

IMPACT FEE FACILITIES PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA)

PURSUANT TO 11-36A, UTAH CODE

POLICE FACILITIES

NOVEMBER 2020

CITY OF ST. GEORGE, UTAH





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IMPACT FEE FACILITIES PLAN & ANALYSIS CERTIFICATION

IFFP CERTIFICATION

LYRB 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; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA CERTIFICATION

LYRB 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.

LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

SECTION 1: EXECUTIVE SUMMARY

The purpose of the Police Impact Fee Facilities Plan ("IFFP"), with supporting Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist the City of St. George (the "City") in financing and constructing necessary police capital improvements for future growth. This document will address the future infrastructure needed to serve the City through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service ("LOS"). The City has provided much of the information utilized in this report.

- ☞ **Impact Fee Service Area:** The service area ("Service Area") includes all of the City and is defined in **SECTION 3**.
- ☞ **Demand Analysis:** The demand unit used for this analysis is calls for police services generated from development within the Service Area. It is anticipated that future growth will affect the City's existing services through the increase in calls for service. **SECTION 3** of this report outlines the growth in calls for service and illustrates the calls per developed unit calculations.
- ☞ **Level of Service:** The LOS for this analysis is based on an average call per land-use type, as well as an estimate of public facilities square feet ("SF") per call. Additional details regarding LOS are found in **SECTION 3**.
- ☞ **Existing Facilities and Excess Capacity:** At this time, there is no excess capacity within existing police facilities, based on the existing LOS. The City will need to construct new facilities to maintain the existing LOS.
- ☞ **Outstanding Debt:** The City does not have any outstanding debt related to police facilities to consider in this analysis. However, the City anticipates issuing the 2021 MBA Lease Revenue Bonds to fund the Police facility expansion. This cost will be included in this analysis as future financing costs.
- ☞ **Future Capital Facilities:** The costs of future system improvements related to new growth and funded with future impact fees are estimated at \$5M for the expansion of the police building, the addition of satellite space and the relocation of the dispatch center.
- ☞ **Funding of Future Facilities:** The City anticipates issuing the 2021 MBA Lease Revenue Bonds to fund the police facility expansion. An estimated \$1.7M of future interest cost is included in this analysis related to the proposed bond.

PROPOSED IMPACT FEES

The IFFP must meet the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS.

POLICE IMPACT FEE CALCULATION

Based on the growth-related projects, a cost per call for police is determined. Historic call volumes are taken from various land use categories, as determined by the City, and the number of calls per unit of development within each land use category is calculated. The fee per call is then applied to the calls per unit for residential and commercial users, as shown in **TABLE 1.1**.

TABLE 1.1: POLICE PROPORTIONATE SHARE ANALYSIS

	COST TO IFFP DEMAND	CALLS SERVED	COST PER CALL
Existing Facilities	-	-	-
Police Station and Drug Task Force	\$4,295,327	12,358	\$348
Additional Satellite Facilities	\$371,982	12,358	\$30
Relocation of Dispatch	\$353,539	19,496	\$18
Professional Expense* (through 2025)	\$9,675	5,130	\$2
Total	\$5,030,524		\$398

*The professional expense is allocated to demand in the next six years. The impact fee analysis should be updated within the 6-year horizon.

TABLE 1.2 illustrates the proposed impact fee by land-use type.

TABLE 1.2: PROPOSED POLICE IMPACT FEE SCHEDULE

LAND USE CATEGORY	CALLS PER UNIT	COST PER CALL	TOTAL POLICE IMPACT FEE PER UNIT	EXISTING IMPACT FEE	% CHANGE	\$ CHANGE
Single Family (per unit)	0.24	\$398	\$95	\$86	11%	\$9
Multi-Family (per unit)	0.61	\$398	\$243	\$120	102%	\$123
Mobile Homes	0.18	\$398	\$73	\$131	-44%	-\$58
Commercial (per 1,000 SF)	0.84	\$398	\$333	\$153	118%	\$180
Office (per 1,000 SF)	0.32	\$398	\$126	\$61	109%	\$66
Industrial (per 1,000 SF)	0.19	\$398	\$76	\$15	392%	\$61

