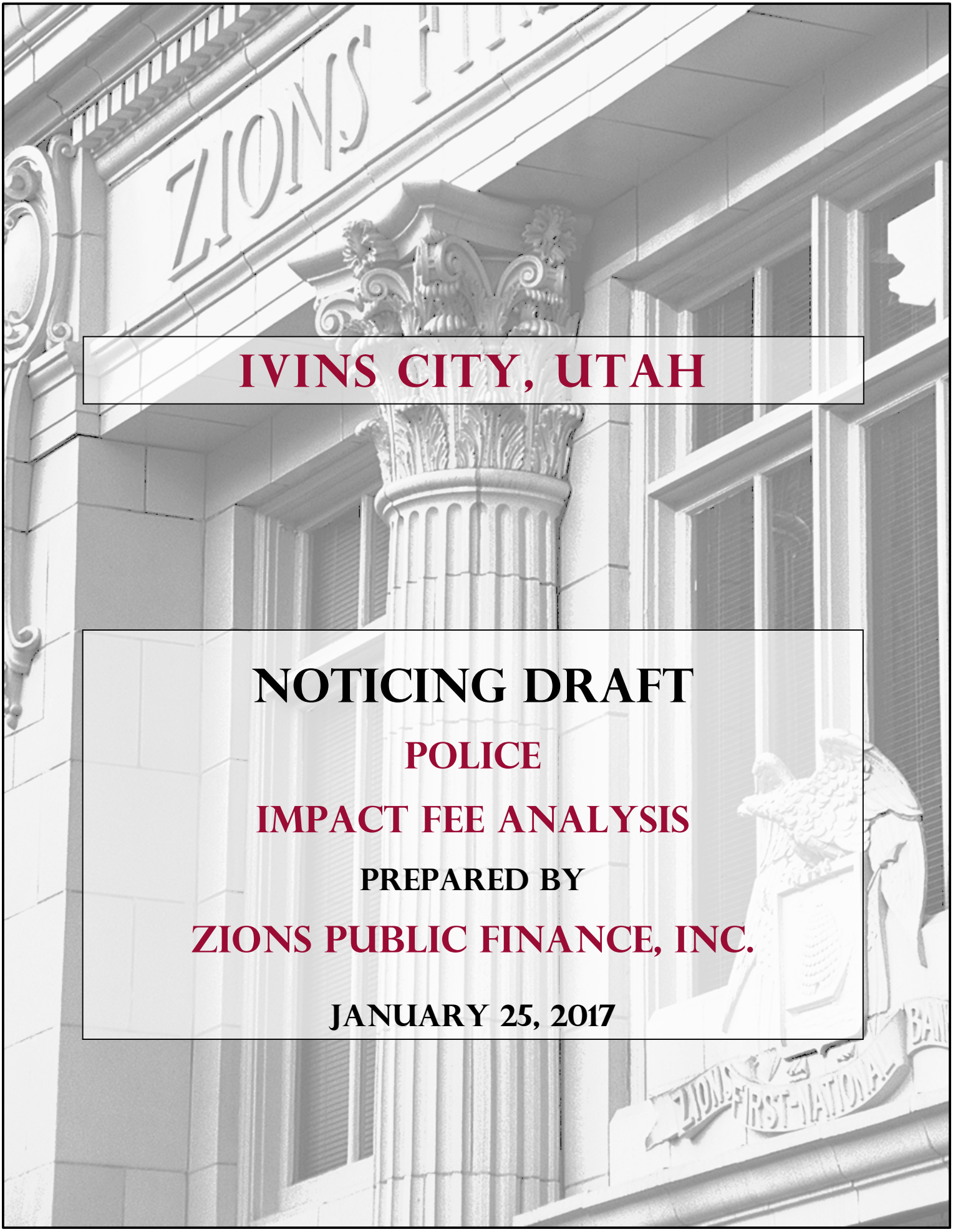


IVINS CITY, UTAH

NOTICING DRAFT

POLICE

IMPACT FEE ANALYSIS

PREPARED BY

ZIONS PUBLIC FINANCE, INC.

JANUARY 25, 2017

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EXECUTIVE SUMMARY

IMPACT FEE OVERVIEW

An impact fee is a one-time development fee, not a tax, charged by a local government to new development to recover all or a portion of the costs of providing services to new development. Impact fees collected for police services provide funding for essential public safety infrastructure needed by Ivins City (the City) to handle the increase in calls that new growth will generate. Without impact fees, new development may not pay its fair share of the infrastructure built to support its demand on facilities. This would arguably require existing residents to pay for facilities and services that may only be needed by new development. Utilizing impact fees to pay a portion of the costs associated with future infrastructure puts future users on an equal footing with existing users—who have been paying property taxes, sales taxes, user fees and/or other revenue sources in order to generate the revenue required to provide needed services.

IMPACT FEE ANALYSIS UPDATE

Ivins City has commissioned this Police Impact Fee Analysis (IFA) to accomplish the following:

- Ensure that the police facilities within the City's Impact Fee Service Area (Service Area) are appropriately funded by existing and future recipients of police services;
- Update financial projections and the cost of facilities to reflect the most up to date information available;
- Put the analysis in compliance with the Impact Fee Act; and
- More clearly define the current and future level of service that the City will provide, ensuring that the current level of service is not exceeded with funds collected from impact fees.

IMPACT FEE SERVICE AREA

The proposed impact fees will be assessed throughout the entire Service Area. The established Service Area includes all areas within the current City limits. The City may respond to calls outside of the service area through mutual aid agreements only when the Police Department has the capacity and ability to do so. Calls related to mutual aid are not assessed in the impact fee or considered in the capacity calculations for the station expansion. A map of the service area is included in the Appendix.

MAXIMUM LEGAL IMPACT FEE

The impact fee cost per call has been calculated to be $11.01 as shown in Table 1. A credit has been included to offset the costs of constructing the portion of the station that must be constructed to benefit existing users. Future users should be credited in their impact fees for the taxes paid for the construction of the existing portion of the future facilities.

The fees proposed in the table below represents the maximum impact fee that the City may assess new development. The City will impose and oversee all aspects of the impact fees.

