PUBLIC SAFETY IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS



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July 2021

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IVINS CITY
UTAH

PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

I. EXECUTIVE SUMMARY

The purpose of this Public Safety Impact Fee Facilities Plan (IFFP) is to provide Ivins City with a summary of recommended capital improvements to meet the City's existing and future demands for their Public Safety Facilities. Public Safety Facilities include fire and emergency medical services (EMS), animal control, and law enforcement. This Impact Fee Facilities Plan identifies the existing levels of service (LOS) for the Ivins City Public Safety Facilities and identifies improvements needed to maintain the level of service throughout the planning period.

It is recommended that public safety improvements be implemented in a timely manner during the planning period. The total estimated cost of recommended future improvements is $2,602,022.00 as shown in **Table V-1** and includes adding facilities to fire and rescue services, upgrading/expanding facilities for law enforcement services, and expanding facilities for animal rescue services. These recommended improvements will allow Ivins City to maintain the required LOS set by Ivins City for the Public Safety Facilities.

II. INTRODUCTION

This section provides background information, reviews the purpose and scope of this master plan and analysis, and identifies the plan's area or limits.

A. BACKGROUND

To help ensure that the City is prepared to meet the needs of anticipated growth and to ensure up-to-date information is considered in planning efforts, Ivins City has contracted with Sunrise Engineering, Inc. to provide a Public Safety Impact Fee Facilities Plan and Impact Fee Analysis.

This Public Safety Impact Fee Facilities Plan & Impact Fee Analysis has been prepared for Ivins City, located in Southern Utah to the northwest of St. George and Santa Clara in the southwest portion of Washington County along Old Highway 91. An area and location map showing the location of Ivins City, is provided on Exhibit II-A.1 on the following page.

Ivins City has experienced moderate to high growth rates over the past 30 years, which slowed significantly after 2008, but has quickened again since 2019. This rapid growth has required improvements and upgrades to much of the City's public infrastructure to meet the increased demands.

The Santa Clara Fire Department and Ivins Fire & Rescue merged together on January 1, 2018. The Santa Clara Police Department and the Ivins City Police Department merged together on July 1, 2012. These mergers were enacted to reduce costs and provide a better service to both Santa Clara City and Ivins City. This plan will evaluate existing facilities and existing demand using both Ivins City and applicable Santa Clara City data, however, evaluations of future demands and needs will only be for Ivins City.

A. PURPOSE

The purpose of the Ivins City Public Safety Facilities system is to save lives, protect property, provide assistance, aid and/or rescue during disasters and emergencies. The Ivins City Public Safety Facilities system is composed of the following organizations:

1. Fire and Emergency Medical Services
2. Law Enforcement Services
3. Animal Control Services

Public safety service providers have well-defined missions that require trained personnel and specialized vehicles, equipment and tools.

B. SCOPE

The scope of the Public Safety Impact Fee Facilities Plan includes the following:

1. Identify existing population and future growth projections.
2. Determine the existing level of service.
3. Define the desired level of service.
4. Recommend Public Safety improvements needed to maintain the existing Levels of Service.
5. Provide an Impact Fee Analysis that will identify the maximum Public Safety Impact Fee allowable for Ivins City to charge new growth or development.

Ultimately, the goal of this plan is to provide a general guide to the City for making decisions pertaining to future Public Safety Facilities and to help avoid mistakes attributed to the lack of proper planning and provide the proportionate funds necessary to grow with the community.

