

IVINS CITY, UTAH

NOTICING DRAFT

FIRE/EMS

IMPACT FEE ANALYSIS

PREPARED BY

ZIONS PUBLIC FINANCE, INC.

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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 growth to recover all or a portion of the costs of providing services to new development. Impact fees collected for fire and EMS 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 Fire Impact Fee Analysis (IFA) to accomplish the following:

- Ensure that the fire and the emergency medical service (EMS) facilities within the City's impact fee service area are appropriately funded by existing and future recipients of public safety 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 OF GROWTH

A network of fire protection is required to ensure that the majority of development within the service area receives a first responder response time which adequately protects life and property. New growth adds pressure to the fire department by increasing the call volume as the amount and density of development increases—particularly in areas farther and farther away from the center. This increases the crews and apparatuses needed which in turn requires additional and/or expanded facilities. To meet the demands of future growth, the City will be replacing their existing Center Street station (currently 8,806 SF) with a station expansion (totaling 11,000 SF). The station expansion is anticipated around 2017 and expected to cost approximately $1.7M.

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 City's service area through mutual aid agreements only when the Fire 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 new station. 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 $493 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 portion of the replacement facilities which will serve existing demand.

The following table presents the fire / EMS impact fee and includes an apparatus fee which may only be charged to non-residential land uses. The fees proposed in these tables represent the maximum impact fee that the City may assess new development. The City will impose and oversee all aspects of the impact fees.

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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
Fire Stations					
Existing Facilities	$ -	0.00%	$ -	1,371	$ -
Existing Debt Service (Interest)	-	0.00%	-	1,371	-
Future Facilities within 10 Years	1,159,428	71.01%	823,294	1,371	600
Future Debt Service (Interest)	477,087	71.01%	338,773	1,371	247
Total	**$1,636,515**		**$1,162,068**		**847**
Miscellaneous					
Credits					$ (354)
Impact Fee Fund Balance	-	-	-	-	-
Total Credits	**$ -**		**$ -**		**$ (354)**
Grand Total	**$1,636,515**		**$1,162,068**		**$493**

TABLE 2: RECOMMENDED FIRE / EMS IMPACT FEE ASSESSMENT

FIRE / EMS	Cost per Call	Calls per Unit	Fee per Unit
Residential			
Residential Unit	$ 493	0.186	$ 91.76
Non Residential			
Commercial	493	0.140	69.07
Institutional	493	0.070	34.72
Commercial Apparatus Fee (kSF Floor Space)*	426	0.140	$ 59.73

**Apparatus Fee is charged to non-residential only*

NON-STANDARD IMPACT FEE CALCULATION

Occasionally a 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 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 fire/EMS 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 in Table 3.

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 fire 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 other cities which closely resemble Ivins City in population size and overall character.

TABLE 3: NON-STANDARD USER IMPACT FEE FORMULA FOR FIRE / EMS

FIRE / EMS Cost Per Call		Non Standard Development		Impact Fee Assessed
$493	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 development to recover all or a portion of the costs of providing services to new growth. Impact fees collected for fire/EMS services provide funding for essential public safety infrastructure needed by Ivins City (the City) to handle the increase in fire/EMS 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 help fund the necessary improvements required to provide fire service to them. Without impact fees, new development may not pay its fair share of the facilities built to support its existence. This would arguably require existing residents to pay for facilities and services that only benefit new development.

FIRE SERVICE AREA

Ivins City (the 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 are also the boundaries of the impact fee service area. While the City does provide public safety services outside of the impact fee service area, only activity within the service area will be considered in the calculation of the impact fee.

COSTS INCLUDED IN THE IMPACT FEE

The public safety services considered in this analysis are: 1) fire protection and EMS services, and 2) apparatus and ladder truck services provided to commercial development.

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

- New facilities required to maintain (but not exceed) the existing level of service
- Interest costs related to existing and future debt; including and debt associated with apparatuses
- 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

It should be noted that this analysis does not directly consider public safety services which are provided for areas outside of the City. These services are provided based on mutual aid agreements according to the fire department's capacity to respond to calls. Any compensation for mutual aid services pay for the O&M expense of the response but not for the capital cost of the facilities. The extra O&M cost associated with this service is not impact fee eligible and does not need to be included in the impact fee analysis.

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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 Center Street station will be used to serve the City through buildout, 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 4: EXISTING AND FUTURE LAND USE

	2015 Development			Future Development to be Added		Existing + 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**
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	**26.47**		**217**	**71.63**	**586**	**98.10**		**803**

Source: Washington County Assessor's Office, US Census, American Community Survey, and Snideman Consulting GIS Analysis
Future units are based on a 2046 buildout estimate provided by Ivins City
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 906 total fire/EMS calls. By 2046, it is anticipated that 1,371 total annual fire/EMS calls will be added. There are three groups of calls being discussed in this analysis: "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 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, the calls per unit of each land use category, 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.