NON-STANDARD IMPACT FEES

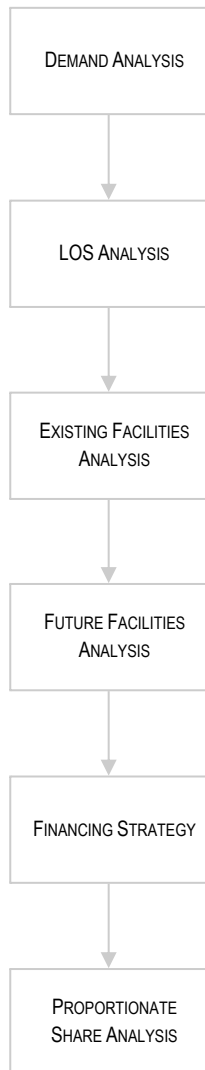
The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.¹ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the City should use the following formulas:

POLICE NON-STANDARD CALCULATION
Calls per Unit x \$398 = Recommended Impact Fee

¹ 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA². The IFFP is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The following elements are important considerations when completing an IFA.

DEMAND ANALYSIS

The demand analysis serves as the foundation for this analysis. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact system facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the analysis provides an inventory of existing **system** facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities, as well as future **system improvements** necessary to maintain the level of service. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication of system improvements, which may be used to finance system improvements.³ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.⁴

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

²UC 11-36a-301,302,303,304

³ UC 11-36a-302(2)

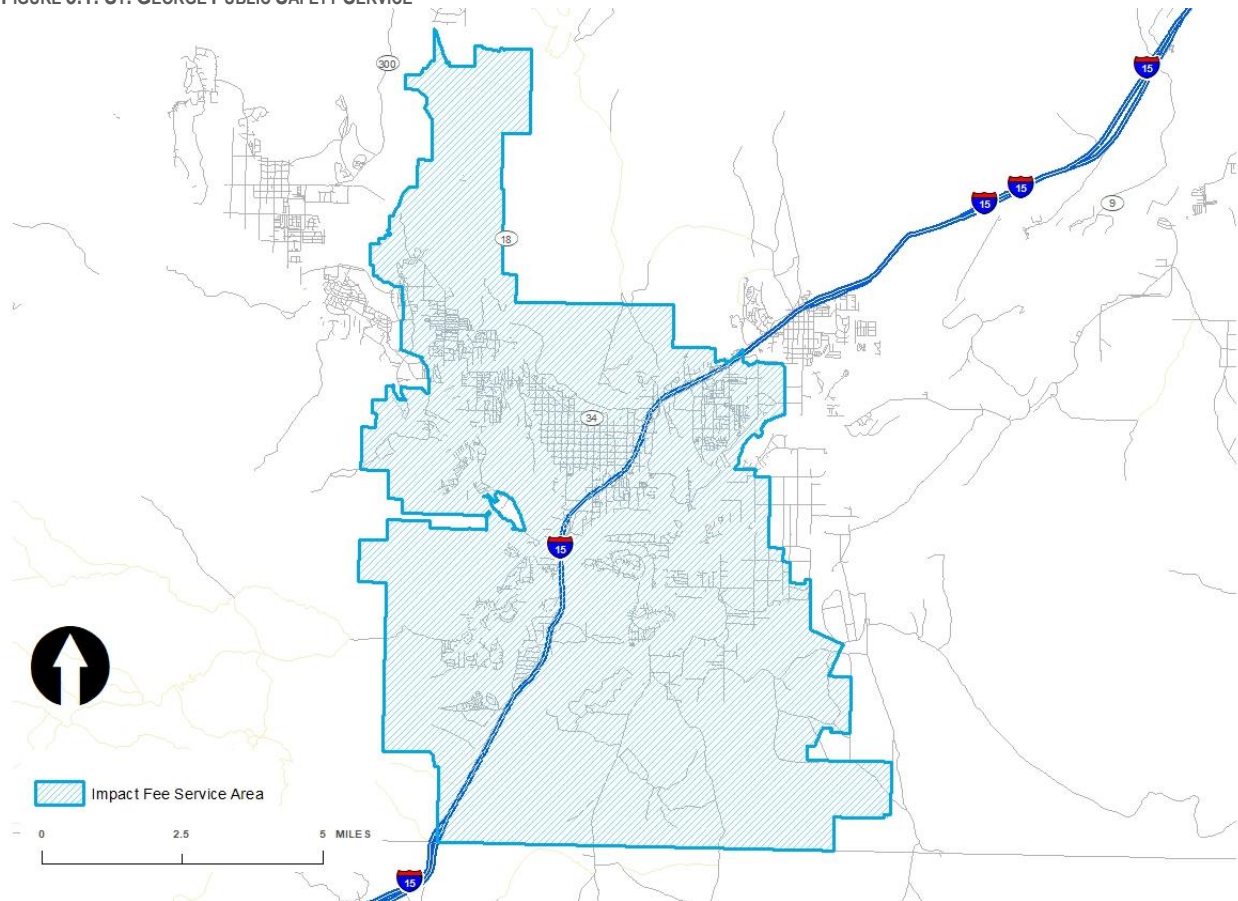
⁴ UC 11-36a-302(3)