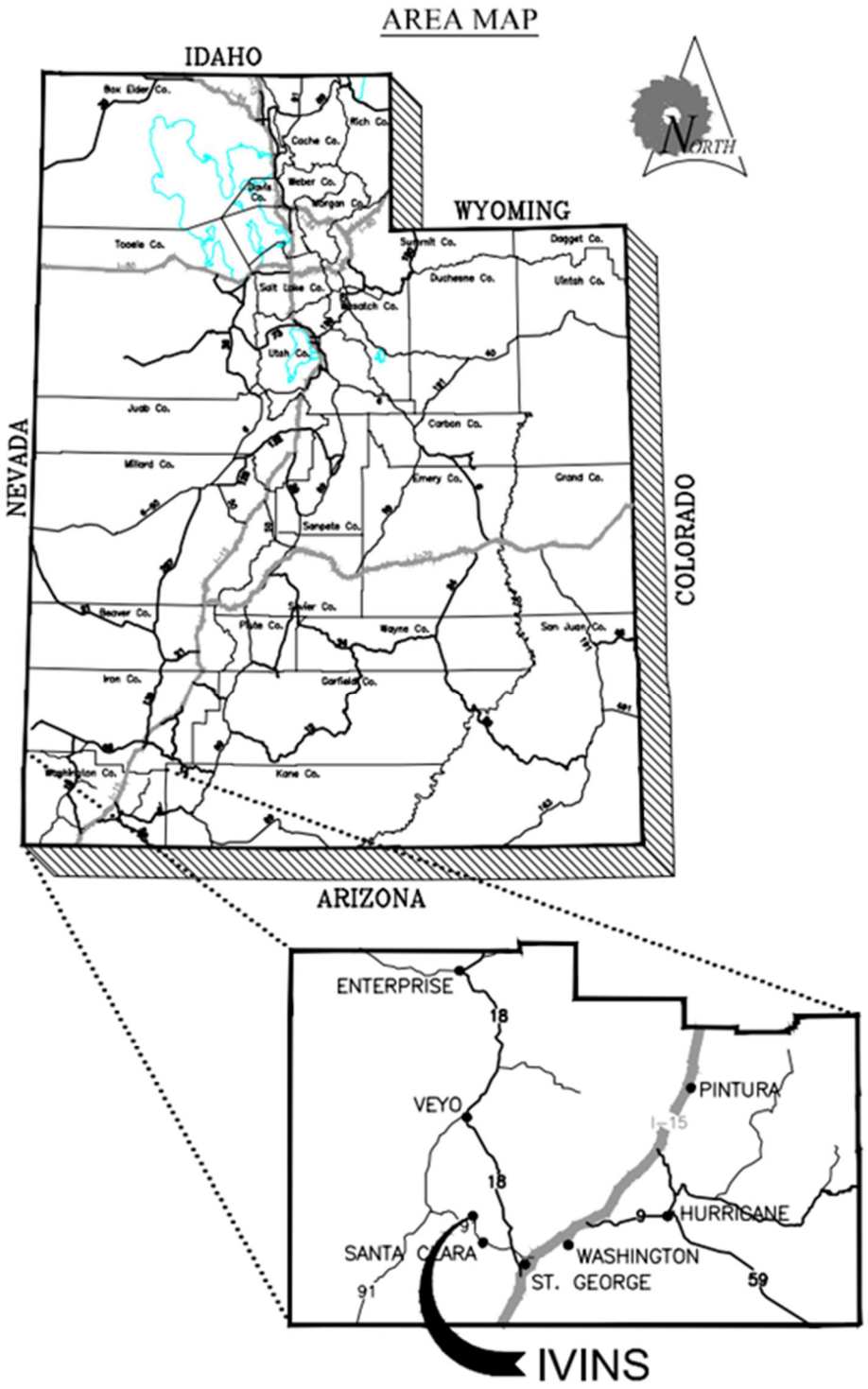


Figure II-1 Area Map

C. IMPACT FEE RELATED ITEMS

There are a few items related to Impact Fees that the Ivins City staff should keep in mind when planning for, collecting, and expending impact fees.

Generally, it is a good idea to update this plan at least every five years or more frequently if events necessitate.

City staff should be made aware that, in conformance with Utah Code 11-36a-602, impact fees can only be expended for a system improvement that is identified in the Impact Fee Facilities Plan and that is for the specific public facility type for which the fee was collected (i.e. culinary water impact fees cannot be used for public safety projects). Also, impact fees must be expended or encumbered for a permissible use within six years of their receipt unless 11-36a-602(2)(b) applies.

City staff should also ensure that proper accounting of the Impact Fees occurs (track each fee in and out). See Utah Code 11-36a-601.

III. USER ANALYSIS

An important element in any community plan is a user analysis or a projection of the City's population growth rate. This projection gives the city officials an idea of the future demands the City should plan for throughout the planning period. This section summarizes how the growth rate, planning period, population projections and capacity were calculated or obtained.

A. GROWTH RATE

Projecting the future population can be a subjective process. With this in mind, **Table III-1** below shows the City's historic growth rate according to the US Census Data and Ivins City's 2020 Generic Master Plan estimates provided to Sunrise Engineering. This provides an idea of how the community has grown from 1970 to 2021.

Table III-1 Ivins City Historic Growth

Ivins City Historic Growth			
Year	**Source**	**Population**	**Percent Growth**
1970	Census	137	-
1980	Census	600	15.9%
1990	Census	1,630	10.5%
2000	Census	4,450	10.6%
2010	Census	6,753	4.3%
2020	City Estimate	8,636	2.5%
2021	Estimate	8,831	2.3%

Ivins City has grown significantly since 1970. During the 1970's it grew at almost 16% per year. During the 1980's and 1990's the city grew at over 10% per year. The recession of 2007/2008 caused a significant drop in the growth rate. Ivins City is primarily a residential community supporting the St. George area. Ivins City is bordered by other municipalities, lava flows, flood plains, and environmentally sensitive areas.

This plan will use the projected population estimates and resulting growth rates for the duration of the planning period. As mentioned previously, this information was provided by the 2020 Generic Master Plan provided by Ivins City.

Because Ivins City will eventually develop all of its available land, build-out projections have been considered in this study. As indicated, this build-out projection is based on all property within the existing city limits.

Population estimates from the General Plan for build-out is 18,400. Based on these growth rates, and following a linear model growth, build-out would most likely occur in the year 2063.

It is important to understand that projected growth rates are not the corner stone of this plan. If the projected population is reached earlier or later than anticipated, then future improvements to support growth may either come earlier or later. Impact Fees should not be significantly affected if the actual rate of growth varies from the rate used in the plan.

B. LENGTH OF PLANNING PERIOD

With approximate build-out occurring around the year 2060, this public safety impact fee facilities plan will use a 20-year planning period, beginning in the fiscal year 2021, and running through fiscal year 2041 when the population is projected to reach 13,305 people. Impact fees collected are required to be spent within 6 years of collection. In order to facilitate that requirement, the completion of the master planned facilities can be timed accordingly, phased, or projects may be financed and paid for over time. Planning for a wider period helps these decisions and represents smart planning. The demands from growth and the necessary planning for that growth does not fit in a neat 6-year planning horizon.

C. EQUIVALENT RESIDENTIAL UNITS

An Equivalent Residential Unit (ERU) is used to evaluate the demand on a system and its infrastructure. Commercial buildings, which typically have a larger impact on a system than a residential unit, will have a higher number of ERU's associated with it. For this plan, an Equivalent Residential Unit (ERU) will be taken as the average square footage of a single-family residence.

To determine what an Equivalent Residential Unit is for this plan, square footage data of single-family residences for Ivins City was collected and an average square footage per single-family residence was calculated. The average square footage of a residential unit in Ivins City is calculated by taking the total square footage of all residential units and dividing by the number of residential units. The average square footage per single-family residence in Ivins was calculated to be 2,151. The same calculation was performed for commercial buildings. The average square footage per commercial building was calculated to be 7,036. A summary of the square footage data for residential and commercial is shown in **Table III-2** below.

Table III-2: Ivins Residential and Commercial Data

Ivins Residential and Commercial Data			
Property Type	**Total Square Feet**	**Total Number of Units**	**Average Square Feet**
Residential	7,989,209	3,929	2,033
Commercial	762,876	95	8,030

For non-residential units, the ERU value will be determined by taking the total square footage of the building, including multiple stories, and dividing by the average residential square footage, 2,151. Any building that has a square footage less than the average residential unit will be considered as 1 ERU. Ivins City currently has a total of 3,714 residential ERUs and 355 commercial ERUs for a total of 4,068 ERUs. A summary of ERUs is shown in Table III-3.

