire station is \$400 per square foot. The new fire station will be similar to Station 42 which has 2,580 square feet.

New growth will also need to pay for its fair share of the new aerial ladder truck anticipated to be purchased within the next 6 years at a cost of approximately \$900,000.

### **Consideration of Revenue Sources to Finance Impacts on System Improvements**

#### *Utah Code 11-36a-302(2)*

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for public safety improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

## **Utah Code Legal Requirements**

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

#### *Notice of Intent to Prepare Impact Fee Facilities Plan*

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

#### *Preparation of Impact Fee Facilities Plan*

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

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

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

Further, the proposed level of service may:

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

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

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

#### *Certification of Impact Fee Facilities Plan*

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

## Existing Service Levels

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

### Growth in Demand

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 5: GROWTH PROJECTIONS, 2019-2030

Year	Households	Non-Residential Square Feet
2019	10,374	7,223,864
2020	10,614	7,390,986
2021	10,821	7,535,129
2022	11,032	7,682,058
2023	11,247	7,831,772
2024	11,466	7,984,271
2025	11,690	8,140,252
2026	11,918	8,299,018
2027	12,150	8,460,569
2028	12,387	8,625,603
2029	12,629	8,794,118
2030	12,875	8,965,418

Source: Springville City; Utah County Assessor's Office

Residential and nonresidential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur.

**Police:** The increased police calls for service are projected as follows for residential and non-residential development in Springville. Additional calls may be received for pass-through traffic, but these demand units are not included in the calculation of impact fees.

TABLE 6: POLICE – PROJECTED GROWTH IN POLICE CALLS FOR SERVICE BY DEVELOPMENT IN SPRINGVILLE

Year	Households	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL CALLS
2019	10,374	13,681	1.319	3,702	0.000512	17,383	17,586
2020	10,614	13,997	1.319	3,788	0.000512	17,785	17,993
2021	10,821	14,270	1.319	3,862	0.000512	18,132	18,344
2022	11,032	14,549	1.319	3,937	0.000512	18,485	18,701
2023	11,247	14,832	1.319	4,014	0.000512	18,846	19,066
2024	11,466	15,121	1.319	4,092	0.000512	19,213	19,437
2025	11,690	15,416	1.319	4,172	0.000512	19,588	19,817
2026	11,918	15,717	1.319	4,253	0.000512	19,970	20,203
2027	12,150	16,023	1.319	4,336	0.000512	20,359	20,597

Year	Households	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL CALLS
2028	12,387	16,335	1.319	4,420	0.000512	20,756	20,998
2029	12,629	16,655	1.319	4,507	0.000512	21,161	21,409
2030	12,875	16,979	1.319	4,595	0.000512	21,574	21,826
2031	13,057	17,219	1.319	4,660	0.000512	21,879	22,134
2032	13,241	17,462	1.319	4,725	0.000512	22,187	22,446
2033	13,427	17,707	1.319	4,792	0.000512	22,499	22,761
2034	13,617	17,957	1.319	4,859	0.000512	22,817	23,084
2035	13,809	18,211	1.319	4,928	0.000512	23,139	23,409
2036	14,003	18,467	1.319	4,997	0.000512	23,464	23,738
2037	14,201	18,728	1.319	5,068	0.000512	23,796	24,074
2038	14,401	18,991	1.319	5,139	0.000512	24,131	24,413
2039	14,604	19,259	1.319	5,212	0.000512	24,471	24,757
2040	14,810	19,531	1.319	5,285	0.000512	24,816	25,106

Fire: The increased fire calls for service, originating in Springville, are projected as shown in the following table. Additional calls may be received for pass-through traffic, but these calls are not included in the calculation of impact fees.

TABLE 7: FIRE – PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	Households	Residential Calls	Adjusted Residential Ratio	Non-Residential Calls	Adjusted Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL Calls
2019	10,374	1,143	0.1102	403	0.055826	1,546	1,569
2020	10,614	1,169	0.1102	413	0.055826	1,582	1,605
2021	10,821	1,192	0.1102	421	0.055826	1,613	1,637
2022	11,032	1,216	0.1102	429	0.055826	1,644	1,669
2023	11,247	1,239	0.1102	437	0.055826	1,676	1,701
2024	11,466	1,263	0.1102	446	0.055826	1,709	1,734
2025	11,690	1,288	0.1102	454	0.055826	1,742	1,768
2026	11,918	1,313	0.1102	463	0.055826	1,776	1,803
2027	12,150	1,339	0.1102	472	0.055826	1,811	1,838
2028	12,387	1,365	0.1102	482	0.055826	1,846	1,873
2029	12,629	1,391	0.1102	491	0.055826	1,882	1,910
2030	12,875	1,419	0.1102	501	0.055826	1,919	1,947
2031	13,057	1,439	0.1102	508	0.055826	1,946	1,975
2032	13,241	1,459	0.1102	515	0.055826	1,974	2,003
2033	13,427	1,479	0.1102	522	0.055826	2,001	2,031
2034	13,617	1,500	0.1102	529	0.055826	2,030	2,059

Year	Households	Residential Calls	Adjusted Residential Ratio	Non-Residential Calls	Adjusted Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL Calls
2035	13,809	1,521	0.1102	537	0.055826	2,058	2,089
2036	14,003	1,543	0.1102	544	0.055826	2,087	2,118
2037	14,201	1,565	0.1102	552	0.055826	2,117	2,148
2038	14,401	1,587	0.1102	560	0.055826	2,147	2,178
2039	14,604	1,609	0.1102	568	0.055826	2,177	2,209
2040	14,810	1,632	0.1102	576	0.055826	2,208	2,240

### Existing Service Levels

**Police.** The existing police department has excess capacity sufficient to serve the needs of new development through buildout. Therefore, no new facilities are needed in order to meet growth demands in the City. At the proposed service level of 1.09 building square feet per call, new residential and non-residential development will need a total of 23,750 square feet of space by 2030. With 32,307 total square feet in the existing building, there will be 8,557 excess square feet remaining in 2030.