SECTION 3: OVERVIEW OF SERVICE AREA, DEMAND, AND LOS

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁵ The City's public safety impact fees, both police and fire, are assessed to all properties located within the City boundaries as shown in **FIGURE 3.1**. The City's dispatch center serves both police and fire services, as well as demand outside City boundaries. As such, this facility will be evaluated based on regional funding vs. local funding to ensure proportionality

FIGURE 3.1: ST. GEORGE PUBLIC SAFETY SERVICE



DEMAND UNITS

The IFFP, in conjunction with the IFA, is designed to accurately assess the true impact of a particular user upon the City's infrastructure and prevent existing users from subsidizing new growth. Impact fees should be used to fund the costs of growth-related capital infrastructure based upon the historic funding of the existing infrastructure and the intent of the City to equitably allocate the costs of growth-related infrastructure in accordance with the true impact that a user will place on the system

DEMAND ANALYSIS

This section focuses on the specific demand units related to police services, which will be calls for service. The demand analysis focuses on two main elements:

1. The existing demand on public facilities; and,
2. The future demand as a result of new development that will impact public facilities.

To do this, two data sets are utilized: existing land-use data and calls for service. **TABLE 3.1** shows the breakdown of calls by land

⁵ UC 11-36a-402(a)

use type, specifically the number of calls per dwelling unit for residential land and per 1,000 SF for non-residential land. LYRB evaluated call data from 2015-2017, as this was the most recent call data available at the time this study was initiated. For purposes of calculating levels of service, 2017 call data was utilized.

TABLE 3.1: POLICE CALLS PER LAND USE TYPE

LAND USE TYPE	DEVELOPED UNITS	2017 CALLS	EXISTING LOS (CALLS PER DEVELOPED UNIT)
RESIDENTIAL	UNITS	POLICE CALL DATA	
Single Family Residential	30,879	7,339	0.24
Multi-Family Residential	7,296	4,461	0.61
Mobile Homes	1,325	242	0.18
Total Residential	39,500	12,042	
NON-RESIDENTIAL	PER 1,000 SF	POLICE CALL DATA	
Commercial	8,631	7,223	0.84
Office	2,904	923	0.32
Industrial	4,792	915	0.19
Total Non-Residential	16,327	9,061	
Combined Total		21,103	

A total of 21,103 calls for service were attributed to residential and non-residential development (not including calls placed from public land-uses or calls that cannot be traced to identifiable land-uses). Based on the estimated population, there are a total of .22 calls per capita. The LOS does not include calls outside City boundaries. This serves as the basis for the demand calculation in this analysis.

Police services will need to be expanded in order to maintain the existing LOS as development continues throughout the City. The IFFP, in conjunction with the impact fee analysis, are designed to accurately assess the true impact of a particular user upon the City's infrastructure. Projections of call data on a per capita basis into the future suggest the City will receive an increase of 9,312 police calls within the same 10-year time frame. These additional demands placed on police services will require additional staffing, along with additional facilities to handle the increase in staff. The City has put great effort into future planning to ensure that as growth continues, levels of service are not compromised, and the Police Department is still able to provide the same service to future development as additional demands are placed on the system.

TABLE 3.2: PROJECTED CALLS FOR SERVICE

YEAR	POPULATION	ADJUSTED CALLS	ANNUAL % CHANGE
2017	95,349	21,103	
2018	98,028	21,696	2.73%
2019	100,822	22,314	2.77%
2020	103,851	22,985	2.92%
2021	107,600	23,814	3.48%
2022	111,484	24,674	3.48%
2023	115,509	25,565	3.48%
2024	119,679	26,488	3.48%
2025	123,999	27,444	3.48%
2026	128,475	28,435	3.48%
2027	133,113	29,461	3.48%
2028	137,919	30,525	3.48%
2029	142,898	31,627	3.48%
2030	148,056	32,768	3.48%

LEVEL OF SERVICE STANDARDS

The LOS for purposes of this analysis is the current building square feet per call. While the impact fee has been calculated to meet the demand in calls for service over the next ten years, the City may determine that additional facilities may be needed within this horizon. Should this occur, the impact fee will need to be revised to evaluate the new facilities and determine proportionate impact.