Table III-3: Existing Ivins ERU Data

Existing Ivins ERU Data			
	Residential	**Commercial**	**Total**
Total Existing ERUs	3,714	355	4,068

The existing ERUs will be used to calculate an existing level of service and projected ERUs will be used to calculate the future demand. By assuming that the current number of ERUs will grow at the same rate as the

population, we can approximate the future number of ERUs at build-out. With the projected population growth at the end of the planning period there will be a total of 6,129 ERUs. At the end of the planning period, an additional 2,061 ERUs will have been added to the current estimated 4,068 ERUs. The calculation to determine the current number of people per ERU and the corresponding number of ERUs at the end of the planning period is as follows:

Current People/ERU:

$$\left(\frac{8{,}831 People}{4{,}068\ ERUs}\right) = \mathbf{2.17}\ \frac{People}{ERU}$$

Total ERUs at the End of the Planning Period:

$$\left(\frac{13{,}305}{2.17\ \frac{People}{ERU}}\right) = \mathbf{6{,}129}\ ERUs$$

Total ERUs at Build-Out:

$$\left(\frac{18{,}400}{2.17\ \frac{People}{ERU}}\right) = \mathbf{8{,}476}\ ERUs$$

Projected ERUs at the End of the Planning Period:

$$\mathbf{6{,}129}\ ERUs\ (Total\ Projected) - \mathbf{4{,}068}\ ERUs\ (Existing) = \mathbf{2{,}061}\ \ ERUs\ (Projected)$$

Table III-4: Calculations to Determine Future ERUs

Growth of Existing ERUs Based on Popluation Growth			
	ERUs	**Population**	**People/ERU**
Current Values	4,068	8,831	2.17
End of Planning Period	6,129	13,305	2.17
Buildout	8,700	18,400	2.11

By dividing the current population (8,831) by the population estimate at the end of the planning period (13,305), or by dividing the current number of ERUs (4,068) by the end of the planning period ERU estimate (6,756), it can be found that existing population is 66.4% of the end of the planning period population. As a result, it is reasonable to assume that Public Safety facilities will experience a 33.6% usage increase. Ivins City plans to improve and expand its Public Safety facilities to meet this expected usage growth.

IV. SECTION IV PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

The major reason Ivins City has experienced tremendous growth in the past 40 years is the quality of life it offers. It is the City's responsibility to ensure that proper planning is occurring so that this level of quality is maintained and enhanced. This section identifies the current public safety services available and demand requirements for these services based on continued population growth.

A. EXISTING FACILITIES

Ivins City currently provides services for both Fire & Rescue and Law Enforcement including animal control services. Stated previously, these responsibilities are shared between Ivins City and Santa Clara City. Fire & Rescue services were analyzed from both cities with a focus on the stations located within Ivins City boundaries. The same could not be done for Law Enforcement due to the police station being located in Santa Clara City boundaries.

FIRE & RESCUE SERVICES

The Santa Clara/ Ivins City Fire & Rescue currently has a combination of full-time, part-time, and seasonal employees, as well as volunteers. There are currently 7 full-time employees and 15 part-time volunteers. Many of the employees have a diverse skillset and are cross trained for both fire and medical services. There are currently 4 fire and rescue stations to house the employees. See Appendix B for a map of existing public safety facilities.

Station #1 – Station #1 is located at 2771 Circle Dr. in Santa Clara. The building is the original fire station for Santa Clara. The station was constructed in 1981 as a light commercial building with a cinder block shell and wood framing inside. The structure consists of two bays, a training/weight room, one bathroom with stand-up shower, and an outside storage area. Station #1 was originally built to house the fire department, public works, city marshal and animal shelter. Most of the building was built by volunteers and was not built to meet NFPA standards and future needs of a fire department.

Station #2 - Station 2 is located at 2365 Rachel Dr. in Santa Clara. The building was completed in the mid 1990's prior to the original Public Safety Impact Fee Analysis. It is a light commercial building constructed of cinder block and wood framing. The structure consists of three pull-through bays with two attached offices and a training space. There are two storage closets next to the bays and one room for laundry and cleaning. The structure also includes a turnout gear/ready room attached to the bays. This building does not include living space for crew quarters. There is currently no full-time staff at this location. Seasonal wildland crews use this station during the season as their headquarters and staging location.

Station # 3 - The Ivins Center Street station is located at 90 West Center Street in Ivins. This station is currently the headquarters for the Santa Clara/ Ivins Fire & Rescue. This station was the original town hall for Ivins and had a two-bay fire station for the all-volunteer fire department. In 2002 Ivins began a Police Department and the building became the Public Safety building. The old section of the fire station was remodeled to house the Police department. Office space was needed as the Public Safety Department grew, and the building was once again remodeled to add more office space and evidence rooms.

The main fire station was built in 1995 with four bays on the main floor level and an office area and one restroom. The second level contains a training room, restrooms, and a kitchen area. Living quarters were modified and added in 2007 when full time staff were hired. The building is approximately 10,000 square feet

and has become the daily operations building and current headquarters for the Santa Clara/ Ivins Fire & Rescue since the merger at the beginning of 2018. A photo of the station can be seen in Figure IV-1 below.



Figure IV-1: Center St. Station, Ivins City

Station # 4 - The Kayenta station is located at Coyote Gulch in the Kayenta development in Ivins. This station was built by Kayenta Development Owner Terry Martin. The building was completed in 2012 and has a shared garage storage space leased by Ivins City as a Fire Station. The fire station garage portion is approximately 1,800 square feet. There are two bays that house two brush trucks and an old parade engine. The building is not staffed, but crews check the apparatus weekly.

It is anticipated that Ivins City is not going to renew their lease at this building and will therefore need to find new accommodations to match their current level of service. The City is uncertain when this will occur but it is expected to happen within the planning horizon.

Table IV-1 shows a summary of the facilities for fire and emergency services.

Table IV-1: Fire and Rescue Facilities Summary

EXISTING FIRE AND RESCUE FACILITIES		
STATION #	**LOCATION**	**SQUARE FEET**
Station 1	Circle Dr., Santa Clara	1,981
Station 2	Rachel Dr., Santa Clara	6,280
Station 3	Center St., Ivins	10,000
Station 4	Kayenta, Ivins	1,800
	Total	**20,061**

The total square footage for the Santa Clara/ Ivins Fire & Rescue facilities is 20,061. The total square footage of Fire and Rescue Services within Ivins City boundaries is 11,800. Table IV-2 shows a summary of the facilities for the fire and rescue services in Ivins City.

Table IV-2: Ivins City Fire and Rescue Facilities Summary

IVINS EXISTING FIRE & RESCUE FACILITIES		
STATION #	**LOCATION**	**SQUARE FEET**
Station 3	Center St., Ivins	10,000
Station 4	Kayenta, Ivins	1,800
	Total	**11,800**

LAW ENFORCEMENT

Santa Clara/ Ivin Law Enforcement currently have one law enforcement facility. The station is currently staffed by 9 officers, 3 sergeants, 1 captain, 1 chief, 1 evidence technician, 1 victim services coordinator, and 2 administrative staff. There are an additional 14 seasonal crossing guards and 2 part-time employees.