TABLE 1: COST PER CALL CALCULATION

Expense	Impact Fee Qualifying Cost	% to Growth to Buildout	Impact Fee Qualifying Cost Assigned to New Growth	Calls from Existing + 10 year Project Growth	Cost per Call
Police Station					
Existing Facilities	$ -	0.00%	$ -	5,902	$ -
Existing Debt Service (Interest)	-	0.00%	-	5,902	-
Future Facilities within 10 Years	45,284	59.47%	26,929	5,902	4.56
Future Debt Service (Interest)	18,441	59.47%	10,966	5,902	1.86
Total	**$63,725**		**$37,896**		**$6.42**
Miscellaneous					
Credits					(0)
Impact Fee Fund Balance	-	-	-	-	-
Total Credits	**$ -**		**$ -**		**$ (0.18)**
Grand Total	**$63,725**		**$37,896**		**$6.24**

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TABLE 2: RECOMMENDED POLICE IMPACT FEE ASSESSMENT

Police	Cost per Call	Calls per Unit	Fee per Unit
Residential			
Residential Unit	$ 6.24	0.498	$ 3.11
Non Residential			
Commercial	$ 6.24	1.232	$ 7.69
Institutional	6.24	0.265	1.66

NON-STANDARD IMPACT FEE CALCULATION

Occasionally a private project is constructed which has a unique impact on the community and does not easily fit into any of the major land use categories used to assess impact fees. In addition, a private project may fit into one of the land use categories listed above but may have an unusually high or low number of anticipated calls. Ivins reserves the right under the Impact Fee Act to assess an adjusted fee that more closely matches the true impact that a unique project may have upon police services. As well, those individuals and/or organizations subject to an impact fee also have the ability to request the City to review an exception. Whichever party initiates the review for an exception has the burden of proof to justify the higher or lower fee based on the formula found in Table 2.

To determine the impact fee for a non-standard use, the formulas presented below should be utilized. The variable in these formulas is the number of annual calls (emergency calls to the police department) projected to be created by the non-standard use in question. The number of annual calls projected for a non-standard use should be well documented using specific and timely data from or other cities which closely resemble Ivins City in population and overall character.

TABLE 1: NON-STANDARD USER IMPACT FEE FORMULA FOR POLICE

Police Cost Per Call		Non-Standard Development		Impact Fee Assessed
$6.24	x	# of Annual Calls Projected to be Created	=	Non-Standard Impact Fee

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CHAPTER 1: INTRODUCTION AND PROJECT OVERVIEW

IMPACT FEE DEFINITION

An impact fee is a development fee, not a tax, charged by a local government to new growth to recover all or a portion of the costs of providing services to new development. Impact fees collected for police services provide funding for essential public safety infrastructure needed by Ivins City (the City) to handle the increase in police calls that new growth will create. The recommended impact fee structure presented in this analysis has been prepared to satisfy Utah State Code Title 11, Chapter 36a, Sections 1-5 (the Impact Fee Act). To ensure sufficient and proper funding, the City has retained Zions Public Finance, Inc. (Zions) to evaluate and calculate the maximum equitable impact fee the City may assess in compliance with the Impact Fee Act.

IMPACT FEES ALLOCATE CAPITAL COSTS TO NEW GROWTH

Utilizing impact fees to pay a portion of the costs associated with future infrastructure allows future users to fund the necessary improvements required to provide them with needed police facilities. Without impact fees, new development may not pay its fair share of the infrastructure built to support its existence. This would arguably require existing residents to pay for facilities and services that only benefit new development.

POLICE SERVICE AREA

Ivins City is a bedroom community located in Washington County, Utah and is a part of the St George Metropolitan Area. In 2015, the population was estimated to be 8,187. As previously mentioned, the current City boundaries also serve as the boundaries of the impact fee service area. While the police department does provide public safety services outside of the impact fee service area, only activity within the service area be considered in the calculation of the impact fee.

COSTS INCLUDED IN THE IMPACT FEE

The impact fees proposed in the Police Impact Fee Analysis are calculated based upon the costs of constructing:

- New facilities required to maintain (but not exceed) the existing level of service; only those expected to be built within ten years are considered in the final calculations of the impact fee
- Interest costs related to any existing or future debt
- Historic costs of existing facilities that will serve new development
- Cost of professional services for engineering, planning, and preparation of the impact fee facilities plan and impact fee analysis

NON-QUALIFYING COSTS

- Operational and maintenance costs
- Cost of facilities constructed beyond 10 years
- Cost of facilities funded by grants or other funds which the City is not required to repay
- Cost of renovating or reconstructing facilities which do not provide new capacity or needed enhancement of services to future development

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CHAPTER 2: LAND USE AND SERVICE CALLS

LAND USE AND SERVICE CALLS

Determining the existing and future land use of Ivins City is an essential part of calculating an impact fee. The impact fee will be assessed to residential and non-residential development. Non-residential development will be divided into two categories: commercial or institutional.

CURRENT AND FUTURE DEVELOPMENT

Since the City only has one impact fee qualifying police station, future square footage and future residential units will be used rather than the typical ten-year estimates to ensure costs are fairly shared by all future and existing units. The estimates of current and future development in Ivins were determined based on data from the US Census American Factfinder, population projections from the Utah Governor's Office of Management and Budget (GOMB) and input and data from the City. For residential uses, the City's current total units, population and persons per household were applied to the future population estimate to determine the projected future units. Similarly, the current non-residential square footage and current square feet per capita measurements were applied to the future population projections to estimate the future non-residential square footage. These calculations are shown in the table below.