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TABLE 5: TOTAL FIRE CALLS PER UNIT BY DEVELOPMENT TYPE

	Total 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	574	63%	574	-	-	-	**574**
Public Buildings and Land	22	2%	14	-	-	8	**22**
Traffic	25	3%	-	-	13	13	**25**
Interlocal Agreement (Santa Clara EMS)	181	20%	-	-	-	181	**181**
Special Service District	-	0%	-	-	-	-	**-**
Mutual Aid	40	4%	-	-	-	40	**40**
Undefined	64	7%	44	1	1	18	**64**
Total	**906**	**100%**	**632**	**1**	**13**	259	**906**

TABLE 6: TOTAL FIRE 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	552	42	15	13	**622**	3,342	**0.186**
Non-Residential							
Commercial	17	1	0	0	**19**	137	**0.14010**
Institutional	5	0	0	0	**6**	80	**0.07042**
Non-Qualifying Calls							
Calls Allocated to Outside City Residents	221	17	8	13	**260**		
Total	795	60	24	27	**906**		

TABLE 7: EXISTING AND FUTURE FIRE / EMS CALLS

Projected Future Fire / EMS Calls - 10 Year			
Development Type	**Future Units**	**Calls per Unit**	**Future Calls***
Residential			
Residential (Units)	5,211	0.186	970
Non-Residential			
Commercial	370	0.140	52
Institutional	216	0.070	15
Non-Resident Calls			
Development Type	**Future City Population**	**Calls per Capita**	**Future Calls***
Calls Allocated to Outside City Residents	10,913	0.031	334
Total Undeveloped Future Private Calls			**1,371**

**Projected Future Calls are based 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 Fire and EMS Divisions of Public Safety currently consists of 20 volunteer firefighters and 24 advanced EMT's and/or paramedics, eight of whom also serve as additional volunteer firefighters, with two fire stations seven fire vehicles and three ambulances. The Fire/EMS Divisions of Public Safety have provided the City will excellent firefighting and EMS services.

The fire/EMS department currently maintains 10,806 SF of fire facilities. Generally, as more homes, businesses, and other types of development are built, the number of emergency calls increase. This increase in call volume affects the fire/EMS services in two major ways.

First, much of the newer development comes from undeveloped land that is located further away from the City's center. This increases response times—taking it longer for fire fighters or EMS personnel to reach emergency situations.

Second, as the call volume increases, so does the likelihood that multiple calls will occur at the same moment and compete for emergency services. This also increases the average response time. As explained in the Impact Fee Facilities Plan (IFFP), when response times increase the risk of property damage and loss of life also increases. New facilities must be built to maintain both adequate response times and also to provide adequate space for the additional equipment and emergency vehicles needed to serve a greater volume of emergency calls.

TABLE 8: SUMMARY OF EXISTING FIRE / EMS FACILITIES

Existing Fire / EMS Facilities			
	Acres	SF of Space	Qualifying Cost
Land Associated with the Existing Center St Fire/Police Facility	0.62		$ -
Existing Fire / Police Facility		8,806	-
Land Associated with the Existing Kayenta	-		-
Existing Kayenta Station		1,900	-
Total	**0.62**	**10,706**	$ -

CURRENT FIVE MINUTE RESPONSE TIME

When it comes to protecting property and especially life, zero loss would be the ideal goal. However, constraints of resources make it impossible to locate a fire station on every corner. Therefore, decisions must be made to enable the best protection possible under the circumstances. It is the goal of the City to respond to at least 90% of fire and EMS calls within five minutes.

PLANNING HORIZON

Only facilities to be constructed within a ten-year horizon is considered in the calculation of Fire/EMS impact fees. Within the next ten years the City will be rebuilding the Center Street fire station. Once the rebuild is complete there will be sufficient capacity to serve the City through buildout. Therefore, for this impact fee analysis rather than looking at ten year projects and ten year demand we are looking at ten year projects and buildout demand to ensure that the development being added in the next ten years and beyond will be fairly funding their own capacity.

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TABLE 9: SUMMARY OF FUTURE FIRE / EMS FACILITIES

Project	Year	Floorspace (SF)	Cost per SF/Acre	Land (Acres)	PV Project Expense $	Construction Year Expense*	% to Growth	Expansionary Cost
Future Fire / EMS Facilities Within 10 Years								
Land Associated with the Future Fire/Police Facility	2017			-	$0	$0	100%	$0
Site Improvements (per Acre)	2017			1.47	$176,400	$182,574	100%	$182,574
Future Fire/Police Facility (per SF)	2017	10,600	$ 109.38	-	$1,159,428	$1,200,008	100%	$1,200,008
Within 10 Years		10,600			**$1,335,828**	**$1,382,582**		**$1,382,582**
Future Fire / EMS Facilities Beyond 10								
Total Future Fire / EMS Facilities		**10,600**		**1.47**	**$1,335,828**	**$1,382,582**		**$1,382,582**

OUTSTANDING DEBT

The City has no debt outstanding related to the Fire/EMS services.