Station #1 - The Santa Clara/ Ivins Police Department has one station located in the Santa Clara Town Hall building. The police station uses 3,700 square feet of the total 25,920 square feet. The Town Hall building also has a large 3,793 square foot banquet area which is utilized for public safety training exercises. According to Santa Clara City, the public safety share accounts for 10% of the usage of this area (or 379 sf). The total area of the building utilized for public safety is then calculated as 4,079 square feet.

A summary of the Santa Clara and Ivins Law Enforcement facility is shown in Table IV-A.3

Table IV-3: Law Enforcement Facilities Summary

EXISTING LAW ENFORCEMENT FACILITIES		
STATION #	**LOCATION**	**SQUARE FEET**
Station 1	Santa Clara Town Hall	4,079

A photo of the Santa Clara/ Ivins Police Station (Santa Clara Town Hall) can be seen below in Figure IV-2.



Figure IV-2: Santa Clara/ Ivins Police Station (Santa Clara Town Hall)

ANIMAL CONTROL SERVICES

Ivins City currently has an animal shelter that is utilized for animal service needs in both Ivins and Santa Clara City. Ivins Shelter practices a no-kill policy, adopted in 2015, and participates in "WOOF! University" classes where dogs receive training to both help the dogs and to increase adoption appeal. The shelter is approximately 2,726 square feet.

A summary of the Ivins Animal Shelter facility is shown in **Table IV-4**.

Table IV-4: Animal Shelter Facilities Summary

IVINS EXISTING ANIMAL SHELTER FACILITIES		
STATION #	**LOCATION**	**SQUARE FEET**
Shelter 1	474 N 200 W	2,726
	Total	**2,726**

A photo of the Ivins City Animal Shelter can be seen below in **Figure IV-3**.



Figure IV-3: Ivins City Animal Shelter

B. DEMAND ANALYSIS

It is necessary to establish a level of service (LOS) to evaluate the Public Safety facilities services and recommend improvements. The LOS indicates the capacity per unit of demand for each public facility or service. In the case of public safety, the LOS will be determined by square feet of a public facility type per ERU. Because fire and rescue services differ from law enforcement services and likewise with animal control services, the LOS for each service will be calculated separately. Each of these calculations will be based on the expected growth of Ivins City and the anticipated increase in ERUs by the end of the planning period. The increase in demand can be seen in the equation below:

Projected ERUs at the End of the Planning Period (2041):

$$\mathbf{6,129}\ ERUs\ (Total\ Projected) - \mathbf{4,068}\ ERUs\ (Existing) = \mathbf{2,061}\ \ ERUs\ (Projected)$$

FIRE AND RESCUE SERVICES

As directed by City Staff, the demand analysis for this report will only analyze the fire and rescue buildings located in the Ivins City boundaries. The two existing fire stations located in Ivins City have a total square footage of 11,800. The existing LOS is calculated by taking the total square footage of all fire and rescue buildings in Ivins and dividing by the current number of ERUs. The calculation to determine the existing LOS for fire and rescue is as follows:

Total Fire and Rescue Square Feet/Existing ERUs:

$$\left(\frac{11{,}800\ Sq.Ft.}{4{,}068\ ERUs}\right) = \mathbf{2.90}\ \frac{Sq.Ft.}{ERU}$$

A summary of this information is shown in Table IV-5.

Table IV-5: Existing Fire and Rescue LOS

Existing Fire and Rescue LOS		
Total Square Feet	Ivins Existing ERUs	LOS (Square Feet/ Existing ERUs)
11,800	4,068	2.90

The existing LOS for fire and rescue facilities is 2.90 square feet per ERU. With the projected growth, additional square footage will be needed to maintain the existing level of service. The additional square footage needed to maintain the existing LOS is calculated by multiplying the existing LOS by the additional ERUs. The calculations for the additional square footage needed at the end of the planning period are shown below:

Additional Fire and Rescue
Square Footage Needed at the end of the planning period (2041):

$$(2{,}061\ ERUs) * \left(2.90\ \frac{Sq.Ft.}{ERU}\right) = \mathbf{5,977} Sq.Ft.$$

The square footage needed to maintain the LOS at the end of the planning period in 2041 is 5,977. A summation of this information is shown in Table IV-6. With the consistent growth in Ivins City, it is recommended that an additional station be built to accommodate the expected growth of the city. Three areas have been identified as potential locations to build a new station. These locations can be seen in Appendix E and show the corresponding 5-minute response times associated with these new locations. A need has been identified to build a station to the southeast of Ivins City to service the Kayenta area. Since there is no land allocated for a new station to be built in this location, it is uncertain when a station would be built here. The City is in the process of requisitioning land from the Bureau of Land Management (BLM) for equipment storage and a new recreational park. It was mentioned that a new fire station could potentially be built at this location. The final location discussed to build a station is near the incoming Black Desert development. It was mentioned that the land may be donated close to this location. This would be an ideal location where a ladder truck could be housed and be close to the incoming infrastructure that requires a ladder truck to service them. It is undetermined which location will receive a station first, but this decision will rely on the direction of growth the city takes and can be chosen by city officials to meet the needs of their residents.

Table IV-6: Projected Fire and Rescue Square Footage Needs

Projected Fire and Rescue Square Footage Needs			
Planning Period	Total Square Footage Needed to Maintain LOS	Ivins Total ERUs	Additional Square Footage Needed to Maintain LOS
Current Year	11,800	4,068	-
10-Year	14,712	5,072	2,912
20-Year	17,777	6,129	5,977
Build-Out	33,496	8,700	13,435

LAW ENFORCEMENT SERVICES

The existing law enforcement station located in Santa Clara has a total square footage of 4,079. Since the police station services both Ivins City and Santa Clara City, it is important that the LOS reflect the demand of both cities. Between Ivins and Santa Clara, there are a total of 7,116 ERUs. The existing LOS is calculated by taking the total square footage of the law enforcement station and dividing by the current number of ERUs. The calculation to determine the existing LOS for law enforcement is as follows:

Total Law Enforcement Square Feet/Existing ERUs:

$$\left(\frac{4{,}079}{7{,}116\ ERUs}\right) = \mathbf{0.57}\ \frac{Sq.Ft.}{ERU}$$

A summary of this information is shown in Table IV-7.