TABLE 3: EXISTING AND FUTURE LAND USE

	2015 Development			Future Development to be Added		Existing + 2060 Future		
Residential Units	**Population**	**Current PPH**	**Total Units**	**Population**	**Units**	**Population**	**Buildout PPH**	**Adjusted Units**
Residential Units	7,835	2.34	3,342	21,036	5,211	19,100	2.23	8,553
Total	**7,835**	2.34	**3,342**	**21,036**	**5,211**	**19,100**	2.23	**8,553**
Private Non-Residential Units	**SF per capita**		**Estimated kSF**	**SF per capita**	**Estimated kSF**	**SF per capita**		**Estimated kSF**
Commercial	17.59		136.71	17.6	370	26.5	100%	507
Institutional	10.29		80.00	10.3	216	15.5	100%	296
Total	**441,009.72**		**217**	**71.63**	**586**	**98.10**		**803**

Source: Washington County Assessor's Office, US Census, American Community Survey, and Snideman Consulting

It is estimated that non residential development will increase at a rate proportionate to the rate of increase seen in population growth

LAND USE AND FUTURE CALLS

In 2015 the City received 4,023 total police calls. By 2046, it is anticipated that 5,902 annual police calls will be added for a total of 9,925 calls. There are three groups of calls being discussed: "existing calls" which existing development are responsible for, "future calls" which are calls that future development will be responsible for, and "buildout calls" which are the grand total of all calls projected to occur when all of the City's land is built out.

PRIVATE VS. PUBLIC CALLS

Private calls are those which are made to private land uses, such as residences, businesses, and churches. Public calls are those which are made to public land uses such as public land, parks, or roads. Generally, impact fees are calculated by separating private calls from public calls and assessing impact fees to private development based on the historic calls per unit each private land use generates. The current average call volume is then divided by the total number of current units in each land use category to calculate the calls per unit. The calls per unit figure is then multiplied by the number of future units anticipated in each land use category. This results in the number of future service calls to be anticipated by future development.

The following tables detail this calculation by showing the existing average number of calls that went to each land use category (Table 4), the calls per unit of each land use category (Table 5), the number of projected future calls, and the number of total calls (existing + future) that are estimated to take place when the City is built out (Table 6).

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TABLE 4: TOTAL POLICE CALLS PER UNIT BY DEVELOPMENT TYPE

	Calls	% of Total Calls	Direct Calls Allocated to Land Use	Indirect Public Areas	Roads	Non-Resident	Summary of Total Calls
Direct Calls Allocated to Land Use	1,398	35%	1,398	-	-	-	**1,398**
Public Buildings and Land	67	2%	44	-	-	23	**67**
Traffic	274	7%	-	-	137	137	**274**
Animal Related	425	11%	-	-	-	425	**425**
Mutual Aid	1,482	37%	-	-	-	1,482	**1,482**
Undefined Calls	377	9%	244	8	24	102	**377**
Total	**4,023**	**100%**	**1,686**	**8**	**161**	**2,169**	**4,023**

TABLE 5: TOTAL POLICE CALLS PER UNIT BY DEVELOPMENT TYPE

Land Use Type	2015 Calls To Direct Land Use	Undefined Calls to LU	Calls to Public Areas	Calls to Roads	2015 Total Calls	2015 Land Use Unit	Calls per Unit
Residential							
Residential	1,255	219	46	144	**1,665**	3,342	**0.498**
Non-Residential							
Commercial	127	22	5	15	**168**	137	**1.23207**
Institutional	16	3	1	2	**21**	80	**0.26526**
Non-Qualifying Calls							
Calls Allocated to Outside District Residents	1,907	74	27	161	**2,169**		
Total	3,305	318	79	322	**4,023**		

TABLE 6: EXISTING AND FUTURE POLICE CALLS

Projected Future Police Calls - 10 Year			
Development Type	**Future Units**	**Calls per Unit**	**Future 10 Year Calls***
Residential			
Residential (Units)	5,211	0.498	2,596
Non-Residential			
Commercial	370	1.232	456
Institutional	216	0.265	57
Non-Resident Calls			
Development Type	**Future District Population**	**Calls per Capita**	**Future Buildout Calls***
Calls Allocated to Outside District Residents	10,913	0.256	2,793
Total Undeveloped Future Private Calls			**5,902**

**Projected Future Calls are based only on future units in addition to existing calls from existing units*

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CHAPTER 3: INFRASTRUCTURE AND FINANCING COSTS

EXISTING & FUTURE PUBLIC SAFETY FACILITIES

The Santa Clara-Ivins City Police Department was created in July of 2012 and includes all aspects of law enforcement. The Police Department is responsible for the safety and wellbeing of the citizens of both Santa Clara and Ivins City, which it serves. Duties include enforcing traffic laws and regulations, responding to calls for police service, investigating crimes, maintaining the peace, supplying information and educating the public, and responding to all fire and medical calls in the area. The police department works within the community and schools to educate and inform citizens regarding crime prevention, Neighborhood Watch, and other educational programs.

EXISTING PUBLIC SAFETY FACILITIES

As stated above, Ivins City operates their police department in conjunction with neighboring Santa Clara City. As part of the agreement between the two cities, Santa Clara provides floor space for the existing police department. Prior to the agreement to merge police services were funded entirely by Ivins City so the City does have an existing level of service established; however, no existing facility costs will be included in the impact fee analysis, only the 400 square feet associated with the future facility.

FUTURE POLICE FACILITIES

With new development and growth, the police department will need to expand. The optimal size of the force, the amount of equipment, and the building space needed for this growth is much more difficult to assess than fire department needs. Where a fire department's needs can be linked to response time standards, the goals of a police department translate less easily into infrastructure requirements. One reason for this difference is the fact that the police units are not stationary apparatuses stored at one location, but instead smaller vehicles that are constantly moving within the City.

While infrastructure needs for police services are generally smaller than that required for fire & EMS services, as a City grows and becomes more urbanized, commercial and dense (with higher populations)—police services generally become more complex and thus require more capacity for activities such as investigations, criminal processing, evidence storage, and various other police services.

According to the Impact Fee Act, increases to an existing level of service cannot be funded with impact fee revenues. While the police department does have plans to expand beyond the existing infrastructure, it will be demonstrated later in this report that the current level of service (in terms of SF per call) is at its highest and will not be exceeded by future projects funded by impact fees.