During 2019, the City averaged 1.32 police calls per residential dwelling unit and 0.00051 calls per square foot of nonresidential space. With 32,307 police building square feet, this results in an existing service level of 1.84 square feet of police facility space for every police call. The proposed service level is for 1.09 square feet per call calculated by dividing the total police building square feet (32,307) by the projected calls at buildout (29,690).<sup>5</sup>

TABLE 8: EXISTING AND PROPOSED LEVEL OF SERVICE – POLICE

	TOTAL	Residential	Non-Residential
Police Calls 2019*	17,586	13,681	3,702
Residential Dwelling Units or Non-Residential SF – 2019		10,374	7,223,864
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		1.319	0.00051
TOTAL Attributable Police Bldg SF	32,307	25,133	6,801
Existing LOS - SF per Call		1.84	1.84
Police Calls Buildout*		23,097	6,250
Proposed Police Bldg SF per Call		1.09	1.09

\*Does not include traffic pass-thru calls that do not originate in Springville

**Fire.** The existing fire department has excess capacity sufficient to serve the needs of new development through 2026 at which time the City intends to build a new fire station similar to the existing Station 42.

<sup>5</sup> Includes residential, non-residential and pass-thru traffic calls.

At the proposed service level of 13.28 building square feet per call, new residential and non-residential development will need a total of 25,852 square feet of space by 2030. With 23,930 total square feet in the existing stations, the City will need 1,922 additional square feet by 2026.

Currently there are 0.11 demand units (calls for service) per residential dwelling unit and 0.05583 demand units per nonresidential square foot of space.

**TABLE 9: EXISTING LEVEL OF SERVICE – FIRE**

	<b>TOTAL</b>	<b>Residential</b>	<b>Non-Residential</b>
Fire Calls 2019*	1,569	1,143	403
Residential Dwelling Units or Non-Residential SF – 2019		10,374	7,223,864
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.110	0.00005583
Total Attributable Fire Building SF	23,930	17,433	6,151
Existing LOS - SF per Call		15.25	15.25

\*Does not include pass-thru traffic calls

With 1,569 fire calls for service in 2019 and 23,930 building square feet, the existing level of service is 15.25 building square feet per call.

## Proposed Level of Service

Police. New growth will need to buy into the excess capacity of the existing police facilities. The actual cost of existing police facilities is \$7,482,455. The proposed level of service is 1.09 police building square feet per call; the existing service level is 1.84 square feet per call.

**TABLE 10: PROPOSED LEVEL OF SERVICE – POLICE**

	<b>TOTAL</b>	<b>Residential</b>	<b>Non-Residential</b>
Police Calls 2019*	17,586	13,681	3,702
Residential Dwelling Units or Non-Residential SF – 2019		10,374	7,223,864
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		1.319	0.00051
TOTAL Attributable Police Bldg SF	32,307	25,133	6,801
Police Calls Buildout*		23,097	6,250
Proposed Police Bldg SF per Call		1.09	1.09

\*Does not include traffic pass-thru calls that do not originate in Springville

Fire. New growth will need to buy into the excess capacity of the existing fire facilities and construct additional facilities. The actual cost of existing fire facilities is \$5,848,495. The anticipated cost of the new fire station is \$400 per square foot (including land and building).

TABLE 11: FIRE FACILITY COSTS

Fire Facility	Amount
Actual Cost of Station 41	\$5,005,654
Actual Cost of Station 42	\$842,841
<b>TOTAL</b>	<b>\$5,848,495</b>

The proposed level of service is 13.28 building square feet per call.

TABLE 12: PROPOSED LEVEL OF SERVICE – FIRE

	TOTAL	Residential	Non-Residential
Fire Calls 2019*	1,569	1,143	403
Residential Dwelling Units or Non-Residential SF – 2019		9,768	7,223,864
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.117	0.00005583
Total Attributable Fire Building SF	23,930	17,433	6,151
Fire Calls Buildout*		1,313	463
Proposed Fire Bldg SF per Call		13.28	13.28

\*Does not include pass-thru traffic calls that do not originate in Springville

The proposed level of service for the new fire truck to be acquired within the next 6 years is a 15-year life through 2040, which will serve 2,240 fire calls.

## Excess Capacity

Police. The existing police department has excess capacity sufficient to serve the needs of new development through buildout. Therefore, no new facilities are needed in order to meet growth demands in the City. At the proposed service level of 1.09 building square feet per call, new residential and non-residential development will need a total of 23,750 square feet of space by 2030. With 32,307 total square feet in the existing building, there will be 8,557 excess square feet remaining in 2030.

Fire. The existing fire department has excess capacity sufficient to serve the needs of new development through 2026, at which time the City plans to construct an additional fire station similar to its existing Station 42. At the proposed service level of 13.28 building square feet per call, new residential and non-residential development will need a total of 25,852 square feet of space by 2030. With 23,930 total square feet in the existing building, the City will need an additional 1,922 square feet by 2030.

## Identify Demands Placed upon Existing Facilities by New Development Activity at the Proposed Level of Service

**Police.** New development will consume 4,614 additional square feet of the excess capacity in the existing police station by 2030.

**TABLE 13: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) TO MAINTAIN PROPOSED POLICE SERVICE LEVELS**

Year	Residential Calls	Non-Residential Calls	Total Police SF Needed
2019	13,681	3,702	19,136
2020	13,997	3,788	19,579
2021	14,270	3,862	19,961
2022	14,549	3,937	20,350
2023	14,832	4,014	20,747
2024	15,121	4,092	21,151
2025	15,416	4,172	21,564
2026	15,717	4,253	21,984
2027	16,023	4,336	22,412
2028	16,335	4,420	22,850
2029	16,655	4,507	23,296
2030	16,979	4,595	23,750
<b>Growth, 2019-2030</b>	<b>3,298</b>	<b>893</b>	<b>4,614</b>

**Fire.** Excess capacity in the existing fire stations is sufficient to serve the City through 2026 when a new fire station, similar to the existing Station 42, will be built.