Table IV-7: Existing Law Enforcement LOS

Existing Law Enforcement LOS		
Total Square Feet	Ivins/SC Existing ERUs	LOS (Square Feet/ Existing ERUs)
4,079	7,116	0.57

The existing LOS for law enforcement facilities is 0.57 square feet per ERU. The Santa Clara/ Ivins Police Department are currently being run by Ivins City. Ivins City is currently in the process of building a new city hall and will begin renovating the old city hall into a police station upon completion. It is expected that this will act as the new primary police station with the current police station in the Santa Clara city hall building being dissolved into an extension for meetings and other purposes. By calculating the expected growth of the two cities, it was determined that an additional 3,605 ERUs would be added by 2041. The calculations for the additional square footage needed at the end of the planning period are shown below as well as the projected increase in ERUs for Ivins City and Santa Clara City as a combined total:

Projected ERUs at the End of the Planning Period (2041):

$$\mathbf{10,721}\ ERUs\ (Total\ Projected) - \mathbf{7,116}\ ERUs\ (Existing) = \mathbf{3,605}\ \ ERUs\ (Projected)$$

Additional Law Enforcement
Square Footage Needed at the end of the planning period (2041):

$$(3{,}605\ ERUs) * \left(0.57\ \frac{Sq.Ft.}{ERU}\right) = \mathbf{2,066}\ Sq.Ft.$$

The square footage needed to maintain the LOS, based on both cities anticipated growth, at the end of the planning period in 2041 is 2,066 Sq. Ft. The city has started on plans to convert the existing city hall into a police station. They are uncertain how much of the existing police station will remain once the new one is built.

With the renovation of the city hall into the new police station, the total square footage of the police station will increase to approximately 6,000 square feet. However, only 2,066 square feet, or approximately $309,915, of that renovation are eligible for impact fees. Since a station already exists, the existing 4,079 square feet of that station is not impact fee eligible and the renovations for that portion of the station will need to be covered through other means. Because law enforcement services are shared between Ivins City and Santa Clara City, the cost of construction for the new station is expected to be shared. Currently, Ivins City has a total ERU count of 4,086 whereas Santa Clara City has 3,048. This indicates that Ivins City makes up 57% of the impact on law enforcement services and Santa Clara City makes up 43%. To evenly share the cost between the two cities, this would mean that Ivins will provide for 57% of the construction costs and Santa Clara will provide for the remaining 43%. This still needs to be discussed with both cities, but it is pertinent information to be aware of prior to construction. **Table IV-8** shows both the total square footage that is impact fee eligible for Ivins City and Santa Clara and the square footage available solely based on Ivins City's impact on law enforcement services.

Table IV-8: Projected Law Enforcement Square Footage Needs

Projected Law Enforcement Square Footage Needs				
Planning Period	Total Square Footage Needed to Maintain LOS	Ivins/ SC Total ERUs	Additional Square Footage Needed to Maintain LOS in Ivins/ SC	Additional Square Footage Needed in Ivins (57% of Total)
Current Year	4,079	7,116	-	-
10-Year	5,086	5,072	1,007	574
20-Year	6,145	6,129	2,066	1178
Build-Out	8,868	15,470	4,789	2730

ANIMAL SERVICES

In addition to fire and rescue and police services, Ivins City also provides animal control services via the local animal shelter. This shelter is utilized by both Ivins City and Santa Clara City and is sometimes utilized by St. George City as an overflow shelter when their shelter reaches capacity. The existing shelter has a total square footage of 2,561. The existing LOS is calculated by taking the total square footage of the animal services shelter and dividing by the current number of ERUs. The calculation to determine the existing LOS is as follows:

Animal Shelter Square Feet/Existing ERUs:

$$\left(\frac{2{,}516}{4{,}068\ ERUs}\right) = \mathbf{0.62}\ \frac{Sq.Ft.}{ERU}$$

A summary of this information is show in **Table IV-9**.

Table IV-9: Existing Animal Services LOS

Existing Animal Shelter LOS		
Total Square Feet	**Ivins Existing ERUs**	**LOS (Square Feet/ Existing ERUs)**
2,516	4,068	0.62

The existing LOS for animal service facilities is 0.68 square feet per ERU. It is recommended that the current animal shelter be expanded within the span of the planning period to maintain the current LOS. The equation below and **Table IV-10** shows the additional square footage needed to maintain LOS for animal services at the end of the planning period.

Additional Fire and Rescue
Square Footage Needed at the end of the planning period (2041):

$$(2{,}061\ ERUs) * \left(2.90\ \frac{Sq.Ft.}{ERU}\right) = \mathbf{5,977} Sq.Ft.$$

Table IV-10: Projected Animal Service Square Footage Needs

Projected Animal Services Square Footage Needs			
Planning Period	**Total Square Footage Needed to Maintain LOS**	**Ivins Total ERUs**	**Additional Square Footage Needed to Maintain LOS**
Current Year	2,516	4,068	-
10-Year	3,137	5,072	621
20-Year	3,790	6,129	1,274
Build-Out	5,381	8,700	2,865

C. RESPONSE TIME

The response time of a public safety service is the amount of time it takes to arrive at an incident after the call has been received. Quick response times are an important part of public safety service. Ivins City Public Safety staff have communicated that they would like to set a goal of 5 minutes or less for their response.

Each public safety station's response time was mapped and evaluated. The response time maps can be seen in Appendix C. It should be noted that Law Enforcement response times are hard to evaluate as it often depends on the locations of law enforcement vehicles and availability. Fire and Rescue is much easier to evaluate because their services are stationed until a call is received.

The response time map results show that most areas in Ivins City are within a 5-minute response time area for fire and rescue services, however there is a small area to the southeast that has a response time greater than 5 minutes.

D. PUBLIC SAFETY HEAT MAPS

Identifying areas within a community that are more prone to public safety emergencies and incidents is an important aspect to public safety. For example, recognizing areas that have a higher likelihood for crime to occur can help law enforcement make decisions and assign patrols. Likewise, identifying areas that have a higher concentration of fire and rescue needs can help with decision making and planning future locations of fire and rescue facilities.

Heat maps provide a visual representation of the locations of law enforcement and fire and rescue emergencies and incidents. These heat maps were created using call data from the years 2017 to 2020 that was provided by Santa Clara/ Ivins Police Department.