TABLE 7: SUMMARY OF FUTURE POLICE FACILITIES

Project	Year	Floorspace (SF)	Cost per SF	Land (Acres)	PV Project Expense $	Construction Year Expense*	% to Growth	Expansionary Cost
Future Police Facilities Within 10 Years								
Land Associated with the Future Fire/Police Facility	2017	-			$0	$0	100%	$0
Site Improvements (per Acre)								
Future Fire/Police Facility (per SF)	2017	400	$ 109	-	$43,753	$45,284	100%	$45,284
Within 10 Years		400		-	**$43,753**	**$45,284**		**$45,284**
Future Police Facilities Beyond 10								
Total Future Facilities		**400**		**0.00**	**$43,753**	**$45,284**		**$45,284**

OUTSTANDING AND FUTURE DEBT

The City has no debt outstanding related to police services. It is the intention of the City to pursue debt financing in order to fund the future Center St station rebuild. Zions worked closely with City staff and industry contacts in order to make accurate estimates on construction costs associated with rebuilding the station. Based on the anticipated construction year, these costs were then inflated at 3.5% annually to account for the increasing cost of construction

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with time. This amount was then used to calculate the total amount of debt to be issued. In addition, the debt financing costs include a 2% cost of issuance and a loan interest amount of 3.5%.

TABLE 8: FUTURE DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P&I
1	1,634	3.50%	1,585	3,219
2	1,691	3.50%	1,529	3,220
3	1,750	3.50%	1,471	3,221
4	1,812	3.50%	1,411	3,222
5	1,875	3.50%	1,349	3,224
6	1,941	3.50%	1,284	3,225
7	2,009	3.50%	1,218	3,226
8	2,079	3.50%	1,149	3,228
9	2,152	3.50%	1,078	3,229
10	2,227	3.50%	1,004	3,231
11	2,305	3.50%	927	3,232
12	2,386	3.50%	848	3,234
13	2,469	3.50%	767	3,236
14	2,555	3.50%	682	3,237
15	2,645	3.50%	594	3,239
16	2,737	3.50%	504	3,241
17	2,833	3.50%	410	3,243
18	2,932	3.50%	312	3,245
19	3,035	3.50%	212	3,247
20	3,141	3.50%	108	3,249
Total	**$46,208**		**$18,441**	**$64,649**

Note: Total principal amount is equal to the construction cost + 2% cost of issuance

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CHAPTER 4: LEVEL OF SERVICE ANALYSIS

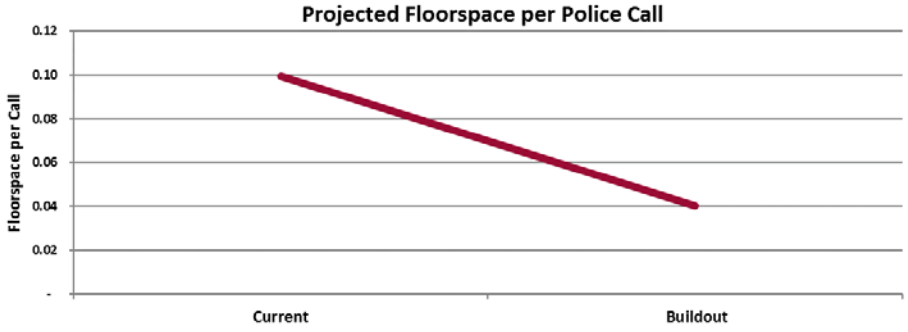
LEVEL OF SERVICE DEFINITION

Impact fees cannot be used to correct deficiencies in the system or increase the level of service (LOS) over what currently exists. One way to determine if the level of service has been exceeded is to measure the current square footage of public safety infrastructure per emergency call and compare it to what is planned for the future.

The challenge with public safety infrastructure is that it cannot be added piece by piece but must be added station by station. In other words, if call volume increases by five percent, the infrastructure cannot simply be increased by 5%. When new infrastructure is needed to serve a new area of the city—even if the overall call volume of that area is low—the City is justified in building infrastructure to serve areas of need. When that infrastructure is constructed the level of service must therefore be viewed not in terms of the call volume it currently serves, but the total call volume it was built to serve. The true square-foot per call at buildout is the true level of service calculation. Any square foot per call calculations that exceed the buildout amount include unused excess capacity. As previously stated, only square footage associated with the Center St station rebuild are included in the analysis. Existing facilities funded by Santa Clara City in accordance with the agreement between the two cities have been excluded.

TABLE 9: CURRENT AND PROJECTED FACILITY FLOOR SPACE LEVEL OF SERVICE FOR POLICE

Time Frame	Floorspace	Calls	SF per Call
Current	400	4,023	0.10
Buildout	400	9,925	0.04



CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

As part of this analysis, the Utah Impact Fee Act requires that the calculated impact fee be roughly proportionate and reasonably related to the development activity. Ideally, implementing an impact fee to pay for needed infrastructure places a burden on future users that is equal to the burden that was borne in the past by existing users (Utah Impact Fee Act, 11-36a-304(2) (c) (d)).

CALCULATION OF PROPORTIONATE SHARE

An equity buy-in can be calculated to recover the value of existing capital projects that still have significant capacity to serve new growth. The following tables display the current and future facility floor space and the calls that each will serve. With this information it is possible to calculate the percentage that will serve new growth, and thus the portion that future growth will be expected to fund.

TABLE 10: PROPORTIONATE SHARE CALCULATION

Time Frame	Added Station Floorspace	% of Buildout Floor Space	Station Capacities (Call)	2015 Calls to Stations	Future Calls to Stations	% to Serve Existing Users	% to Serve Future Growth
Existing Facilities	400	100.0%	9,925	4,023	5,902	40.5%	59.5%
Within 10 Years	0	0.0%	0	0	0	0.0%	0.0%
Beyond 10 Years	0	0.0%	0	0	0	0.0%	0.0%
At Buildout	**400**	**100.0%**	**9,925**	**4,023**	**5,902**	**40.5%**	**59.5%**
Existing	400	100.0%	9,925	4,023	5,902	40.5%	59.5%
Within 10 Years	0	0.0%	0	0	0	0.0%	0.0%
Existing and Within 10 Years	**400**	**100.0%**	**9,925**	**4,023**	**5,902**	**40.5%**	**59.5%**

Timeframe	Impact Fee Qualifying Cost of Facilities	% of Allocated to Future Development	Amount to be Paid by Future Growth
Existing	$ -	40.53%	$0
Within 10 Years	45,284	40.53%	$18,355
Total	**$ 45,284**	**40.53%**	**$18,355**

MANNER OF FINANCING

The City has funded the capital infrastructure for police through a combination of different revenue sources. Impact fees cannot reimburse costs funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. The amounts included in this calculation are those that have been funded by the existing residents and businesses through fees and taxes.