**TABLE 14: FACILITIES NEEDED (FIRE BUILDING SQUARE FEET) TO MAINTAIN PROPOSED FIRE SERVICE LEVELS**

Year	Residential Calls	Non-Residential Calls	Building SF Needed
2019	1,143	403	20,830
2020	1,169	413	21,312
2021	1,192	421	21,727
2022	1,216	429	22,151
2023	1,239	437	22,583
2024	1,263	446	23,022
2025	1,288	454	23,472
2026	1,313	463	23,930
2027	1,339	472	24,396
2028	1,365	482	24,872
2029	1,391	491	25,358
2030	1,419	501	25,852
<b>Growth, 2019-2030</b>	<b>276</b>	<b>98</b>	<b>5,022</b>

## Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

**Police.** The City will meet the proposed growth demands by allowing new development to buy into the existing excess capacity of the police station. The existing station has 13,171 square feet of excess capacity. By 2030, Springville will require 4,614 additional square feet of space that will be consumed as part of the excess capacity in the existing police station. New development will therefore need to buy into the cost of the existing, excess capacity of the police station. Total actual cost of the existing police station is \$7,482,455..

**Fire.** The City will meet the proposed growth demands by allowing new development to buy into the existing excess capacity of its two fire stations. In 2026, the City plans on building a new fire station similar to its existing Station 42. The existing stations have 23,930 square feet of space, with 3,100 square feet of excess capacity. By 2030, Springville will require 5,022 additional square feet of space. These space needs will be met through two means: 1) consumption of the excess 3,100 square feet in the existing fire stations; and 2) construction of a new fire station with approximately 2,580 square feet, of which 1,922 square feet will be necessitated by new development by 2030.

New development will therefore need to buy into the cost of the existing, excess capacity of the fire stations and construct a new facility as well. Total actual cost of existing fire station facilities is \$5,848,495. New construction costs are estimated at \$400 per square foot (land and building).

## Manner of Financing for Public Facilities

*Utah Code 11-36a-304(2)(c)(d)(e)*

Impact fees will be used to fund the established growth-driven public safety services for law enforcement and fire.

### Credits Against Impact Fees

*Utah Code 11-36a-304(2)(f)*

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the City before construction of the improvements.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding must be identified.

### **Grants**

The City is unaware of any potential grant sources for future public safety facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

### **Bonds**

On July 6, 2011 the City reissued its Series 2008 bonds for \$6,110,000 Lease Revenue Bonds with a maturity date in 2031. The cost of the bond has been allocated to the police and fire stations based on their proportionate costs, share of building space and cash contributed to the project. Credits must be made so that new development is not charged twice – once for impact fees and then again in bond payments.

### **Transfer from General Fund**

To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated, they will be used to reach the Proposed Service Levels recommended in the City's Master Plan and not to offset the demands generated by new development, which is anticipated to be offset with impact fees.

### **Impact Fees**

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

### **Anticipated or Accepted Dedications of System Improvements**

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

## **Certification**

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Zions Public Finance, Inc. certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the

methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

3. Complies in each and every relevant respect with the Impact Fees Act.

DRAFT



DRAFT Public Safety Impact Fee Analysis



## IMPACT FEE ANALYSIS SPRINGVILLE CITY

### Executive Summary

#### Background

The Impact Fee Analysis (IFA) was prepared to meet the requirements of Utah Code §11-36a. Public safety includes both police (law enforcement) and fire capital facilities. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Springville has determined that there is one city-wide service area for police and fire protection services in the City. Therefore, all development in the City will be charged the same public safety impact fee regardless of where the new development takes place.

Impacts to public safety from residential and non-residential growth are manifest in increased demand on police and fire services. The increased demand results in the need for more public safety facilities.

#### New Development and Growth

Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2019-2030

Year	Households	Non-Residential Square Feet
2019	10,374	7,223,864
2020	10,614	7,390,986
2021	10,821	7,535,129
2022	11,032	7,682,058
2023	11,247	7,831,772
2024	11,466	7,984,271
2025	11,690	8,140,252
2026	11,918	8,299,018
2027	12,150	8,460,569
2028	12,387	8,625,603
2029	12,629	8,794,118
2030	12,875	8,965,418

Source: Springville City; Utah County Assessor's Office

Police. This growth is anticipated to result in increased demand on police facilities, as evidenced by an increasing number of police calls for service.

TABLE 2: POLICE – PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Residential Calls	Non-Residential Calls	Total Impact-Fee Eligible Calls	Pass-Thru Calls*	TOTAL CALLS
2019	13,681	3,702	17,383	203	17,586
2020	13,997	3,788	17,785	208	17,993
2021	14,270	3,862	18,132	212	18,344
2022	14,549	3,937	18,485	216	18,701
2023	14,832	4,014	18,846	220	19,066
2024	15,121	4,092	19,213	224	19,437
2025	15,416	4,172	19,588	229	19,817
2026	15,717	4,253	19,970	233	20,203
2027	16,023	4,336	20,359	238	20,597
2028	16,335	4,420	20,756	243	20,998
2029	16,655	4,507	21,161	247	21,409
2030	16,979	4,595	21,574	252	21,826
2031	17,219	4,660	21,879	256	22,134
2032	17,462	4,725	22,187	259	22,446
2033	17,707	4,792	22,499	263	22,761
2034	17,957	4,859	22,817	267	23,084
2035	18,211	4,928	23,139	270	23,409
2036	18,467	4,997	23,464	274	23,738
2037	18,728	5,068	23,796	278	24,074
2038	18,991	5,139	24,131	282	24,413
2039	19,259	5,212	24,471	286	24,757
2040	19,531	5,285	24,816	290	25,106

\*Pass-thru calls are calls that do not originate or have a destination within Springville

**Fire.** Residential and non-residential growth will result in the need for more fire facility space, as reflected by the growth in fire calls for service.