The public safety heat maps can be found in Appendix D.

E. IMPACT FEE ELIGIBLE EXPENSES

The purpose of this Impact Fee Facilities Plan is to identify the existing demands on the public safety facilities and to establish an existing LOS, project future demands on the system and recommend improvements to the public safety facilities to meet future demands. This plan recommends improvements to existing public safety facilities and new public safety facilities to be completed within the planning horizon. These recommendations are impact fee eligible up to the additional square feet needed to maintain the current LOS.

In speaking with the City and Fire Chief Randy Hancey, Ivins and Santa Clara City will need a new ladder truck within build-out projections. The apparatus would cost an estimated $1,000,000, to which both cities have agreed in principle that each would cover half the cost of the new ladder truck for a total of $500,000 for Ivins City. The ladder truck is considered to be 100% impact fee eligible.

F. TIMING OF IMPROVEMENTS

Current provisions of the Impact Fee Act found in Section 11-36a-602 of the Utah Code, require that a municipality shall expend or encumber impact fees for a permissible use within six years of their receipt. The provisions also allow a municipality to hold the fees longer than six years if it identifies in writing, an extraordinary and compelling reason why the fees should be held longer than six years, and an absolute date by which the fees will be expended. It is imperative that the City make arrangements to expend or encumber collected impact fees within six years of the date they are collected.

V. SECTION V PUBLIC SAFETY IMPACT FEE ANALYSIS

A final component to any community plan is an impact fee analysis or a calculation of costs attributed to growth within the planning horizon window. This calculation is considered the maximum impact fee, or a payment of money imposed upon future development activity as a condition of development approval. This section includes a cost analysis of proposed improvements, impact fee calculation, and an impact fee certification.

A. EXISTING IMPACT FEE

Existing Public Safety Impact Fees for Ivins City are set at $94.87 per ERU. This value was set by the City based on recommendations in the 2013 Public Safety Impact Fee Analysis.

B. PROPOSED IMPACT FEE

The Impact Fee Facilities Plan, included as Section III, outlined demands to be placed on the Ivins City public safety facilities by growth and development. The plan outlines current plans to renovate the city hall into a police station and provides suggestions to maintain the current LOS for fire and rescue and animal control services. To calculate an opinion of probable costs, the additional square footage needed to maintain the current LOS for each service was calculated by an average cost of construction per square foot. With today's market, it was estimated that new construction would average around $300 per square foot, renovations to the extent that the new police station is experiencing would average around $100 per square foot, and an expansion on the animal shelter would average around $150 per square foot. This can be seen more clearly in **Table V-1**.

Table V-1: Opinion of Probable Costs of Construction to Maintain LOS

Service	Facilities	Sq Ft Available to Impact Fees	Type of Construction	Avg Construction cost per Sq Ft	Total Available for Impact Fees
Fire & Rescue	Station	5977	New	300	$1,793,082
Police	Station	1178	Renovation	100	$117,779
Animal Control	Shelter	1274	Expansion	150	$191,161
Fire & Rescue	Ladder Truck	--	Ammenity	--	$500,000
				SUM	**$2,602,022**

The purpose of determining the total of expected costs to accommodate population growth is to determine a portion of these fees that will be covered by new developers. Since this total was calculated using the required increase in square footage due to growth, 100% of it is impact fee eligible. This does not mean that the City is limited to expanding to these exact footages but any increase in LOS, or square footage above the amount available to impact fees, would need to be purchased by means other than impact fees; because this would also increase the LOS provided to the citizens of Ivins City. Smaller facilities may be built than what is suggested but the LOS provided would decrease with the growing population.

The proposed impact fee per ERU is found by dividing this number by the total number of future ERUs. This method is demonstrated in **Table V-2**.

Table V-2: Proposed Impact Fee

IVINS CITY
IMPACT FEE ANALYSIS
PUBLIC SAFETY FACILITY PLAN

				Jul-21
IMPACT FEE CALCULATIONS				
Total Estimated Project Cost		$ 2,690,873		
% of Projects Cost Due to New Growth	100.0%		$ 2,690,873	
Impact Fee Eligible Cost			$ 2,690,873	
No. of ERUs (2021)			4,068	
No. of ERUs (2041)			6,129	
No. of New ERU's Due to Growth			2,061	
Maximum Impact Fee = Total Eligible Cost / New ERU's			$ 1,305.74	/ERU
Proposed Impact Fee for Ivins City (FY2021) =			**$ 1,305**	/ERU

P:\Ivins City\07842 Public Safety IFFP & IFA\Admin\Reports\[Ivins Public Safety Impact Fee (Ivins City).xlsx]I.F.