FUTURE DEBT

It is the intention of the City to pursue debt financing in order to fund the future 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 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 10: FUTURE DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P&I
1	43,869	3.50%	42,552	86,421
2	45,404	3.50%	41,048	86,451
3	46,993	3.50%	39,490	86,483
4	48,638	3.50%	37,878	86,516
5	50,340	3.50%	36,210	86,550
6	52,102	3.50%	34,483	86,585
7	53,926	3.50%	32,696	86,622
8	55,813	3.50%	30,847	86,660
9	57,767	3.50%	28,932	86,699
10	59,788	3.50%	26,951	86,739
11	61,881	3.50%	24,900	86,781
12	64,047	3.50%	22,778	86,824
13	66,288	3.50%	20,581	86,869
14	68,609	3.50%	18,307	86,916
15	71,010	3.50%	15,954	86,964
16	73,495	3.50%	13,518	87,013
17	76,067	3.50%	10,997	87,065
18	78,730	3.50%	8,388	87,118
19	81,485	3.50%	5,688	87,173
20	84,337	3.50%	2,893	87,230
Total	**$1,240,589**		**$495,091**	**$1,735,680**

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

CHAPTER 4: LEVEL OF SERVICE ANALYSIS

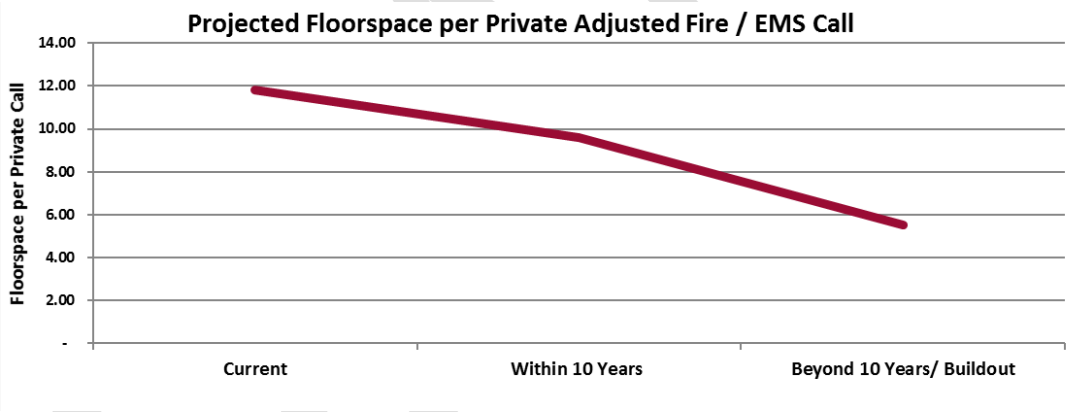
LEVEL OF SERVICE DEFINITION

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 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.

TABLE 11: CURRENT AND PROJECTED FACILITY FLOOR SPACE LEVEL OF SERVICE FOR FIRE / EMS

Time Frame	Floorspace	Current / Projected Calls	SF per Call
Current	10,706	906	11.82
Within 10 Years	12,500	1,304	9.59
Beyond 10 Years/ Buildout	12,500	2,277	5.49



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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 now 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. Realistically, all stations will serve existing and future growth once completed. However, the following tables are meant to show the overall capacity that future stations add and how that capacity will be apportioned.

TABLE 12: CALCULATION OF PROPORTIONATE FOR FIRE / EMS

Time Frame	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	1,900	15.2%	346	346	-	100.0%	0.0%
Within 10 Years	10,600	84.8%	1,931	560	1,371	29.0%	71.0%
Beyond 10 Years	-	0.0%	-	-	-	0.0%	0.0%
At Buildout	**12,500**	**100.0%**	**2,277**	**906**	**1,371**	**39.8%**	**60.2%**
Existing	1,900	15.2%	346	346	-	0.0%	0.0%
Within 10 Years	10,600	84.8%	1,931	560	1,371	29.0%	71.0%
Existing and Within 10 Years	**12,500**	**100.0%**	**2,277**	**906**	**1,371**	**39.8%**	**60.2%**

Timeframe	Impact Fee Qualifying Cost of Facilities	% of Allocated to Future Development	Amount to be Paid by Future Growth
Existing	$ -	0.00%	$ -
Within 10 Years	1,382,582	28.99%	400,829
Total	**$ 1,382,582**	**14.50%**	**$ 400,829**

MANNER OF FINANCING

The City has funded the capital infrastructure for fire/EMS 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 fire / EMS department.

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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 or purchasing qualifying apparatus, 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.

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.