TABLE 3: FIRE – PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	Residential Calls	Non-Residential Calls	Total Impact-Fee Eligible Calls	Pass-Thru Calls	TOTAL Calls
2019	1,143	403	1,546	23	1,569
2020	1,169	413	1,582	23	1,605
2021	1,192	421	1,613	24	1,637
2022	1,216	429	1,644	24	1,669
2023	1,239	437	1,676	25	1,701
2024	1,263	446	1,709	25	1,734
2025	1,288	454	1,742	26	1,768

Year	Residential Calls	Non-Residential Calls	Total Impact-Fee Eligible Calls	Pass-Thru Calls	TOTAL Calls
2026	1,313	463	1,776	26	1,803
2027	1,339	472	1,811	27	1,838
2028	1,365	482	1,846	27	1,873
2029	1,391	491	1,882	28	1,910
2030	1,419	501	1,919	28	1,947
2031	1,439	508	1,946	29	1,975
2032	1,459	515	1,974	29	2,003
2033	1,479	522	2,001	29	2,031
2034	1,500	529	2,030	30	2,059
2035	1,521	537	2,058	30	2,089
2036	1,543	544	2,087	31	2,118
2037	1,565	552	2,117	31	2,148
2038	1,587	560	2,147	32	2,178
2039	1,609	568	2,177	32	2,209
2040	1,632	576	2,208	32	2,240

#### Impact on Consumption of Existing Capacity - Utah Code 11-36a-304(1)(a)

**Police.** The existing police department has excess capacity sufficient to serve the needs of new development through buildout. Therefore, no new facilities are needed in order to meet growth demands in the City. At the proposed service level of 1.09 building square feet per call, new residential and non-residential development will need a total of 23,750 square feet of space by 2030. With 32,307 total square feet in the existing building, there will be 8,557 excess square feet remaining in 2030.

**Fire.** The existing fire department has excess capacity sufficient to serve the needs of new development through 2026 at which time the City intends to build a new fire station similar to its existing Station 42. At the proposed service level of 13.28 building square feet per call, new residential and non-residential development will need a total of 25,852 square feet of space by 2030. With 23,930 total square feet in the existing stations, the City will need to construct 1,922 additional square feet by 2026.

#### Impact on System Improvements by Anticipated Development Activity - Utah Code 11-36a-304(1)(b)

**Police.** As stated above, the existing police station has excess capacity intended to serve the community through buildout. Therefore, new development will be required to buy into this existing, excess capacity.

**Fire.** While the current fire stations (Station 41 and 42) have sufficient capacity to serve new development through 2026, the City plans on constructing an additional fire station (Station 43) in 2026. It is anticipated that this station will have 2,580 square feet and will cost \$1,032,000 to construct (\$400 per sf

for land and buildings). New development will also need to buy into the excess capacity of the two existing fire stations. These two fire stations have a cost of \$4,396,478.

### Proportionate Share Analysis - Utah Code 11-36a-304(1)(d)

Police. The cost per call for police is \$224.44 as shown below.

TABLE 4: POLICE COST PER CALL CALCULATION

Summary - Cost per Call	
Facilities	\$252.02
Consultant Costs	\$0.94
Fund Balance	(\$28.52)
<b>TOTAL Cost per Call</b>	<b>\$224.44</b>

Due to the outstanding Municipal Building Authority Lease Revenue Bonds, Series 2008, which is paying for police, fire and civic center facilities, a credit must be made against the gross cost per police call calculated above so that new development is not required to pay twice. These credits result in the following maximum costs per police call per year.

TABLE 5: POLICE BOND CREDIT CALCULATIONS

Bond Summary	Principal Payment	Amount to Police	Amount to Existing Development	Police Calls for Service	Pmt per Call	NPV	Maximum Cost per Call
2020	\$295,000	\$100,848	\$59,735	17,993	\$3.32	\$33.88	\$190.56
2021	\$305,000	\$104,267	\$61,760	18,344	\$3.37	\$31.58	\$192.87
2022	\$320,000	\$109,395	\$64,797	18,701	\$3.46	\$29.16	\$195.29
2023	\$330,000	\$112,813	\$66,822	19,066	\$3.50	\$26.57	\$197.88
2024	\$345,000	\$117,941	\$69,860	19,437	\$3.59	\$23.86	\$200.59
2025	\$360,000	\$123,069	\$72,897	19,817	\$3.68	\$20.98	\$203.46
2026	\$375,000	\$128,197	\$75,934	20,203	\$3.76	\$17.93	\$206.51
2027	\$390,000	\$133,325	\$78,972	20,597	\$3.83	\$14.71	\$209.73
2028	\$405,000	\$138,453	\$82,009	20,998	\$3.91	\$11.32	\$213.13
2029	\$425,000	\$145,290	\$86,059	21,409	\$4.02	\$7.75	\$216.69
2030	\$440,000	\$150,418	\$89,096	21,826	\$4.08	\$3.96	\$220.48

The cost per call is then applied to the number of calls per unit.

TABLE 6: 2020 MAXIMUM POLICE IMPACT FEE

	Calls per Unit/SF	2020 Maximum Fee per Unit/SF
Residential	1.32	\$251.31
Non-Residential	0.000512486	\$0.10

**Fire.** The cost calculations for fire include buy-in to excess capacity in the existing fire stations, as well as construction costs associated with a new fire station.

TABLE 7: FIRE COST PER CALL

	<b>Amount</b>
<b>Existing Capacity</b>	
Cost of Existing Stations	\$4,396,478
Total sf	23,930
2019 SF Used	20,830
Existing Excess Capacity – SF	3,100
% of Building Cost as Excess Capacity	13.0%
Cost to New Development	\$569,572.25
<b>New Construction</b>	
SF of Station 43	2,580
Construction Cost per SF	\$400
Cost of Station 43	\$1,032,000
SF Required by New Development, 2019-2030	5,022
New SF Required after Consumption of Excess Capacity	1,922
% of Bldg to New Development	74%
Cost to New Development	\$768,619
Total Costs to New Development, 2019-2030	\$1,338,191
Growth in Calls, 2019-2030	378
<b>Cost per Call</b>	<b>\$3,537.76</b>

Due to the outstanding Municipal Building Authority Lease Revenue Bonds, Series 2008, which is paying for police, fire and civic center facilities, a credit must be made against the gross cost per fire call calculated above so that new development is not required to pay twice. These credits result in the following maximum costs per fire call per year.