Additionally, the Impact Fee Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are an equitable method for funding growth-related infrastructure. Existing users have funded and will continue to fund the share of costs proportionate to the number of existing calls relative to the buildout number of calls. In other words, existing users will always be responsible for their share of the system. The remaining portion of existing excess capacity costs and future facility costs will be fairly passed on to new growth.

TAX REVENUES

Tax revenues—property and sales—are the primary source of revenue for the City. The City has authority to collect a portion of the property and sales taxes within its boundaries. The revenues collected can cover the operational expenses, non-impact fee qualifying capital expenses, and other general needs of the police department.

FEDERAL AND STATE GRANTS AND DONATIONS

Grants and donations are not currently contemplated for capital improvements that would be considered impact fee qualifying. If grants are available for constructing stations, they will be used. Grants or other funds that do not require repayment (not including developer exactions toward impact fee payment) must be considered in the analysis as an impact fee should not be collected for a project or expense otherwise covered through a grant or other revenue source without an appropriate credit.

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IMPACT FEES

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain an adequate level of service and prevent existing users from subsidizing the capital needs for new growth. This Impact Fee Analysis calculates a fair and reasonable fee that new growth should pay to fund the portion of the existing and new facilities that will benefit new development.

Impact fees have become an ideal mechanism for funding growth-related infrastructure. Impact fees are charged to ensure 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. Analysis is required to accurately assess the true impact of a particular user upon the City infrastructure and to prevent existing users from subsidizing new growth.

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fee Act requires that credits be granted to development for future fees that will pay for growth-driven projects included in the Impact Fee Facilities Plan that would otherwise be paid for through user fees. Credits may also be granted to developers who have constructed and donated facilities to the City in-lieu of impact fees. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the Impact Fee Facilities Plan if a credit is to be issued.

If the situation arises that a developer chooses to construct facilities found in the Impact Fee Facilities Plan in-lieu of impact fees, appropriate arrangements must be made through negotiation between the developer and the City on a case by case basis. If the value of the dedication / exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the value of the improvements dedicated is worth more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fee Act allows for the inclusion of a time price differential to ensure that the costs incurred at a later date are accurately calculated. As discussed previously, future projects were inflated 3.5% annually from their present value cost to a future value cost based on the year of anticipated construction.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. This method results in an equitable fee as future users will not be expected to fund any portion of the projects that will benefit existing residents. This method also addresses current deficiencies by assuming that facilities are sized optimally to cover the City without deficiencies or excesses at buildout.

The impact fee calculations are structured for impact fees to fund 100% of the growth-related portion of facilities identified in the proportionate share analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. Other revenues will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees.

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CHAPTER 6: IMPACT FEE CALCULATION

MAXIMUM LEGAL IMPACT FEE

In order to determine the fair amount of the impact fee for each land use category, the cost per call must be determined. This amount is what each police call will cost at buildout based on the cost of current and future infrastructure.

TABLE 11: POLICE IMPACT COST PER CALL CALCULATION

Expense	Impact Fee Qualifying Cost	% to Growth to Buildout	Impact Fee Qualifying Cost Assigned to New Growth	Calls from Existing + 10 year Project Growth	Cost per Call
Police Station					
Existing Facilities	$ -	0.00%	$ -	5,902	$ -
Existing Debt Service (Interest)	-	0.00%	-	5,902	-
Future Facilities within 10 Years	45,284	59.47%	26,929	5,902	4.56
Future Debt Service (Interest)	18,441	59.47%	10,966	5,902	1.86
Total	**$63,725**		**$37,896**		**$6.42**
Miscellaneous					
Credits					(0)
Impact Fee Fund Balance	-	-	-	-	-
Total Credits	**$ -**		**$ -**		**$ (0.18)**
Grand Total	**$63,725**		**$37,896**		**$6.24**

The impact fee is assessed to each user category based upon the historic calls per unit generated by that land use category historically as shown in the table.

TABLE 12: RECOMMENDED POLICE IMPACT FEE ASSESSMENT

Police	Cost per Call	Calls per Unit	Fee per Unit
Residential			
Residential Unit	$ 6.24	0.498	$ 3.11
Non Residential			
Commercial	$ 6.24	1.232	$ 7.69
Institutional	6.24	0.265	1.66

NON-STANDARD CALCULATION

Ivins City reserves the right under the Impact Fee Act to assess an adjusted fee that more closely matches the true impact that a unique development may have upon police services. As well, those individuals and/or organizations subject to an impact fee also have the ability to request the City to review an exception. Whichever party initiates the review for an exception has the burden of proof to justify the higher or lower fee based on the formulas explained below.

To determine the impact fee for a non-standard use, the formula presented below should be utilized. The variable is the number of annual calls (emergency calls to the police department) projected to be created by the non-standard use in question. The number of annual calls projected for a non-standard use should be well documented using specific and timely data from Ivins or other cities which closely resemble Ivins City in population size and overall character.

TABLE 13: NON-STANDARD USER IMPACT FEE FORMULA FOR POLICE

Police Cost Per Call		Non-Standard Development		Impact Fee Assessed
$6.24	x	# of Annual Calls Projected to be Created	=	Non-Standard Impact Fee

DRAFT

IMPACT FEE CERTIFICATION

Zions Public Finance, Inc. has prepared this report in accordance with Utah Code Title 11 Chapter 36a (the "Impact Fee Act"), which prescribes the laws pertaining to Utah municipal capital facilities plans and impact fee analyses. The accuracy of this report relies upon the planning, engineering, and other source data which was provided by the City and their designees.

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc., makes the following certification:

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

1. Includes only the cost of public facilities that are:
    a. allowed under the Impact Fee Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each
    d. impact fee is paid;
2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. cost of 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
        i. that is consistent with generally accepted cost accounting practices and the methodological
        ii. standards set forth by the federal Office of Management and Budget for federal grant
        iii. reimbursement;
3. Offset costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fee Act.