DEVELOPER DEDICATIONS AND EXACTIONS

Developer exactions are not the same as grants (which should be credited from the impact fee). Developer exactions may be considered in the inventory of current and future public safety infrastructure. If a developer constructs a fire station or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability. All fire stations are considered to be system improvements, not project improvements. Thus, an impact fee credit will be due to the developer and the dedication / exaction will be classified in the inventory as if it had been funded directly by the City through impact fees collected.

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.

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.

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 in the section which discusses debt financing, future projects were inflated 3.5% annually from their present value cost to a future value cost based on the year of anticipated construction.

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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: APPARATUS FEE CALCULATION

IMPACT FEE QUALIFYING APPARATUSES

An apparatus over $500,000 when purchased and equipped can be assessed to non-residential development on a square foot basis. The City has one future apparatus which qualify under this definition. Details on the City's apparatuses are contained in the following table.

TABLE 13: INVENTORY OF EXISTING AND FUTURE IMPACT FEE QUALIFYING FIRE SUPPRESSION APPARATUSES

Apparatus Inventory							
Apparatus	Description	Year Acquired	Apparatus Cost	Equipment	Total	New Apparatus (Fully Equipped)	Impact Fee Qualifying Apparatus
Brush 121	2004 Ford F550 Super Duty	2004	$ 40,325	$ 11,000	$ 51,325		$ -
Command 121	2008 Dodge Ram 2500	2007	25,453	3,200	28,653		-
Engine 121	1998 Pierce Pumper Truck Heavy	1997	171,862	38,000	209,862	540,000	540,000
Squad 121	2000 4700 LP 4x2 International	2008	38,000	9,800	47,800		-
Truck 121	2001 Pierce-Pacific Mfg Inc. Ladder Truck	2006	225,000	43,000	268,000		-
Brush 122	2000 Chevy GK3 GM4	1999	27,163	7,800	34,963		-
Engine 122	1989 Ford Fire Truck	1990	85,554	14,500	100,054		-
Brush 123	2000 Frht Med Conv FL70 Truck (Heavy Truck)	2011	22,000	6,000	28,000		-
			$ 635,357	$ 133,300	$ 768,657	$ 540,000	$ 540,000

Using this information, an apparatus fee has been calculated which is only applicable to non-residential development in Ivins. This is consistent with the protocol determined by the Utah Impact Fee Act, where it states that only residential land uses may be exempt from an impact fee for fire suppression vehicles (Utah Code 11-36a-202(2)(a)(i)) and that these vehicles must be over $500,000 to be considered in the calculation (11-36a-102(16)(a)(ii)).

The costs of the apparatuses are divided by the current total, calls within the service area (including residential) to calculate a fair average cost per call. This average cost per call is then applied only to non-residential land uses and multiplied by the calls per unit to arrive at the cost per unit. The following table displays the calculation.

TABLE 14: APPARATUS FEE CALCULATION

Inventory of Qualifying Apparatus							
Asset Description	Equipment	Purchase Year	PV Cost	FV Cost	Apparatus Financing Costs	Impact Fee Non-Qualifying Cost	Impact Fee Qualifying Cost
Future Apparatus I	Fully Equipped	2018	$ 540,000	$ 581,820	$59,617.91	$ 255,194	$ 386,244
Total:			**$540,000**	**$581,820**	**$59,618**	**$255,194**	**$386,244**

Apparatus Impact Fee Calculation for Private Non Residential Development	
Total Existing and Future Apparatus > $500,000	$386,244
Current Average Private Fire / EMS Calls*	906
Apparatus Cost per Call	$426.32
Fire / EMS Calls per kSF of General Commercial	0.140
Apparatus Cost per kSF of Private Non Residential Development	**$59.73**

**Apparatus costs are divided by current average private calls due to shorter life span than fire stations*

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CHAPTER 7: 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 fire / EMS call will cost at buildout based on the cost of current and future infrastructure.

TABLE 15: FIRE / EMS 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
Fire Stations					
Existing Facilities	$ -	0.00%	$ -	1,371	$ -
Existing Debt Service (Interest)	-	0.00%	-	1,371	-
Future Facilities within 10 Years	1,159,428	71.01%	823,294	1,371	600
Future Debt Service (Interest)	477,087	71.01%	338,773	1,371	247
Total	**$1,636,515**		**$1,162,068**		**847**
Miscellaneous					
Credits					$ (354)
Impact Fee Fund Balance	-	-	-	-	-
Total Credits	**$ -**		**$ -**		**$ (354)**
Grand Total	**$1,636,515**		**$1,162,068**		**$493**

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 16: RECOMMENDED FIRE / EMS IMPACT FEE ASSESSMENT

FIRE / EMS	Cost per Call	Calls per Unit	Fee per Unit
Residential			
Residential Unit	$ 493	0.186	$ 91.76
Non Residential			
Commercial	493	0.140	69.07
Institutional	493	0.070	34.72
Commercial Apparatus Fee (kSF Floor Space)*	426	0.140	$ 59.73