Impact fees cannot be used to finance an increase in the LOS to current or future users of capital improvements. Therefore, it is important to identify the LOS within the Service Area to ensure that the new capacities of projects financed through impact fees do not exceed the established standard.

TABLE 3.1 above illustrates the existing calls for service by land use type, while **TABLE 3.3** shows the existing square footage LOS. The current square footage LOS is calculated as follows: Existing Facility SF to Service Area (37,807) / Current Estimated 2019 Calls (22,314) = 1.67 SF / call. It is important to note that the LOS excludes the existing dispatch center SF as this will be analyzed independently due to its unique service and funding strategy. The adopted LOS in 2014 was 2.21 SF per call (as defined in the

2014 Police IFFP and IFA), which exceeds the current LOS. The City currently has an estimated \$609,656 (Fiscal Year Ending 2019) of impact fee revenues. However, these funds were collected for the primary purpose of buying-in to existing facilities and not for the construction of new facilities. As such, the LOS has declined slightly over time. This analysis revises the LOS to reflect the actual LOS at 1.67 SF per call.

As development continues to occur within the City, the need for police officers and police facilities will increase which will force the City to construct additional facilities. This will allow for the existing LOS to be maintained and related capital facilities to be adequately funded. **SECTION 5** identifies the new facilities needed for growth and the demand served based on the revised LOS.

TABLE 3.3: POLICE SF LOS

	GENERAL POLICE FACILITIES
Total Current SF (Per Table 4.1, Excluding Dispatch)	37,807
Adjustment for Calls Outside Service Area	98%*
SF Allocated to Service Area	37,163
Total LOS Calls (Est. 2019)	22,314
Existing LOS SF per Call	1.67
Adopted LOS SF per Call	1.67
Projected Calls in IFFP Planning Horizon	9,312
New Facility SF Needed	15,509

*Approximately 1.7 percent of the police calls for service occur outside the Service Area. This proportion of all the proposed facilities is removed from the facility cost when assigning cost to growth.

SECTION 4: EXISTING FACILITIES INVENTORY

This section of the analysis is intended to summarize the existing public facilities related to police services. The Impact Fees Act allows the City to recover the costs of buildings but not vehicles. The City of St. George Police Department covers approximately 75 square miles and serves approximately 100,000 residents and over 16 million SF of non-residential building space (commercial, office, industrial, etc.). The Department is based out of the police building located at 265 North 200 East, with satellite offices located in Fire Station #7 and #8.

VALUE OF EXISTING FACILITIES

Based upon the City's fixed asset schedules, the existing police facilities are valued at approximately \$7.9 million, based on original cost, as shown in **TABLE 4.1**.