Zions Public Finance, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the impact fee analysis are followed in their entirety by Ivins City.
2. If all or a portion of the IFFP or impact fee analysis are modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc., its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Ivins City and outside sources.

Dated: January 25, 2017

ZIONS PUBLIC FINANCE, INC.

APPENDIX A: GROWTH FORECAST

Historic and Future Population Growth

Historic and Future Population Estimates				
Year	**Ivins Population**	**Total Calls**	**Calls per Capita**	**% Call Growth**
2013	7,613	3,802	0.49939	
2014	7,900	4,141	0.52418	8.9%
2015	8,187	**4,023**	0.49140	**-2.8%**
2016	8,473	4,154	0.49025	3.3%
2017	8,760	4,285	0.48918	3.2%
2018	9,047	4,416	0.48817	3.1%
2019	9,334	4,548	0.48723	3.0%
2020	9,620	4,679	0.48634	2.9%
2021	10,030	4,810	0.47955	2.8%
2022	10,440	4,941	0.47329	2.7%
2023	10,850	5,072	0.46751	2.7%
2024	11,259	**5,203**	0.46215	**2.6%**
2025	11,669	5,335	0.45716	2.5%
2030	13,718	5,990	0.43670	12.3%
2040	18,176	7,302	0.40174	21.9%
2046	19,100	9,925	0.51966	35.9%

APPENDIX B: DEMOGRAPHICS

Historic, Estimated, and Projected Population in Ivins City and Washington County

	Census	ACS	Estimate *	Projections				
Location	2010	2014	2016	2020	2030	2040	2050	2060
Ivins	6,753	7,184	7,400	9,620	13,718	18,176	23,106	28,443
Unincorporated County Served by City **	349	366	375	498	710	940	1,196	1,472
Ivins City Total	7,102	7,550	7,774	10,118	14,428	19,116	24,302	29,915
Unincorporated Washington County	6,988	7,328	7,498	9,955	14,195	18,809	23,910	29,433
Washington County Total	138,115	144,844	148,209	196,762	280,558	371,743	472,567	581,731

** 2016 estimates are based on the trend from 2010 to 2014*

*** Based on county assessor's data and aerial review, it is assumed that 5% of the population of the Unicorporated County Population is served by the City*

Source: US Census, American Community Survey 2013 5 year data, Utah GOPB subcounty projections 2013

Single Family Housing Units

	Units	Residential Building Permits						Units
Location	2010	2010	2011	2012	2013	2014	2015	2016
	2010 Cen	BEBR	BEBR	BEBR	BEBR	BEBR	BEBR	
Ivins	2,713	49	73	96	115	93	78	3,217
Ivins City Total	2,713	49	73	96	115	93	78	3,217
Washington County Total	42,723	753	736	994	1,475	1,159	1,478	49,318

Source: US Census, American Community Survey 2013 5 year data

Multi Family Housing Units

	Units	Residential Building Permits						Units
Location	2010	2010	2011	2012	2013	2014	2015	2016
	2010 Cen	BEBR	BEBR	BEBR	BEBR	BEBR	BEBR	
Ivins	0	13	30	8	4	27	39	82
Ivins City Total	0	13	30	8	4	27	39	82
Washington County Total	15,011	118	110	71	185	316	161	15,811

Source: US Census, American Community Survey 2013 5 year data

APPENDIX C: FORECAST OF DEVELOPMENT UNITS

Existing and Future Population, Residential Units, and Private Non Residential Floor Space

	2015 Development			Future Development to be Added		Existing + 2060 Future		
Residential Units	**Population**	**Current PPH**	**Total Units**	**Population**	**Units**	**Population**	**Buildout PPH**	**Adjusted Units**
Residential Units	7,835	2.34	3,342	21,036	5,211	19,100	2.23	8,553
Total	**7,835**	2.34	**3,342**	**21,036**	**5,211**	**19,100**	2.23	**8,553**
Private Non-Residential Units	**SF per capita**		**Estimated kSF**	**SF per capita**	**Estimated kSF**	**SF per capita**		**Estimated kSF**
Commercial	17.59		136.71	17.6	370	26.5	100%	507
Institutional	10.29		80.00	10.3	216	15.5	100%	296
Total	**441,010**		**217**	**71.63**	**586**	**98.10**		**803**

Source: Washington County Assessor's Office, US Census, American Community Survey, and Snideman Consulting

It is estimated that non residential development will increase at a rate proportionate to the rate of increase seen in population growth

APPENDIX D : EMERGENCY POLICE CALL DETAILS

Ivins City Police Calls Responded to From 2013 to 2015

Category	2013	2014	2015	3 yr Total	Average	% of Total
Single Family Residential	1,089	1,239	1,151	3,479	1,160	29.1%
Multifamily Residential	10	3	6	19	6	0.2%
Assisted Living	12	71	98	181	60	1.5%
Commercial	118	129	127	374	125	3.1%
Institutional *	14	21	16	51	17	0.4%
Public Buildings and Land	112	70	67	249	83	2.1%
Traffic	288	250	274	812	271	6.8%
Animal Related	391	474	425	1,290	430	10.8%
Mutual Aid	1,439	1,512	1,482	4,433	1,478	37.0%
Undefined **	329	372	377	1,078	359	9.0%
All Calls	**3,802**	**4,141**	**4,023**	**11,966**	**3,989**	**100.0%**

** Includes churches*

*** Undefined includes all other calls not able to be assigned to a private land use within the service area*

APPENDIX E: ALLOCATION OF UNDEFINED CALLS TO PUBLIC/PRIVATE LAND USES

	Calls	% of Total Calls	Direct Calls Allocated to Land Use	Indirect Public Areas	Roads	Non-Resident	Summary of Total Calls
Direct Calls Allocated to Land Use	1,398	35%	1,398	-	-	-	**1,398**
Public Buildings and Land	67	2%	44	-	-	23	**67**
Traffic	274	7%	-	-	137	137	**274**
Animal Related	425	11%	-	-	-	425	**425**
Mutual Aid	1,482	37%	-	-	-	1,482	**1,482**
Undefined Calls	377	9%	244	8	24	102	**377**
Total	**4,023**	**100%**	**1,686**	**8**	**161**	**2,169**	**4,023**