**Apparatus Fee is charged to non-residential only*

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 project may have upon fire / EMS 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 formulas presented below should be utilized. The variable in these formulas is the number of annual calls (emergency calls to the fire 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 17: NON-STANDARD USER IMPACT FEE FORMULA FOR FIRE / EMS

FIRE / EMS Cost Per Call		Non Standard Development		Impact Fee Assessed
$493	x	# of Annual Calls Projected to be Created	=	Non-Standard Impact Fee

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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 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 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. 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**
2012	7,326			
2013	7,613	677	0.08892	
2014	7,900	847	0.10722	25.1%
2015	8,187	**906**	0.11067	**7.0%**
2016	8,473	950	0.11214	4.9%
2017	8,760	994	0.11352	4.7%
2018	9,047	1,039	0.11481	4.4%
2019	9,334	1,083	0.11602	4.3%
2020	9,620	1,127	0.11716	4.1%
2021	10,030	1,171	0.11679	3.9%
2022	10,440	1,216	0.11644	3.8%
2023	10,850	1,260	0.11612	3.6%
2024	11,259	**1,304**	0.11582	**3.5%**
2025	11,669	1,348	0.11555	3.4%
2030	13,718	1,570	0.11442	16.4%
2040	18,176	2,012	0.11069	28.2%
2046	19,100	2,277	0.11923	13.2%

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	358	498	710	940	1,196	1,472
Ivins City Total	7,102	7,550	7,757	10,118	14,428	19,116	24,302	29,915
Unincorporated Washington County	6,988	7,328	7,485	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
Unincorporated County Served by City **	0	0	0	0	0	0	0	0
Ivins City Total	2,713	49	73	96	115	93	78	3,217
Unincorporated Washington County	2,997	23	19	18	28	32	58	3,175
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
Unincorporated County Served by City **	0	0	0	0	0	0	0	0
Ivins City Total	0	13	30	8	4	27	39	82
Unincorporated Washington County	614	4	0	4	1	12	0	635
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: EMERGENCY FIRE CALL DETAILS

Ivins City Fire Calls Responded to From 2013 to 2015

Category	2013	2014	2015	3 yr Total	Average	% of Total
Single Family Residential	375	414	440	1,229	410	50.6%
Multifamily Residential	2	1	2	5	2	0.2%
Assisted Living	15	73	110	198	66	8.1%
Commercial	17	15	17	49	16	2.0%
Institutional *	2	8	5	15	5	0.6%
Public Buildings and Land	19	32	22	73	24	3.0%
Traffic	24	20	25	69	23	2.8%
Interlocal Agreement (Santa Clara EMS)	125	181	181	487	162	20.0%
Special Service District	0	0	0	0	0	0.0%
Mutual Aid	44	55	40	139	46	5.7%
Undefined **	54	48	64	166	55	6.8%
All Calls	**677**	**847**	**906**	**2,430**	**810**	**100.0%**

** Includes churches*

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

APPENDIX D: FORECAST OF DEVELOPMENT UNITS

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

	2015 Development			Future Development to be Added		Existing + 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**
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	**26.47**		**217**	**71.63**	**586**	**98.10**		**803**

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

Future units are based on a 2046 buildout estimate provided by Ivins City

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

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

	Total 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	574	63%	574	-	-	-	**574**
Public Buildings and Land	22	2%	14	-	-	8	**22**
Traffic	25	3%	-	-	13	13	**25**
Interlocal Agreement (Santa Clara EMS)	181	20%	-	-	-	181	**181**
Special Service District	-	0%	-	-	-	-	**-**
Mutual Aid	40	4%	-	-	-	40	**40**
Undefined	64	7%	44	1	1	18	**64**
Total	**906**	**100%**	**632**	**1**	**13**	259	**906**

Undefined Calls Allocated to Land Use by Direct Calls

Land Use Type	Calls To Direct Land Use	% to Direct Land Use	Undefined Calls to Land Uses	Adjusted
Residential				
Residential	552	66%	42	594
Non-Residential				
Commercial	17	2%	1.29	18
Institutional	5	1%	0.38	5
Public Land Uses				
Public Buildings and Land	22	3%	2	24
Traffic	25	3%	2	27
Interlocal Agreement (Santa Clara EMS)	181	21%	14	195
Special Service District	-	0%	-	-
Mutual Aid	40	5%	3	43
Total	**842**	100%	**64**	**906**

Traffic Calls Allocated to Land Use

Land Use Type	Units of Land Use Type	ITE Code	ITE Trip Generation Rate per Unit ADT (Divided by 2)	Total ADT Peak Day Trips	% of Trips Generated	Annual Traffic Related Fire Incidents per Unit of Development (Percentage X Total Calls)
Residential						
Residential (per unit)	3,342	210	4.76	15,906	83%	11.15
Non-Residential						
Commercial	137	820	21.35	2,919	15%	2.05
Institutional	80	560	4.56	364	2%	0.26
Total				**19,189**	**100%**	**13**