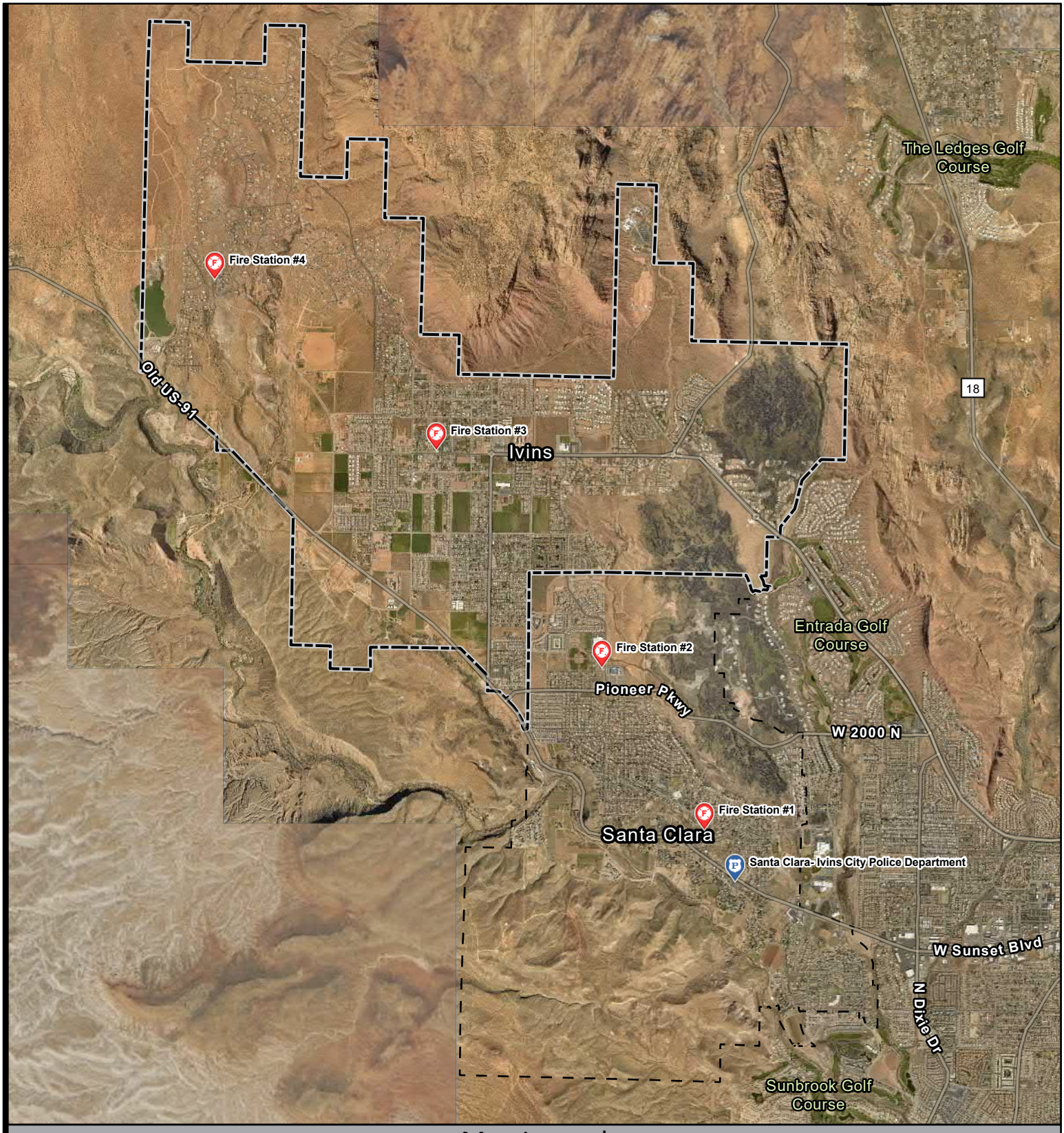
The number above represents the maximum amount that can be charged per ERU. It is up to the City to determine if they will adopt the impact fee shown above or if the adopted impact fee will be reduced from the maximum impact fee allowed. The City cannot adopt an impact fee that is higher than the amount shown above.

APPENDIX A
POPULATION AND BUILDOUT PROJECTIONS

Ivins City Population & Growth Projections				
Year	**Source**	**Population**	**Percent Growth**	**ERUs**
1970	Census	137	-	-
1980	Census	600	15.9%	-
1990	Census	1,630	10.5%	-
2000	Census	4,450	10.6%	-
2010	Census	6,753	4.3%	-
2016	Estimate	6,921	2.5%	
2017	Estimate	7,093	2.5%	-
2018	Estimate	7,270	2.5%	
2019	Estimate	7,451	2.5%	
2020	City Estimate	8,636	2.5%	0
2021	Estimate	8,831	2.3%	4068
2022	Estimate	9,031	2.3%	4160
2023	Estimate	9,235	2.3%	4254
2024	Estimate	9,444	2.3%	4350
2025	Estimate	9,658	2.3%	4449
2026	Estimate	9,876	2.3%	4549
2027	Estimate	10,099	2.3%	4652
2028	Estimate	10,328	2.3%	4757
2029	Estimate	10,561	2.3%	4865
2030	City Estimate	10,800	2.3%	4975
2031	Estimate	11,011	1.9%	5072
2032	Estimate	11,225	1.9%	5171
2033	Estimate	11,444	1.9%	5272
2034	Estimate	11,667	1.9%	5374
2035	Estimate	11,895	1.9%	5479
2036	Estimate	12,126	1.9%	5586
2037	Estimate	12,363	1.9%	5695
2038	Estimate	12,604	1.9%	5806
2039	Estimate	12,850	1.9%	5919
2040	City Estimate	13,100	1.9%	6035
2041	Estimate	13,305	1.6%	6129

APPENDIX B
EXISTING FACILITIES MAP

Ivins City Public Safety Master Plan
Police and Fire Station Locations



Map Legend

Ivins City Municipality

Santa Clara City Municipality

Fire Stations

Police Station

N
W E
S

0 4,500 9,000
1in=4,500ft

IVINS CITY

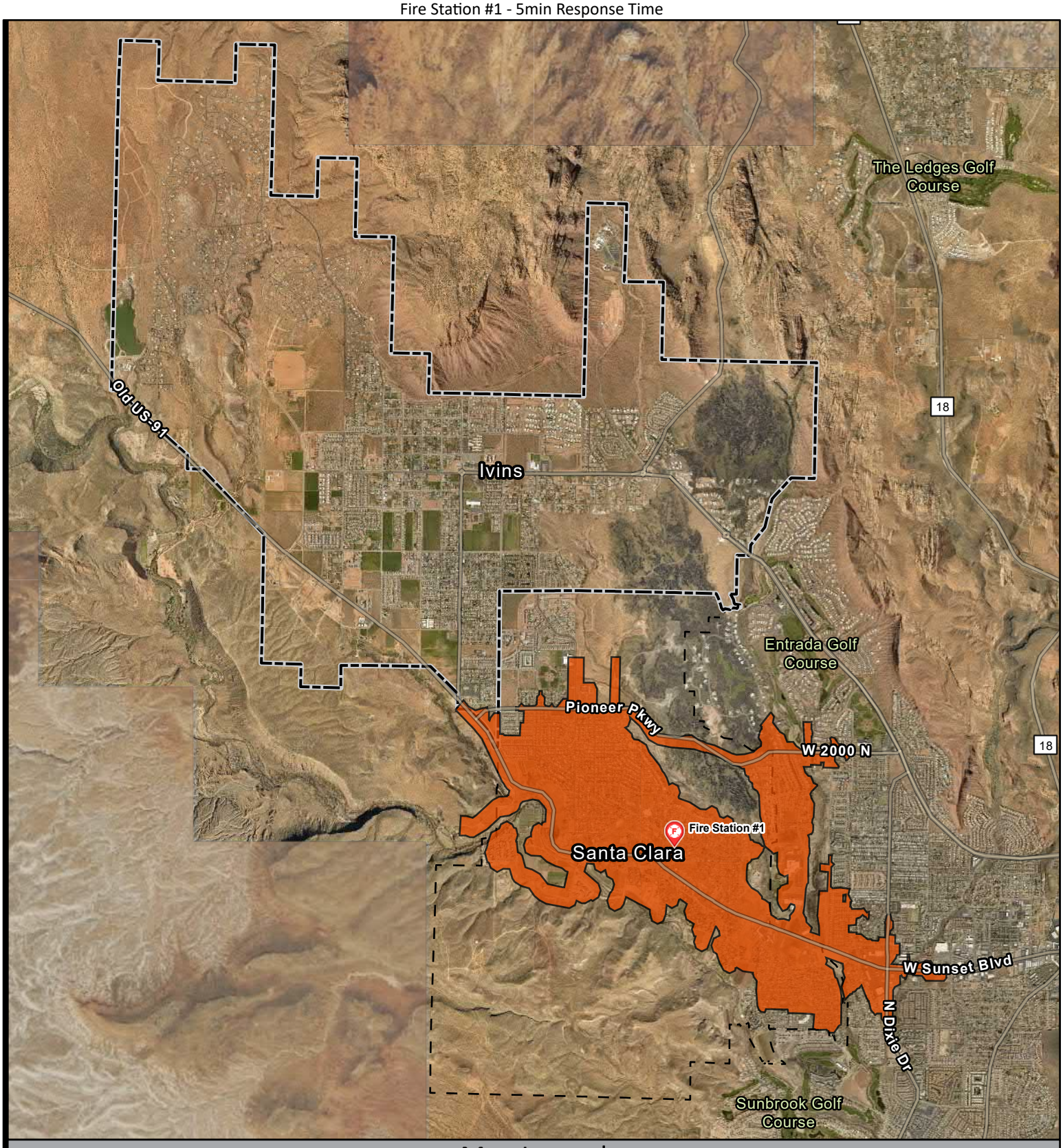
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APPENDIX C
RESPONSE TIME MAPS