TABLE 8: FIRE BOND CREDIT CALCULATIONS

Bond Summary	Principal Payment	Amount to Fire	Amount to Existing Development	Fire Calls for Service	Pmt per Call	NPV	Maximum Cost per Call
2020	\$295,000	\$74,699	\$44,246	1,605	\$27.56	\$281.27	\$2,947.37
2021	\$305,000	\$77,231	\$45,746	1,637	\$27.95	\$262.14	\$2,966.50
2022	\$320,000	\$81,029	\$47,996	1,669	\$28.77	\$242.05	\$2,986.59
2023	\$330,000	\$83,562	\$49,496	1,701	\$29.10	\$220.55	\$3,008.09
2024	\$345,000	\$87,360	\$51,745	1,734	\$29.84	\$198.07	\$3,030.57
2025	\$360,000	\$91,158	\$53,995	1,768	\$30.54	\$174.17	\$3,054.47
2026	\$375,000	\$94,956	\$56,245	1,803	\$31.20	\$148.86	\$3,079.78
2027	\$390,000	\$98,755	\$58,495	1,838	\$31.83	\$122.12	\$3,106.52
2028	\$405,000	\$102,553	\$60,745	1,873	\$32.42	\$93.95	\$3,134.69
2029	\$425,000	\$107,617	\$63,744	1,910	\$33.37	\$64.35	\$3,164.29
2030	\$440,000	\$111,415	\$65,994	1,947	\$33.89	\$32.90	\$3,195.74

In addition, Springville plans on acquiring a new ladder truck in the next 6 years at a cost of \$900,000. Only commercial development can be assessed an impact fee for fire vehicles that cost in excess of \$500,000. After reducing the cost by the salvage value at the end of 25 years (useful life of the vehicle), the proportionate share to commercial development is \$292.58 per call.

TABLE 9: FIRE VEHICLE CALCULATIONS

	Amount
Ladder Truck	\$900,000
Salvage value	\$125,000
Life of vehicle in years	25
Capacity calls of vehicle	2,649
Commercial calls as % of all calls	26%
Cost attributable to commercial	\$199,199
Commercial calls at buildout	681
Cost per commercial call	\$292.58

The cost per call is then applied to the number of calls per unit.

TABLE 10: 2020 MAXIMUM FIRE FEES

FIRE - 2020	Calls per Unit/SF	Fee per Unit/SF	Vehicle Cost	Per SF
Residential	0.1102	\$324.74		
Non-Residential	0.000055826	\$0.16	\$0.02	\$0.18

### Summary of Police and Fire Costs by Year

Maximum police and fire costs, by year, are summarized in the table below:

TABLE 11: MAXIMUM PUBLIC SAFETY FEES BY YEAR

SUMMARY	Police	Fire	TOTAL (per unit or per sf)
<b>2020</b>			
Residential	\$251.31	\$324.74	\$576.05
Non-Residential	\$0.10	\$0.18	\$0.28
<b>2021</b>			
Residential	\$254.35	\$326.85	\$581.20
Non-Residential	\$0.10	\$0.18	\$0.28
<b>2022</b>			
Residential	\$257.54	\$329.06	\$586.60
Non-Residential	\$0.10	\$0.18	\$0.28
<b>2023</b>			
Residential	\$260.95	\$331.43	\$592.39
Non-Residential	\$0.10	\$0.18	\$0.29
<b>2024</b>			
Residential	\$264.52	\$333.91	\$598.43
Non-Residential	\$0.10	\$0.19	\$0.29

<b>SUMMARY</b>	<b>Police</b>	<b>Fire</b>	<b>TOTAL (per unit or per sf)</b>
<b>2025</b>			
Residential	\$268.32	\$336.54	\$604.86
Non-Residential	\$0.10	\$0.19	\$0.29
<b>2026</b>			
Residential	\$272.34	\$339.33	\$611.67
Non-Residential	\$0.11	\$0.19	\$0.29
<b>2027</b>			
Residential	\$276.59	\$342.28	\$618.87
Non-Residential	\$0.11	\$0.19	\$0.30
<b>2028</b>			
Residential	\$281.06	\$345.38	\$626.44
Non-Residential	\$0.11	\$0.19	\$0.30
<b>2029</b>			
Residential	\$285.76	\$348.64	\$634.41
Non-Residential	\$0.11	\$0.19	\$0.30
<b>2030</b>			
Residential	\$290.76	\$352.11	\$642.87
Non-Residential	\$0.11	\$0.19	\$0.31

## Utah Code Legal Requirements

**Preparation of Impact Fee Analysis.** Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. Springville has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

how anticipated impacts are reasonably related to the anticipated development activity

the proportionate share of:

costs for existing capacity that will be recouped; and

costs of impacts on system improvement that are reasonably related to the new development activity; and

how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

- the cost of system improvements for each public facility;

- other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

- the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;

- the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

- the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

- extraordinary costs, if any, in servicing the newly developed properties; and

- the time-price differential inherent in fair comparisons of amounts paid at different times.

**Calculating Impact Fees.** Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- construction contract price;

- cost of acquiring land, improvements, materials, and fixtures;

- cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and

- for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

**Certification of Impact Fee Analysis.** Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

**Impact Fee Enactment.** Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

**Notice of Intent to Prepare Impact Fee Analysis.** A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

## Impact Fee Analysis

Utah Code allows cities to include only public safety buildings and fire vehicles with a cost of \$500,000 or more in the calculation of impact fees. This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

### Impact on Consumption of Existing Capacity – Utah Code 11-36a-304((1)(a))

#### Demand Placed on Facilities by New Development Activity

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 12: GROWTH PROJECTIONS, 2019-2030

Year	Households	Non-Residential Square Feet
2019	10,374	7,223,864
2020	10,614	7,390,986
2021	10,821	7,535,129
2022	11,032	7,682,058
2023	11,247	7,831,772
2024	11,466	7,984,271
2025	11,690	8,140,252
2026	11,918	8,299,018
2027	12,150	8,460,569
2028	12,387	8,625,603
2029	12,629	8,794,118
2030	12,875	8,965,418

Source: Springville City; Utah County Assessor's Office

Residential and nonresidential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur.

**Police:** Both residential and nonresidential growth will create the need for more police facilities. This increased demand is evident through the increased calls for service.