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	552	42	15	13	**622**	3,342	**0.186**
Non-Residential							
Commercial	17	1	0	0	**19**	137	**0.14010**
Institutional	5	0	0	0	**6**	80	**0.07042**
Non-Qualifying Calls							
Calls Allocated to Outside City Residents	221	17	8	13	**260**		
Total	795	60	24	27	**906**		

Projected Future Calls

Projected Future Fire / EMS Calls - 10 Year			
Development Type	**Future Units**	**Calls per Unit**	**Future Calls***
Residential			
Residential (Units)	5,211	0.186	970
Non-Residential			
Commercial	370	0.140	52
Institutional	216	0.070	15
Non-Resident Calls			
Development Type	**Future City Population**	**Calls per Capita**	**Future Calls***
Calls Allocated to Outside City Residents	10,913	0.031	334
Total Undeveloped Future Private Calls			**1,371**

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

APPENDIX G: EXISTING AND FUTURE STATIONS

Summary of Existing Fire Facilities

Existing Fire / EMS Facilities	Acres	SF of Space	Qualifying Cost
Land Associated with the Existing Center St Fire/Police Facility	0.62		$ -
Existing Fire / Police Facility		8,806	-
Station	-		-
Existing Kayenta Station		1,900	-
Total	**0.62**	**10,706**	**$ -**

	Fire	Police	Totals
Floorspace (Sq. Ft.)	10,600	400	11,000.00
% to Each Department	96%	4%	100%
Building Price	**$1,159,428**	**$ 56,349**	**$1,215,777**
Bond Interest	**477,087**	**18,003**	**495,091**
Existing Resident - Credit	28%		
Future Resident	46%		
Non-Resident - No Credit	26%		
Total Percentage	100%		
Fire Credit Value	**$ 329,270**		

Projection of Future Fire Facilities

Project	Year	Floorspace (SF)	Cost per SF/Acre	Land (Acres)	PV Project Expense $	Construction Year Expense*	% to Growth	Expansionary Cost
Future Fire / EMS Facilities Within 10 Years								
Land Associated with the Future Fire/Police Facility	2017			-	$0	$0	100%	$0
Site Improvements (per Acre)	2017			1.47	$176,400	$182,574	100%	$182,574
Future Fire/Police Facility (per SF)	2017	10,600	$ 109.38	-	$1,159,428	$1,200,008	100%	$1,200,008
Within 10 Years		10,600			**$1,335,828**	**$1,382,582**		**$1,382,582**
Future Fire / EMS Facilities Beyond 10								
Total Future Fire / EMS Facilities		**10,600**		**1.47**	**$1,335,828**	**$1,382,582**		**$1,382,582**
		Total SF	**12,500**					

Current Year 2016 Inflation Rate 3.50%

APPENDIX H: OUTSTANDING AND FUTURE DEBT

Future Debt

Date	Principal	Coupon	Interest	Total P&I
1	43,869	3.50%	42,552	86,421
2	45,404	3.50%	41,048	86,451
3	46,993	3.50%	39,490	86,483
4	48,638	3.50%	37,878	86,516
5	50,340	3.50%	36,210	86,550
6	52,102	3.50%	34,483	86,585
7	53,926	3.50%	32,696	86,622
8	55,813	3.50%	30,847	86,660
9	57,767	3.50%	28,932	86,699
10	59,788	3.50%	26,951	86,739
11	61,881	3.50%	24,900	86,781
12	64,047	3.50%	22,778	86,824
13	66,288	3.50%	20,581	86,869
14	68,609	3.50%	18,307	86,916
15	71,010	3.50%	15,954	86,964
16	73,495	3.50%	13,518	87,013
17	76,067	3.50%	10,997	87,065
18	78,730	3.50%	8,388	87,118
19	81,485	3.50%	5,688	87,173
20	84,337	3.50%	2,893	87,230
Total	**$1,240,589**		**$495,091**	**$1,735,680**

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

APPENDIX I: APPARATUS PLAN AND IMPACT FEE

Inventory of Qualifying Apparatus

Inventory of Qualifying Apparatus							
Asset Description	**Equipment**	**Purchase Year**	**PV Cost**	**FV Cost**	**Apparatus Financing Costs**	**Impact Fee Non-Qualifying Cost**	**Impact Fee Qualifying Cost**
Future Apparatus	Fully Equipped	2018	$ 540,000	$ 581,820	$59,617.91	$ 255,194	$ 386,244
Total:			**$540,000**	**$581,820**	**$59,618**	**$255,194**	**$386,244**

Apparatus Fee Calculation

Apparatus Impact Fee Calculation for Private Non Residential Development	
Total Existing and Future Apparatus > $500,000	$386,244
Current Average Private Fire / EMS Calls*	906
Apparatus Cost per Call	$426.32
Fire / EMS Calls per kSF of General Commercial	0.140
Apparatus Cost per kSF of Private Non Residential Development	**$59.73**

**Apparatus costs are divided by current average calls due to shorter life span than fire stations*

Apparatus costing over $500,000 when purchased and equipped can be assessed to non-residential development on a square foot basis. Residential development cannot be assessed an apparatus fee. The costs of the apparatus are divided by the total calls within the service area, including residential, and industrial to calculate a fair average cost per call.