TABLE 4.1: DESCRIPTION AND VALUE OF EXISTING POLICE FACILITIES

DESCRIPTION OF FACILITIES	SF	% OF FACILITY TO POLICE	% OF FACILITY TO ST. GEORGE	POLICE SF	ORIGINAL COST	COST TO POLICE
Police Station	18,900	100%	100%	18,900	\$2,440,483	\$2,440,483
Target Shed	126	100%	100%	126	\$500	\$500
Evidence Bldg.	1,200	100%	100%	1,200	\$28,000	\$28,000
Reactive Steel Shelter	414	100%	100%	414	\$1,000	\$1,000
Reactive Steel Range	450	100%	100%	450	\$1,500	\$1,500
Cinder Block Bunker	100	100%	100%	100	\$500	\$500
Training Structure	720	100%	100%	720	\$2,000	\$2,000
West Bunker	216	100%	100%	216	\$5,000	\$5,000
Tire House	2,904	100%	100%	2,904	\$9,000	\$9,000
East Bunker	432	100%	100%	432	\$20,000	\$20,000
Bomb Bunker	200	100%	100%	200	\$1,000	\$1,000
Animal Shelter	2,600	100%	100%	2,600	\$50,000	\$50,000
Webb Hill Tower Bldg.	360	100%	100%	360	\$60,000	\$60,000
Webb Hill Tower	-	100%	100%	-	\$55,000	\$55,000
Fire Station 7	10,355	20%	100%	2,071	\$1,201,061	\$240,212
Fire Station 8	12,000	5%	100%	600	\$2,381,083	\$119,054
City Commons for Storage	69,344	4%	100%	2,848	\$1,099,950	\$45,176
City Commons for Task Force	-	7%	47%	2,296	-	\$36,427
City Commons Remodel for Task Force	-	100%	47%	-	\$316,670	\$148,835
City Commons Remodel for Storage	-	100%	100%	-	\$176,470	\$176,470
City Commons Remodel Architect Fees	-	60%	100%	-	\$46,000	\$27,600
City Commons Remodel for Bike Patrol	3,600	100%	100%	3,600	-	-
City Commons (Enclosed Bay for Vehicles)					-	-
City Commons (Supervisor Offices)					-	-
City Commons (Roughly 150 SF)	150	100%	100%	150	\$22,500	\$22,500
Total Existing Improvements	124,071			40,187	\$7,917,717	\$3,495,357
Facility SF Less Dispatch				37,807		

EXCESS CAPACITY

This analysis uses the Plan Based Methodology for calculating the impact fees (discussed further in **SECTION 5**), and assumes existing facilities are at capacity for the purposes of impact fee calculations. **TABLE 3.3** illustrates that new facilities are needed to maintain the adopted LOS. Future facility costs will be allocated to new development based on the growth-related calls for service anticipated within the IFFP planning horizon.

MANNER OF FINANCING EXISTING INFRASTRUCTURE

The existing police facilities have been funded through a combination of different revenue sources, General Fund revenues, impact fees, and bond issues. Therefore, the City's existing LOS standards have been funded by the City's existing residents.

SECTION 5: CAPITAL FACILITY ANALYSIS

The City of St. George has provided information for the 10-year planning horizon including capital project information, planning analysis and other information that has been compiled to prepare this IFFP and IFA. The City has provided all future capital project data including project descriptions and estimated project costs. The following paragraph describes the methodology used for calculating impact fees in this analysis.

PLAN BASED (FEE BASED ON DEFINED CAPITAL IMPROVEMENT PLAN)

Unlike fire protection and emergency medical service, police protection does not rely on the distance of responding units to a fixed location. Officers generally patrol throughout the City, and the units closest to a call are generally the first to respond. Therefore, a police station's location is directly determined by growth patterns rather than target response times, and most cities will try to position police stations in central locations. As such, this impact fee has been calculated using a Plan Based Methodology. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth. As stated in **SECTION 4**, this analysis assumes existing facilities are at capacity for the purposes of impact fee calculations. Furthermore, the LOS discussion in **SECTION 3** illustrates the City will need to construct additional facilities to maintain the adopted LOS.

SUMMARY OF FUTURE CAPITAL PROJECTS

Based upon the projected growth throughout the City, City staff has identified future facilities that must be constructed or acquired over the next ten years to serve future development within the planning horizon. The costs of these projects are detailed in **TABLE 5.1-5.2**. The projects listed in the table below have a useful life of more than ten years. The Impact Fees Act allows for the inclusion of a time-price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A two percent annual construction inflation adjustment is applied to projects completed after 2019 (the base year cost estimate).

TABLE 5.1: SUMMARY OF FUTURE CAPITAL FACILITIES

FACILITIES	CONST. YEAR	TOTAL SF	ESTIMATED COST	INTEREST	CONST. YEAR COST	% IMPACT FEE ELIGIBLE	IMPACT FEE ELIGIBLE SF	COST TO GROWTH
Facilities								
Police Facility Expansion	2020	33,582	\$6,208,400	\$1,756,621	\$7,965,020	47%	15,926	\$3,777,348
Drug Task Force Building	2021	6,950	\$1,080,000	\$0	\$1,080,000	55%	3,813	\$592,524
Police Facility Subtotal		40,532	\$7,288,400	\$1,756,621	\$9,045,020		19,739	\$4,369,872
Satellite Space								
Station #9 (Little Valley/Fort Pierce)	2020	12,000	\$3,600,000	\$0	\$3,672,000	100%	12,000	\$3,672,000
Station #10 (Desert Canyon Station)	2023	12,000	\$3,600,000	\$0	\$3,896,756	100%	12,000	\$3,896,756
Additional Facility Subtotal		24,000	\$7,200,000	\$0	\$7,568,756		24,000	\$7,568,756
Dispatch Center								
Relocate Dispatch	2021	5,660	\$1,549,553	\$0	\$1,631,492	26%*	3,280	\$431,492
Dispatch Total		5,660	\$1,549,553	\$0	\$1,631,492		3,280	\$431,492