**TABLE 13: POLICE – PROJECTED GROWTH IN CALLS FOR SERVICE**

Year	Households	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL CALLS
2019	10,374	13,681	1.319	3,702	0.000512	17,383	17,586
2020	10,614	13,997	1.319	3,788	0.000512	17,785	17,993
2021	10,821	14,270	1.319	3,862	0.000512	18,132	18,344
2022	11,032	14,549	1.319	3,937	0.000512	18,485	18,701
2023	11,247	14,832	1.319	4,014	0.000512	18,846	19,066
2024	11,466	15,121	1.319	4,092	0.000512	19,213	19,437
2025	11,690	15,416	1.319	4,172	0.000512	19,588	19,817
2026	11,918	15,717	1.319	4,253	0.000512	19,970	20,203
2027	12,150	16,023	1.319	4,336	0.000512	20,359	20,597
2028	12,387	16,335	1.319	4,420	0.000512	20,756	20,998
2029	12,629	16,655	1.319	4,507	0.000512	21,161	21,409
2030	12,875	16,979	1.319	4,595	0.000512	21,574	21,826
2031	13,057	17,219	1.319	4,660	0.000512	21,879	22,134
2032	13,241	17,462	1.319	4,725	0.000512	22,187	22,446
2033	13,427	17,707	1.319	4,792	0.000512	22,499	22,761
2034	13,617	17,957	1.319	4,859	0.000512	22,817	23,084
2035	13,809	18,211	1.319	4,928	0.000512	23,139	23,409
2036	14,003	18,467	1.319	4,997	0.000512	23,464	23,738
2037	14,201	18,728	1.319	5,068	0.000512	23,796	24,074
2038	14,401	18,991	1.319	5,139	0.000512	24,131	24,413
2039	14,604	19,259	1.319	5,212	0.000512	24,471	24,757
2040	14,810	19,531	1.319	5,285	0.000512	24,816	25,106

**Fire:** Both residential and nonresidential growth will create the need for more fire facilities. This increased demand is evident through the increased calls for service.

**TABLE 14: FIRE – PROJECTED GROWTH IN CALLS FOR SERVICE**

Year	Households	Residential Calls	Adjusted Residential Ratio	Non-Residential Calls	Adjusted Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL Calls
2019	10,374	1,143	0.1102	403	0.055826	1,546	1,569
2020	10,614	1,169	0.1102	413	0.055826	1,582	1,605
2021	10,821	1,192	0.1102	421	0.055826	1,613	1,637
2022	11,032	1,216	0.1102	429	0.055826	1,644	1,669

Year	Households	Residential Calls	Adjusted Residential Ratio	Non-Residential Calls	Adjusted Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL Calls
2023	11,247	1,239	0.1102	437	0.055826	1,676	1,701
2024	11,466	1,263	0.1102	446	0.055826	1,709	1,734
2025	11,690	1,288	0.1102	454	0.055826	1,742	1,768
2026	11,918	1,313	0.1102	463	0.055826	1,776	1,803
2027	12,150	1,339	0.1102	472	0.055826	1,811	1,838
2028	12,387	1,365	0.1102	482	0.055826	1,846	1,873
2029	12,629	1,391	0.1102	491	0.055826	1,882	1,910
2030	12,875	1,419	0.1102	501	0.055826	1,919	1,947
2031	13,057	1,439	0.1102	508	0.055826	1,946	1,975
2032	13,241	1,459	0.1102	515	0.055826	1,974	2,003
2033	13,427	1,479	0.1102	522	0.055826	2,001	2,031
2034	13,617	1,500	0.1102	529	0.055826	2,030	2,059
2035	13,809	1,521	0.1102	537	0.055826	2,058	2,089
2036	14,003	1,543	0.1102	544	0.055826	2,087	2,118
2037	14,201	1,565	0.1102	552	0.055826	2,117	2,148
2038	14,401	1,587	0.1102	560	0.055826	2,147	2,178
2039	14,604	1,609	0.1102	568	0.055826	2,177	2,209
2040	14,810	1,632	0.1102	576	0.055826	2,208	2,240

Police. New development will consume 4,614 additional square feet of the excess capacity in the existing police station by 2030. The police station has 32,307 square feet and is intended to serve the needs of the community through buildout.

TABLE 15: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) TO MAINTAIN PROPOSED POLICE SERVICE LEVELS

Year	Residential Calls	Non-Residential Calls	Total Police SF* Needed	Excess Capacity SF* Remaining
2019	13,681	3,702	19,136	13,171
2020	13,997	3,788	19,579	12,728
2021	14,270	3,862	19,961	12,346
2022	14,549	3,937	20,350	11,957
2023	14,832	4,014	20,747	11,560
2024	15,121	4,092	21,151	11,156
2025	15,416	4,172	21,564	10,743
2026	15,717	4,253	21,984	10,323
2027	16,023	4,336	22,412	9,895
2028	16,335	4,420	22,850	9,457
2029	16,655	4,507	23,296	9,011
2030	16,979	4,595	23,750	8,557
<b>Growth, 2019-2030</b>	<b>3,298</b>	<b>893</b>	<b>4,614</b>	

\*SF = square feet

Fire. Excess capacity in the existing fire stations will be consumed by 2026. After 2026, the City will need to construct an additional fire station. The following table shows how the excess capacity in the two existing stations will be consumed by 2026, as well as the 1,922 additional square feet that will need to be constructed to serve the demands of new growth by 2030.

**TABLE 16: FACILITIES NEEDED (FIRE BUILDING SQUARE FEET) TO MAINTAIN PROPOSED FIRE SERVICE LEVELS**

Year	Residential Calls	Non-Residential Calls	Building SF Needed	Excess Capacity
2019	1,143	403	20,830	3,100
2020	1,169	413	21,312	2,618
2021	1,192	421	21,727	2,203
2022	1,216	429	22,151	1,779
2023	1,239	437	22,583	1,347
2024	1,263	446	23,022	908
2025	1,288	454	23,472	458
2026	1,313	463	23,930	-
2027	1,339	472	24,396	(466)
2028	1,365	482	24,872	(942)
2029	1,391	491	25,358	(1,428)
2030	1,419	501	25,852	(1,922)
<b>Growth, 2019-2030</b>	<b>276</b>	<b>98</b>	<b>5,022</b>	

### Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands – *Utah Code 11-36a-304((1)(b))*

Police. The City will meet the estimated growth demands by requiring new development to buy into the existing, excess capacity in the police station.