This average cost per call is then multiplied by the calls per 1,000 square feet of floorspace for non-residential land uses. The result is the fee that only non-residential land uses can pay per 1,000 Sf of floorspace.

Apparatus Deployment

Apparatus Inventory							
Apparatus	**Description**	**Year Acquired**	**Apparatus Cost**	**Equipment**	**Total**	**New Apparatus (Fully Equipped)**	**Impact Fee Qualifying Apparatus**
Brush 121	2004 Ford F550 Super Duty	2004	$ 40,325	$ 11,000	$ 51,325		$ -
Command 121	2008 Dodge Ram 2500	2007	25,453	3,200	28,653		-
Engine 121	1998 Pierce Pumper Truck Heavy	1997	171,862	38,000	209,862	540,000	540,000
Squad 121	2000 4700 LP 4x2 International	2008	38,000	9,800	47,800		-
Truck 121	2001 Pierce-Pacific Mfg Inc. Ladder Truck	2006	225,000	43,000	268,000		-
Brush 122	2000 Chevy GK3 GM4	1999	27,163	7,800	34,963		-
Engine 122	1989 Ford Fire Truck	1990	85,554	14,500	100,054		-
Brush 123	2000 Frht Med Conv FL70 Truck (Heavy Truck)	2011	22,000	6,000	28,000		-
			$ 635,357	$ 133,300	$ 768,657	$ 540,000	$ 540,000

APPENDIX J: LEVEL OF SERVICE

Fire / EMS

Time Frame	Floorspace	Current / Projected Calls	SF per Call
Current	10,706	906	11.82
Within 10 Years	12,500	1,304	9.59
Beyond 10 Years/ Buildout	12,500	2,277	5.49

Time Frame	Floorspace	Population	SF per Population
Current	10,706	8,187	1.31
Within 10 Years	12,500	11,259	1.11
Beyond 10 Years/ Buildout	**12,500**	**19,100**	**0.65**

Floor Space Level of Service

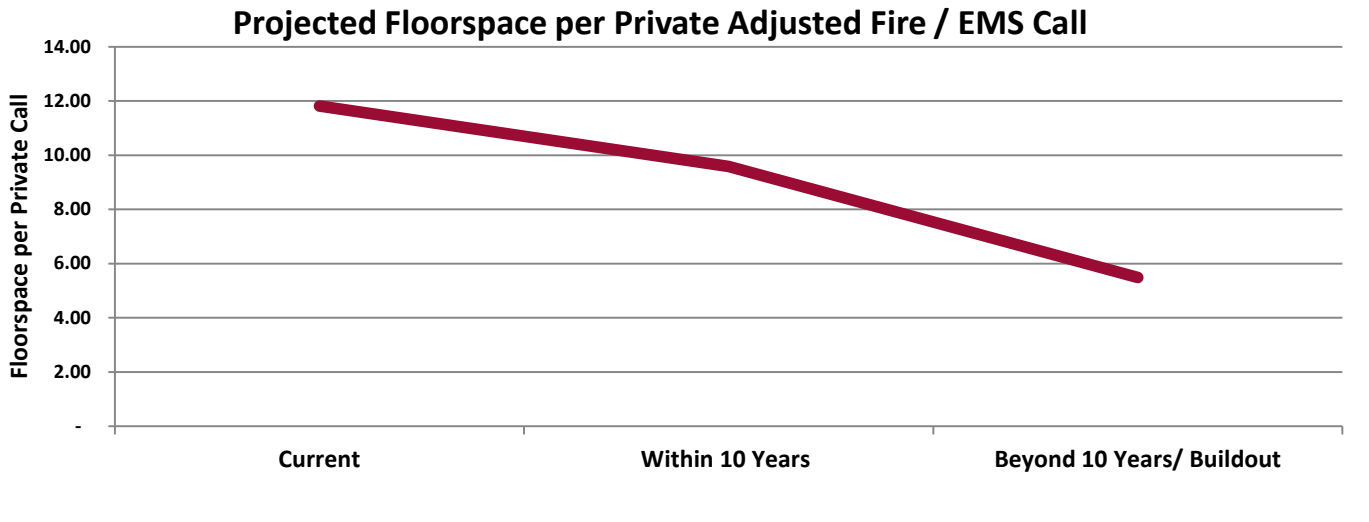
The City's level of service ("LOS") is based primarily on floorspace. The City currently provides 11.93 SF of floorspace per private fire / EMS call. The future projects to be built within the next ten years and through buildout will provide a buildout level of service of 7.94 SF per private fire / EMS call. Because impact fees cannot be used to increase a level of service and because the level of service drops slightly over time, the data demonstrates compliance

Response Time Level of Service

The City's level of service ("LOS") is based partially on response time. The City's goal is to provide first responder services to 90% of its territory within four minutes. This is the NFPA 1710 national standard for emergency call response times--four minutes being a critical turning point in the size of a fire and also in effectiveness of medical response.