*\$1.2M of the Dispatch Center Relocation will be funded from the Dispatch Center Reserve Fund. The remaining \$431,492 (26.45%) is the amount that needs to be recovered through impact fees over the next 20-year period.

The City is anticipating remodeling and expanding the existing police facility, adding additional satellite space at Fire Station #9 and Station #10, relocating and expanding the dispatch center, and relocating the Drug Task Force building. Only the SF associated with expanding the facilities is included in the proportionate allocation to growth. As shown in **TABLE 5.2**, The relocation of the dispatch center will add approximately 58 percent of new capacity based on the proposed sizing of the facility when compared to existing SF. The Drug Task Force building will add approximately 55 percent new capacity.⁶ The satellite station SF is all new capacity.

When determining the proportionate cost to new growth, several factors were considered. First, based on call data, 83 percent of

⁶ The existing facility is 3,137 SF, which includes the space related to the drug task force lease payment. This represents 45 percent of the new facility SF of 6,950. As a result, the analysis removes this proportional amount when determining impact fees.

the calls for service are related to police, with 17 percent related to fire. This distribution is used to allocate the dispatch center to the respective services. Second, 1.7 percent of the police calls for service occur outside the Service Area. This proportion of all of the proposed facilities is removed from the facility cost when assigning cost to growth. The total impact fee eligible cost is shown in **TABLE 5.2**.

TABLE 5.2: COST OF FUTURE FACILITIES RELATED TO GROWTH

FACILITIES	COST TO GROWTH	% TO POLICE	COST TO POLICE	SF TO POLICE	% TO ST. SERVICE AREA	SF TO SERVICE AREA	TOTAL IMPACT FEE ELIGIBLE COST
Facilities							
Police Facility Expansion	\$3,777,348	100%	\$3,777,348	15,926	98%	15,654	\$3,712,911
Drug Task Force Building	\$592,524	100%	\$592,524	3,813	98%	3,748	\$582,416
Police Facility Subtotal	\$4,369,872		\$4,369,872	19,739		19,402	\$4,295,327
Satellite Space							
Station #9 (Little Valley/Fort Pierce)	\$3,672,000	5%	\$183,600	600	98%	590	\$180,468
Station #10 (Desert Canyon)	\$3,896,756	5%	\$194,838	600	98%	590	\$191,514
Additional Facility Subtotal	\$7,568,756		\$378,438	1,200		1,180	\$371,982
Dispatch Center							
Relocate Dispatch	\$431,492	83%	\$359,675	2,734	98%	2,687	\$353,539
Dispatch Total	\$431,492		\$359,675	2,734		2,687	\$353,539
Combined Total			\$5,107,985				\$5,020,849

As stated in **SECTION 3**, the LOS for this analysis is based on calls for service by land use type and the existing building square footage LOS, estimated at 1.67 SF per call. The total new police SF allocated to the Service Area of 20,582 will serve a total of 12,358 calls, which exceeds the calls projected in the IFFP planning horizon. As such, future facilities will be allocated to total calls served, not the calls in the IFFP planning horizon only. The dispatch center will add an additional 2,687 new SF and is anticipated to serve existing and future development for the next 20 years.

TABLE 5.3: CALLS SERVED BY TOTAL SF

	GENERAL POLICE FACILITIES
Existing and Proposed LOS SF per Call	1.67
Proposed New Facility SF Allocated to Service Area	20,582
Calls Served based on Existing LOS	12,358
Calls Projected in IFFP Planning Horizon	9,312

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities that are intended to provide services to service areas within the community at large.⁷ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.⁸ The Impact Fee Analysis may only include the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

Public safety facilities are generally funded using the following resources:

PROPERTY TAX REVENUES

Property tax revenues are available to the City to fund repair and replacement needs, operations and maintenance, cure deficiencies and provide interim funds as needed for growth-related projects. If property taxes are used to fund growth-related projects, impact fee revenues can be used to pay back these funds.