Fire. The City will meet the proposed growth demands by allowing new development to buy into the existing excess capacity of the two fire stations and by constructing a new fire station, similar to Station 42. The cost of the new fire station is anticipated to be \$1,032,000.<sup>1</sup>

### Relationship of Anticipated Impacts to Anticipated Development Activity – *Utah Code 11-36a-304((1)(c))*

Additional public safety facilities are needed due to new development and growth. One way of measuring the increased demand for services is through the number of calls for service. As calls for service increase, public safety departments are forced to expand and need more space to house their activities.

<sup>1</sup> Calculated by multiplying the estimate square footage of the new facility (2,580) by the average construction cost of \$400 per square foot.

## Proportionate Share Analysis – Utah Code 11-36a-304((1)(d))

The proportionate share analysis for police and fire includes the following steps:

- 1) Project increased population and nonresidential growth
- 2) Project increased calls for service, keeping the ratio of calls for service for residential units and nonresidential square feet constant with existing ratios
- 3) Project the need for increased building floor space or consumption of existing, excess capacity
- 4) Calculate the cost per call by dividing the cost of the public safety building square feet needed by the growth in calls
- 5) Allocate the cost per call to residential and nonresidential units based on the number of calls per residential unit and nonresidential square feet, respectively

Police. New development will buy into the existing, excess capacity in the police station. The police station was acquired at a cost of \$7,482,455. The projected growth in calls between 2019 and 2030 represents 14 percent of the capacity of the police facility. Therefore, new development should be required to pay for 14 percent of the actual cost of the station (\$1,068,494.92). Divided by the anticipated growth in calls (4,240), this results in an average cost per call of \$252.02.

TABLE 17: POLICE – BUY-IN TO EXCESS CAPACITY IN EXISTING STATION

	<b>Amount</b>
Existing Police Facility SF	32,307
Capacity Calls for Service	29,690
Growth in Calls, 2019-2030	4,240
Actual Cost of Existing Police Facility	\$7,482,455
% of Cost to New Development, 2019-2030	14%
Cost to New Development, 2019-2030	\$1,068,494.92
<b>Cost per Call – Facilities</b>	<b>\$252.02</b>

In addition, consultant costs<sup>2</sup> have been added to total costs and credits have been made for the impact fee fund balance.<sup>3</sup> The total gross cost per call (police portion), before outstanding bond credits, is \$224.44.

TABLE 18: POLICE – GROSS COST PER CALL

	<b>Amount</b>
Facilities	\$252.02
Consultant Costs	\$0.94
Fund Balance	(\$28.52)
<b>TOTAL Cost per Call</b>	<b>\$224.44</b>

<sup>2</sup> Consultant costs are \$8,000 for the Public Safety Impact Fee Facilities Plan and Public Safety Impact Fee Analysis, divided equally between the police fees and the fire fees.

<sup>3</sup> Based on information provided by Springville City, the total impact fee fund balance is \$241,852.83, divided equally between the police and fire portions of the total public safety fee.

Due to the outstanding Municipal Building Authority Lease Revenue Bonds, Series 2008, which is paying for police, fire and civic center facilities, a credit must be made against the gross cost per police call calculated above so that new development is not required to pay twice. The amount of the bond attributable to the police and fire facilities is based on their proportion of total space of facilities being paid for by the bond.

TABLE 19: SPACE OCCUPIED

Department	SF	% of Total Space
Police	32,307	34%
Fire	23,930	25%
Civic Center	38,267	40%
<b>TOTAL</b>	<b>94,504</b>	<b>100%</b>

Therefore, only 34 percent of bond costs are allocated to the police fee, with 25 percent allocated to the fire fees. Another adjustment needs to be made to the credits being calculated on the bond. Impact fees collected should be sufficient to offset new development's proportionate share of bond costs. However, new development must be credited for the portion of the bond costs that will pay for existing development's share of the facilities. This is to ensure that new development does not pay more than its fair share.

TABLE 20: NEW DEVELOPMENT PERCENT OF COSTS

	Amount
<b>POLICE</b>	
2019 Calls for Service	17,586
Capacity Calls	29,690
% to Existing Development	59%
<b>FIRE</b>	
2019 Calls for Service	1,569
Capacity Calls	2,649
% to Existing Development	59%

These credits result in the following maximum costs per police call per year.

TABLE 21: MAXIMUM POLICE COSTS PER CALL PER YEAR

Bond Summary	Principal Payment	Amount to Police	Amount to Existing Development	Police Calls for Service	Pmt per Call	NPV	Maximum Cost per Call
2020	\$295,000	\$100,848	\$59,735	17,993	\$3.32	\$33.88	\$190.56
2021	\$305,000	\$104,267	\$61,760	18,344	\$3.37	\$31.58	\$192.87
2022	\$320,000	\$109,395	\$64,797	18,701	\$3.46	\$29.16	\$195.29
2023	\$330,000	\$112,813	\$66,822	19,066	\$3.50	\$26.57	\$197.88
2024	\$345,000	\$117,941	\$69,860	19,437	\$3.59	\$23.86	\$200.59
2025	\$360,000	\$123,069	\$72,897	19,817	\$3.68	\$20.98	\$203.46

Bond Summary	Principal Payment	Amount to Police	Amount to Existing Development	Police Calls for Service	Pmt per Call	NPV	Maximum Cost per Call
2026	\$375,000	\$128,197	\$75,934	20,203	\$3.76	\$17.93	\$206.51
2027	\$390,000	\$133,325	\$78,972	20,597	\$3.83	\$14.71	\$209.73
2028	\$405,000	\$138,453	\$82,009	20,998	\$3.91	\$11.32	\$213.13
2029	\$425,000	\$145,290	\$86,059	21,409	\$4.02	\$7.75	\$216.69
2030	\$440,000	\$150,418	\$89,096	21,826	\$4.08	\$3.96	\$220.48

The cost per call is then multiplied by the number of calls per residential unit or per non-residential square foot to arrive at the total cost per residential unit and non-residential square foot for police facilities.

TABLE 22: POLICE COST PER RESIDENTIAL UNIT AND NONRESIDENTIAL SQUARE FOOT CALCULATION

	Calls per Unit/SF	2020 Fee per Unit/SF
Residential	1.32	\$251.31
Non-Residential	0.000512486	\$0.10

Fire. New development will need to buy into the existing, excess capacity in the City's two fire stations, and will also need to pay for its fair share of the construction of a new fire station needed by 2026.