Factors affecting response time include the number of calls for service and the location of the incidents relative to a fire station. As development occurs, the number of calls for service will increase, creating pressure on the existing response system. Also, new development of residential and business areas tend to occur in areas farther removed from an existing station.

The City intends to build its fire stations so that they are strategically located to provide a four minute response time.



APPENDIX K: PROPORTIONATE SHARE ANALYSIS

Summary of Fire / EMS Facilities

Time Frame	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	1,900	15.2%	346	346	-	100.0%	0.0%
Within 10 Years	10,600	84.8%	1,931	560	1,371	29.0%	71.0%
Beyond 10 Years	-	0.0%	-	-	-	0.0%	0.0%
At Buildout	**12,500**	**100.0%**	**2,277**	**906**	**1,371**	**39.8%**	**60.2%**
Existing	1,900	15.2%	346	346	-	0.0%	0.0%
Within 10 Years	10,600	84.8%	1,931	560	1,371	29.0%	71.0%
Existing and Within 10 Years	**12,500**	**100.0%**	**2,277**	**906**	**1,371**	**39.8%**	**60.2%**

Proportionate Share of Fire / EMS Facilities

Timeframe	Impact Fee Qualifying Cost of Facilities	% of Allocated to Future Development	Amount to be Paid by Future Growth
Existing	$ -	0.00%	$ -
Within 10 Years	1,382,582	28.99%	400,829
Total	**$ 1,382,582**	**14.50%**	**$ 400,829**

APPENDIX L: DEBT SERVICE CREDIT

CALCULATION OF PROJECT CREDITS

Year	Adjusted Calls	Existing Debt	Total Debt Service to Existing	Credit per Adjusted Call
2015	906		$ -	-
2016	950		-	-
2017	994	24,143	**24,143**	24
2018	1,039	24,152	**24,152**	23
2019	1,083	24,161	**24,161**	22
2020	1,127	24,170	**24,170**	21
2021	1,171	24,180	**24,180**	21
2022	1,216	24,189	**24,189**	20
2023	1,260	24,200	**24,200**	19
2024	1,304	24,210	**24,210**	19
2025	1,348	24,221	**24,221**	18
2026	1,393	24,232	**24,232**	17
2027	1,437	24,244	**24,244**	17
2028	1,481	24,256	**24,256**	16
2029	1,525	24,269	**24,269**	16
2030	1,570	24,282	**24,282**	15
2031	1,614	24,295	**24,295**	15
2032	1,658	24,309	**24,309**	15
2033	1,702	24,323	**24,323**	14
2034	1,746	24,338	**24,338**	14
2035	1,791	24,354	**24,354**	14
2036	1,835	24,370	**24,370**	13
2037	1,879	-	-	-
2038	1,923	-	-	-
2039	1,968	-	-	-
2040	2,012	-	-	-
2041	2,056	-	-	-
2042	2,100	-	-	-
2043	2,145	-	-	-
2044	2,189	-	-	-
2045	2,233	-	-	-
2046	2,277	-	-	-
		$ 484,899	**$ 484,899**	**$ 354**

APPENDIX M: COST PER FIRE CALL

Fire / EMS 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
Fire Stations					
Existing Facilities	$ -	0.00%	$ -	1,371	$ -
Existing Debt Service (Interest)	-	0.00%	-	1,371	-
Future Facilities within 10 Years	1,159,428	71.01%	823,294	1,371	600
Future Debt Service (Interest)	477,087	71.01%	338,773	1,371	247
Total	**$1,636,515**		**$1,162,068**		**847**
Miscellaneous					
Credits					$ (354)
Impact Fee Fund Balance	-	-	-	-	-
Total Credits	**$ -**		**$ -**		**$ (354)**
Grand Total	**$1,636,515**		**$1,162,068**		**$493**

APPENDIX N: FINAL IMPACT FEE CALCULATION

Impact Fee Per Development Type

FIRE / EMS	Cost per Call	Calls per Unit	Fee per Unit
Residential			
Residential Unit	$ 493	0.186	$ 91.76
Non Residential			
Commercial	493	0.140	69.07
Institutional	493	0.070	34.72
Commercial Apparatus Fee (kSF Floor Space)*	426	0.140	$ 59.73

**Apparatus Fee is charged to non-residential only*

Non Standard Development Impact Fee Calculation FIRE

FIRE / EMS Cost Per Call		Non Standard Development		Impact Fee Assessed
$493	x	# of Annual Calls Projected to be Created	=	Non-Standard Impact Fee