Traffic Calls Allocated by Land Use

Land Use Type	Calls To Direct Land Use	% to Direct Land Use	Undefined Calls to Land Uses	Adjusted
Residential				
Residential	1,255	58%	219	1,474
Non-Residential				
Commercial	127	6%	22	149
Institutional	16	1%	3	19
Public Land Uses				
Public Buildings and Land	67	3%	12	79
Traffic	274	13%	48	322
Animal Related	425	20%	74	499
Mutual Aid	1,482	0%	-	1,482
Total	**3,646**	100%	**377**	**4,023**

APPENDIX F: AVERAGE CALLS PER UNIT

Average Historic Calls per Unit to Development Types

Land Use Type	2015 Calls To Direct Land Use	Undefined Calls to LU	Calls to Public Areas	Calls to Roads	2015 Total Calls	2015 Land Use Unit	Calls per Unit
Residential							
Residential	1,255	219	46	144	**1,665**	3,342	**0.498**
Non-Residential							
Commercial	127	22	5	15	**168**	137	**1.23207**
Institutional	16	3	1	2	**21**	80	**0.26526**
Non-Qualifying Calls							
Calls Allocated to Outside District Residents	1,907	74	27	161	**2,169**		
Total	3,305	318	79	322	**4,023**		

Projected Future Calls

Projected Future Police Calls - 10 Year			
Development Type	**Future Units**	**Calls per Unit**	**Future 10 Year Calls***
Residential			
Residential (Units)	5,211	0.498	2,596
Non-Residential			
Commercial	370	1.232	456
Institutional	216	0.265	57

Non-Resident Calls			
Development Type	**Future District Population**	**Calls per Capita**	**Future Buildout Calls***
Calls Allocated to Outside District Residents	10,913	0.256	2,793
Total Undeveloped Future Private Calls			**5,902**

**Projected Future Calls are based only on future units in addition to existing calls from existing units*

APPENDIX G: EXISTING AND FUTURE STATIONS

Summary of Existing Police Facilities

Existing Police Facilities	Acres	SF of Space	Qualifying Cost
Land Associated with the Existing Police Facility	-		$ -
Existing Police Facility		-	-
Total	**0.00**	**0**	**$ -**

	Fire	Police	Totals
Floorspace (Sq. Ft.)	10,600	400	11,000
% to Each Department	96%	4%	100%
Building Price	**$ 1,159,428**	**$ 45,284**	**$ 1,203,200**
Bond Interest	**$ 17,770**	**$ 18,441**	**$ 36,211**
Existing Resident - Credit		19%	
Future Resident		31%	
Non-Resident - No Credit		50%	
Total Percentage		100%	
Police Credit Value		**$ 8,459.60**	

Projection of Future Police Facilities

Project	Year	Floorspace (SF)	Cost per SF	Land (Acres)	PV Project Expense $	Construction Year Expense*	% to Growth	Expansionary Cost
Future Police Facilities Within 10 Years								
Land Associated with the Future Fire/Police Facility	2017	-			$0	$0	100%	$0
Site Improvements (per Acre)								
Future Fire/Police Facility (per SF)	2017	400	$ 109	-	$43,753	$45,284	100%	$45,284
Within 10 Years		400		-	**$43,753**	**$45,284**		**$45,284**
Future Police Facilities Beyond 10								
Total Future Facilities		**400**		**0.00**	**$43,753**	**$45,284**		**$45,284**

Current Year 2016 Inflation Rate 3.50%

Recommended Financing of Future Police Capital Facilities to be Built within 10 Years

Project	Construction Year Expense	Future Bond Financing Costs	Total	State or Federal	Other Non Impact Fee Qualifying	City Funded	Impact Fee Qualifying
Future Police Facilities Within 10 Years				**Sources of Funding**			
Land Associated with the Existing Police Facility	$0	-	$0	$ -	$ -	$0	$0
Existing Police Facility	$45,284	$20,280	$65,564	-	-	$65,564	$65,564
-							
-							
Future Police Facilities within 10 Years	**$45,284**	**$20,280**	**$65,564**	**-**	**-**	**$65,564**	**$65,564**

APPENDIX H: OUTSTANDING AND FUTURE DEBT

Summary of Outstanding and Future Debt

Future Debt

Date	Principal	Coupon	Interest	Total P&I
1	1,634	3.50%	1,585	3,219
2	1,691	3.50%	1,529	3,220
3	1,750	3.50%	1,471	3,221
4	1,812	3.50%	1,411	3,222
5	1,875	3.50%	1,349	3,224
6	1,941	3.50%	1,284	3,225
7	2,009	3.50%	1,218	3,226
8	2,079	3.50%	1,149	3,228
9	2,152	3.50%	1,078	3,229
10	2,227	3.50%	1,004	3,231
11	2,305	3.50%	927	3,232
12	2,386	3.50%	848	3,234
13	2,469	3.50%	767	3,236
14	2,555	3.50%	682	3,237
15	2,645	3.50%	594	3,239
16	2,737	3.50%	504	3,241
17	2,833	3.50%	410	3,243
18	2,932	3.50%	312	3,245
19	3,035	3.50%	212	3,247
20	3,141	3.50%	108	3,249
Total	**$46,208**		**$18,441**	**$64,649**

Note: Total principal amount is equal to the construction cost + 2% cost of issuance