GRANTS AND DONATIONS

The City receives an annual lease payment for \$41,000 from the Drug Task Force Grant (HIDTA). The DEA also leases a portion

⁷ 11-36a-102(20)

⁸ 11-36a102(13)

of the City Commons building and pays the City 6,600 dollars a year to lease the space. The portion of existing facilities funded through these grants is removed when determining the calculation of the proposed impact fees. The City does not anticipate receiving any other grants or donations to fund system improvements currently contemplated in this IFFP. However, the impact fees will be adjusted if grants become available, to reflect the grant monies received. A donor may be entitled to a reimbursement for the value of the system improvements funded through impact fees if donations are made by new development. **SECTION 6** further addresses proposed credits available to development.

IMPACT FEE REVENUES

Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.

DEBT FINANCING

In the event the City has not accumulated sufficient impact fees to pay for the construction of time sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of issuing debt.

The City does not have any outstanding debt related to police facilities to consider in this analysis. However, the City anticipates issuing the 2021 MBA Lease Revenue Bonds to fund the police facility expansion. This cost will be included in this analysis as future financing costs. An estimated \$1,756,621 of future interest cost is included in this analysis related to the proposed bond. This is based on level debt service, with an interest rate of 2.5 percent and a 20-year maturity.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the IFA. Even so, there may be years that actual impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues may be borrowed to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth.

SECTION 6: POLICE IMPACT FEE CALCULATION

PROPOSED IMPACT FEES

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality and LOS. The combination of existing and future facilities will be needed to serve existing and proposed development in the Service Area. As a result of this shared impact on existing and future facilities, this analysis uses a plan-based methodology, as described in **SECTION 5**. **TABLES 6.1-6.2** illustrate the proportionate share analysis and cost per call calculations for police facilities.

TABLE 6.1: POLICE PROPORTIONATE SHARE ANALYSIS

	COST TO IFFP DEMAND	CALLS SERVED	COST PER CALL
Existing Facilities	-	-	-
Police Station and Drug Task Force	\$4,295,327	12,358	\$348
Additional Satellite Facilities	\$371,982	12,358	\$30
Relocation of Dispatch	\$353,539	19,496	\$18
Professional Expense* (through 2025)	\$9,675	5,130	\$2
Total	\$5,030,524		\$398

*The professional expense is allocated to demand in the next six years. The impact fee analysis should be updated within the 6-year horizon.

TABLE 6.2 illustrates the proposed impact fee by land-use type and by function.

TABLE 6.2: PROPOSED POLICE IMPACT FEE SCHEDULE

LAND USE CATEGORY	CALLS PER UNIT	COST PER CALL	TOTAL POLICE IMPACT FEE PER UNIT	EXISTING IMPACT FEE	% CHANGE	\$ CHANGE
Single Family (per unit)	0.24	\$398	\$95	\$86	11%	\$9
Multi-Family (per unit)	0.61	\$398	\$243	\$120	102%	\$123
Mobile Homes	0.18	\$398	\$73	\$131	-44%	-\$58
Commercial (per 1,000 SF)	0.84	\$398	\$333	\$153	118%	\$180
Office (per 1,000 SF)	0.32	\$398	\$126	\$61	109%	\$66
Industrial (per 1,000 SF)	0.19	\$398	\$76	\$15	392%	\$61

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.⁹ A developer may submit studies and data for a particular development and request an adjustment. This adjustment could result in a higher or lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

POLICE NON-STANDARD CALCULATION
Calls per Unit x \$398 = Recommended Impact Fee

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See **SECTION 5** for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next six years should be spent or encumbered on only those projects outlined in the IFFP as growth related costs to maintain the LOS or to reimburse existing development for excess capacity used.

PROPOSED CREDITS OWED TO DEVELOPMENT

Development may receive a credit for the construction and/or donation of system improvements to the City that are included in the

⁹ UC 11-36a-402(1)(c)

IFFP. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this Impact Fee Analysis. Credits will not be given for the amount by which System improvements exceed the LOS identified within this impact fee analysis. This situation does not apply to developer exactions or system improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

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

GROWTH-DRIVEN EXTRAORDINARY COSTS

This analysis identifies the known impact fee eligible costs related to growth. The City does not anticipate any other extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A two percent annual construction inflation adjustment is applied to projects completed after 2019 (the base year cost estimate).