TABLE 23: FIRE FACILITY COSTS PER CALL

	Amount
<b>Existing Capacity</b>	
Cost of Existing Stations	\$4,396,478
Total sf	23,930
2019 SF Used	20,830
Existing Excess Capacity – SF	3,100
% of Building Cost as Excess Capacity	13.0%
Cost to New Development	\$569,572.25
<b>New Construction</b>	
SF of Station 43	2,580
Construction Cost per SF	\$400
Cost of Station 43	\$1,032,000
SF Required by New Development, 2019-2030	5,022
New SF Required after Consumption of Excess Capacity	1,922
% of Bldg to New Development	74%
Cost to New Development	\$768,619
Total Costs to New Development, 2019-2030	\$1,338,191
Growth in Calls, 2019-2030	378
<b>Cost per Call</b>	<b>\$3,537.76</b>

In addition, consultant costs and the impact fee fund balance, as discussed previously, have been added to total costs per call. The gross cost per call, before bond credits is \$3,228.64.

TABLE 24: FIRE GROSS COSTS PER CALL BEFORE BOND CREDITS

	Amount
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Facilities	\$3,537.76
Consultant Costs	\$10.57
Fund Balance	(\$319.69)
<b>TOTAL Cost per Call</b>	<b>\$3,228.64</b>

Due to the outstanding Municipal Building Authority Lease Revenue Bonds, Series 2008, which is paying for police, fire and civic center facilities, a credit must be made against the gross cost per fire call calculated above so that new development is not required to pay twice. These credits result in the following maximum costs per fire call per year.

**TABLE 25: FIRE BOND CREDIT CALCULATIONS**

Bond Summary	Principal Payment	Amount to Fire	Amount to Existing Development	Fire Calls for Service	Pmt per Call	NPV	Maximum Cost per Call
2020	\$295,000	\$74,699	\$44,246	1,605	\$27.56	\$281.27	\$2,947.37
2021	\$305,000	\$77,231	\$45,746	1,637	\$27.95	\$262.14	\$2,966.50
2022	\$320,000	\$81,029	\$47,996	1,669	\$28.77	\$242.05	\$2,986.59
2023	\$330,000	\$83,562	\$49,496	1,701	\$29.10	\$220.55	\$3,008.09
2024	\$345,000	\$87,360	\$51,745	1,734	\$29.84	\$198.07	\$3,030.57
2025	\$360,000	\$91,158	\$53,995	1,768	\$30.54	\$174.17	\$3,054.47
2026	\$375,000	\$94,956	\$56,245	1,803	\$31.20	\$148.86	\$3,079.78
2027	\$390,000	\$98,755	\$58,495	1,838	\$31.83	\$122.12	\$3,106.52
2028	\$405,000	\$102,553	\$60,745	1,873	\$32.42	\$93.95	\$3,134.69
2029	\$425,000	\$107,617	\$63,744	1,910	\$33.37	\$64.35	\$3,164.29
2030	\$440,000	\$111,415	\$65,994	1,947	\$33.89	\$32.90	\$3,195.74

In addition, Springville plans on acquiring a new ladder truck in the next 6 years at a cost of \$900,000. Only commercial development can be assessed an impact fee for fire vehicles that cost in excess of \$500,000. After reducing the cost by the salvage value at the end of 25 years (useful life of the vehicle), the proportionate share to commercial development is \$292.58 per call.

**TABLE 26: FIRE VEHICLE CALCULATIONS**

	Amount
Ladder Truck	\$900,000
Salvage value	\$125,000
Life of vehicle in years	25
Capacity calls of vehicle	2,649
Commercial calls as % of all calls	26%
Cost attributable to commercial	\$199,199
Commercial calls at buildout	681
Cost per commercial call	\$292.58

The cost per call is then applied to the number of calls per unit.

**TABLE 27: 2020 MAXIMUM FIRE FEES**

<b>FIRE - 2020</b>	<b>Calls per Unit/SF</b>	<b>Fee per Unit/SF</b>	<b>Vehicle Cost</b>	<b>Per SF</b>
Residential	0.1102	\$324.74		
Non-Residential	0.000055826	\$0.16	\$0.02	\$0.18

### **Summary of Police and Fire Costs by Year**

Maximum police and fire costs, by year, are summarized in the table below:

**TABLE 28: MAXIMUM PUBLIC SAFETY FEES BY YEAR**

<b>SUMMARY</b>	<b>Police</b>	<b>Fire</b>	<b>TOTAL (per unit or per sf)</b>
<b>2020</b>			
Residential	\$251.31	\$324.74	\$576.05
Non-Residential	\$0.10	\$0.18	\$0.28
<b>2021</b>			
Residential	\$254.35	\$326.85	\$581.20
Non-Residential	\$0.10	\$0.18	\$0.28
<b>2022</b>			
Residential	\$257.54	\$329.06	\$586.60
Non-Residential	\$0.10	\$0.18	\$0.28
<b>2023</b>			
Residential	\$260.95	\$331.43	\$592.39
Non-Residential	\$0.10	\$0.18	\$0.29
<b>2024</b>			
Residential	\$264.52	\$333.91	\$598.43
Non-Residential	\$0.10	\$0.19	\$0.29
<b>2025</b>			
Residential	\$268.32	\$336.54	\$604.86
Non-Residential	\$0.10	\$0.19	\$0.29
<b>2026</b>			
Residential	\$272.34	\$339.33	\$611.67
Non-Residential	\$0.11	\$0.19	\$0.29
<b>2027</b>			
Residential	\$276.59	\$342.28	\$618.87
Non-Residential	\$0.11	\$0.19	\$0.30
<b>2028</b>			
Residential	\$281.06	\$345.38	\$626.44
Non-Residential	\$0.11	\$0.19	\$0.30
<b>2029</b>			
Residential	\$285.76	\$348.64	\$634.41
Non-Residential	\$0.11	\$0.19	\$0.30
<b>2030</b>			
Residential	\$290.76	\$352.11	\$642.87
Non-Residential	\$0.11	\$0.19	\$0.31

## Certification

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Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
  
2. does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
  - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  
3. offsets costs with grants or other alternate sources of payment; and
  
4. complies in each and every relevant respect with the Impact Fees Act.