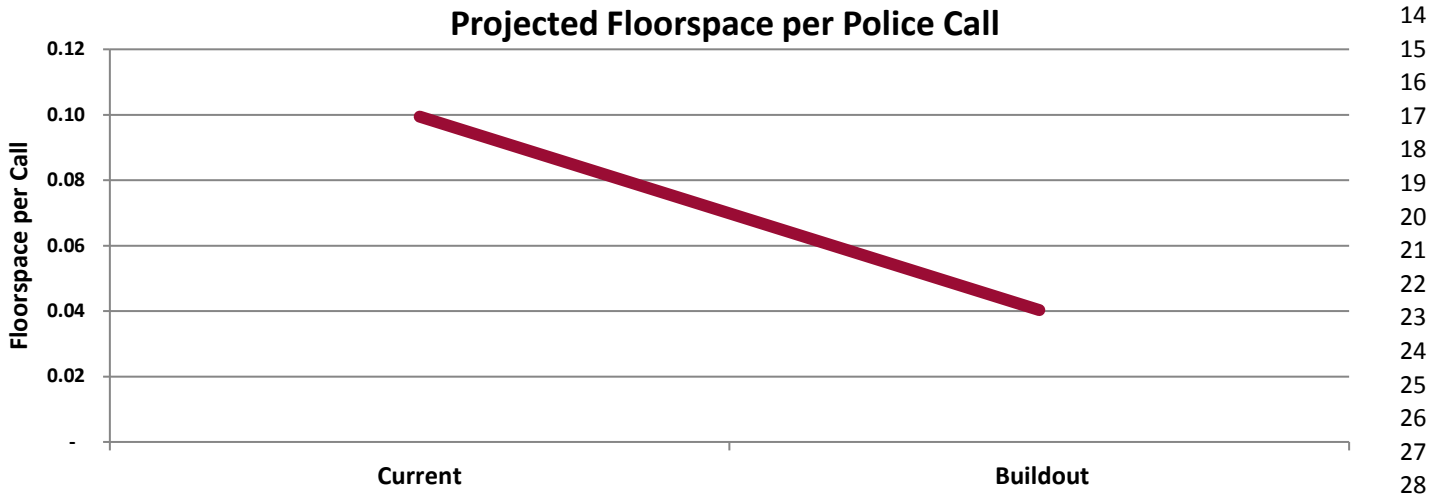
APPENDIX I: LEVEL OF SERVICE

Police

Time Frame	Floorspace	Calls	SF per Call
Current	400	4,023	0.10
Buildout	400	9,925	0.04

Time Frame	Floorspace	Populatior	SF per Population
Current	-	0	-
Within 10 Years	400	0	865.52
Beyond 10 Years/ Buildout	**400**	**1**	**769.74**

capacity that will be served



APPENDIX J: PROPORTIONATE SHARE ANALYSIS

Summary of Police Facilities

Time Frame	Added Station Floorspace	% of Buildout Floor Space	Station Capacities (Call)	2015 Calls to Stations	Future Calls to Stations	% to Serve Existing Users	% to Serve Future Growth
Existing Facilities	400	100.0%	9,925	4,023	5,902	40.5%	59.5%
Within 10 Years	0	0.0%	0	0	0	0.0%	0.0%
Beyond 10 Years	0	0.0%	0	0	0	0.0%	0.0%
At Buildout	**400**	**100.0%**	**9,925**	**4,023**	**5,902**	**40.5%**	**59.5%**
Existing	400	100.0%	9,925	4,023	5,902	40.5%	59.5%
Within 10 Years	0	0.0%	0	0	0	0.0%	0.0%
Existing and Within 10 Years	**400**	**100.0%**	**9,925**	**4,023**	**5,902**	**40.5%**	**59.5%**

Proportionate Share of Facilities

Timeframe	Impact Fee Qualifying Cost of Facilities	% of Allocated to Future Development	Amount to be Paid by Future Growth
Existing	$ -	40.53%	$0
Within 10 Years	45,284	40.53%	$18,355
Total	**$ 45,284**	**40.53%**	**$18,355**

APPENDIX K: DEBT SERVICE CREDIT

TABLE H.1: CALCULATION OF PROJECT CREDITS

Year	Adjusted Calls	Existing Debt	Total Debt Service to Existing	Credit per Adjusted Call
2015	4,023		$ -	-
2016	4,154		-	-
2017	4,285	47	**47**	0
2018	4,416	47	**47**	0
2019	4,548	47	**47**	0
2020	4,679	47	**47**	0
2021	4,810	48	**48**	0
2022	4,941	48	**48**	0.01
2023	5,072	48	**48**	0.01
2024	5,203	48	**48**	0.01
2025	5,335	48	**48**	0.01
2026	5,466	48	**48**	0.01
2027	5,597	48	**48**	0.01
2028	5,728	48	**48**	0.01
2029	5,859	48	**48**	0.01
2030	5,990	48	**48**	0.01
2031	6,122	48	**48**	0.01
2032	6,253	48	**48**	0.01
2033	6,384	48	**48**	0.01
2034	6,515	48	**48**	0.01
2035	6,646	48	**48**	0.01
2036	6,777	48	**48**	0.01
2037	6,909	-	**-**	-
2038	7,040	-	**-**	-
2039	7,171	-	**-**	-
2040	7,302	-	**-**	-
2041	7,433	-	**-**	-
2042	7,564	-	**-**	-
2043	7,696	-	**-**	-
2044	7,827	-	**-**	-
2045	7,958	-	**-**	-
2046	8,089	-	**-**	-
		$ 953	**$ 953**	**0.18**

APPENDIX L: COST PER CALL

Police Impact Fee Cost per Call

Expense	Impact Fee Qualifying Cost	% to Growth to Buildout	Impact Fee Qualifying Cost Assigned to New Growth	Calls from Existing + 10 year Project Growth	Cost per Call
Police Station					
Existing Facilities	$ -	0.00%	$ -	5,902	$ -
Existing Debt Service (Interest)	-	0.00%	-	5,902	-
Future Facilities within 10 Years	45,284	59.47%	26,929	5,902	4.56
Future Debt Service (Interest)	18,441	59.47%	10,966	5,902	1.86
Total	**$63,725**		**$37,896**		**$6.42**
Miscellaneous					
Credits					(0)
Impact Fee Fund Balance	-	-	-	-	-
Total Credits	**$ -**		**$ -**		**$ (0.18)**
Grand Total	**$63,725**		**$37,896**		**$6.24**

APPENDIX M: FINAL IMPACT FEE CALCULATION

Police	Cost per Call	Calls per Unit	Fee per Unit
Residential			
Residential Unit	$ 6.24	0.498	$ 3.11
Non Residential			
Commercial	$ 6.24	1.232	$ 7.69
Institutional	6.24	0.265	1.66

Non Standard Development Impact Fee Calculation

Police Cost Per Call		Non-Standard Development		Impact Fee Assessed
$6.24	x	# of Annual Calls Projected to be Created	=	Non-Standard Impact Fee