Ivins City Public Safety Master Plan
Fire Station #1 - 5min Response Time



Map Legend

Ivins City Municipality
Santa Clara City Municipality
5 Minute Response Time
Fire Station #1

N
W E
S

0 4,500 9,000
1in=4,500ft

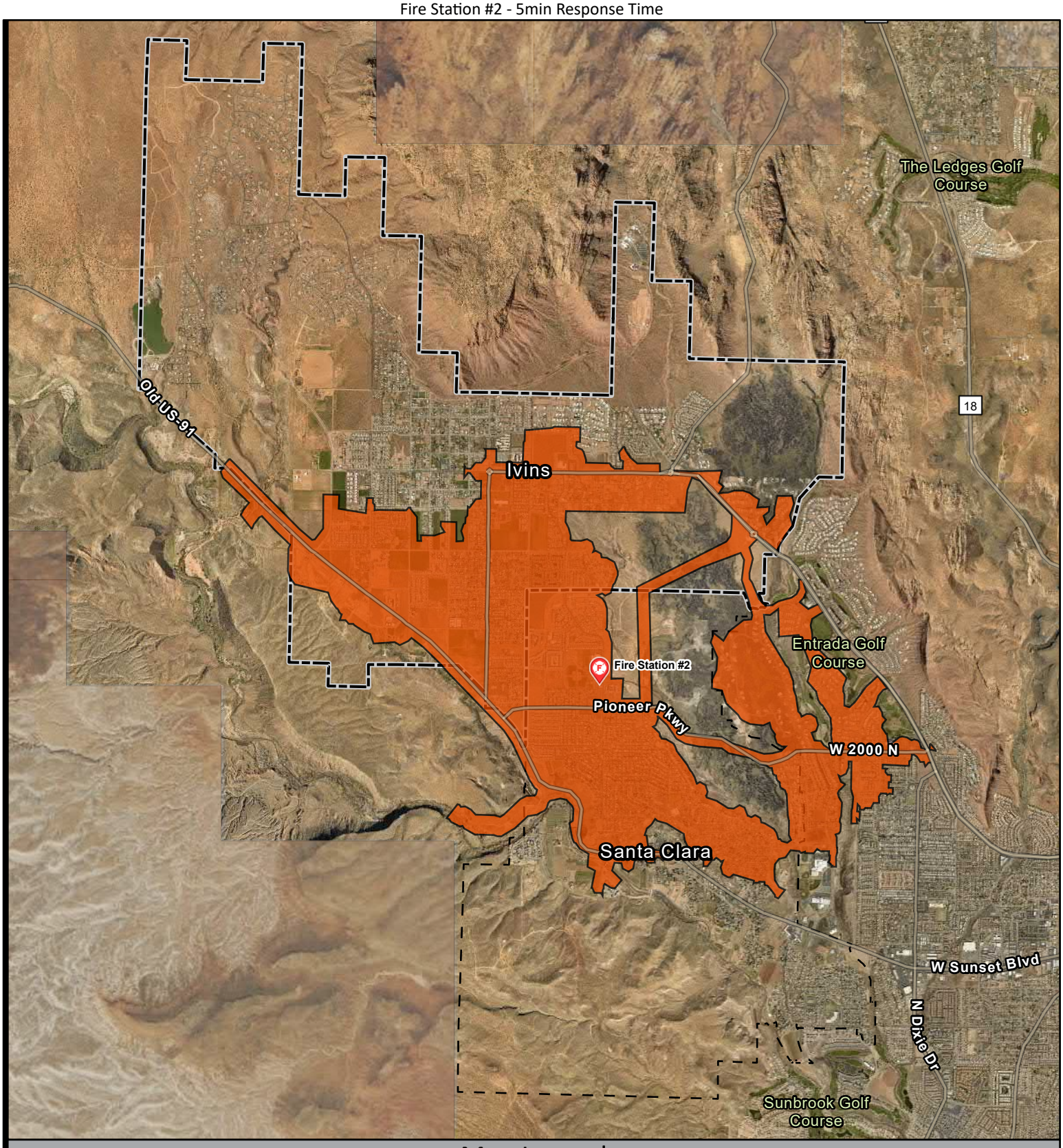
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Ivins City Public Safety Master Plan
Fire Station #2 - 5min Response Time



Map Legend

Ivins City Municipality
Santa Clara City Municipality
5 Minute Response Time
Fire Station #2

N
W E
S

0 4,500 9,000
1in=4,500ft

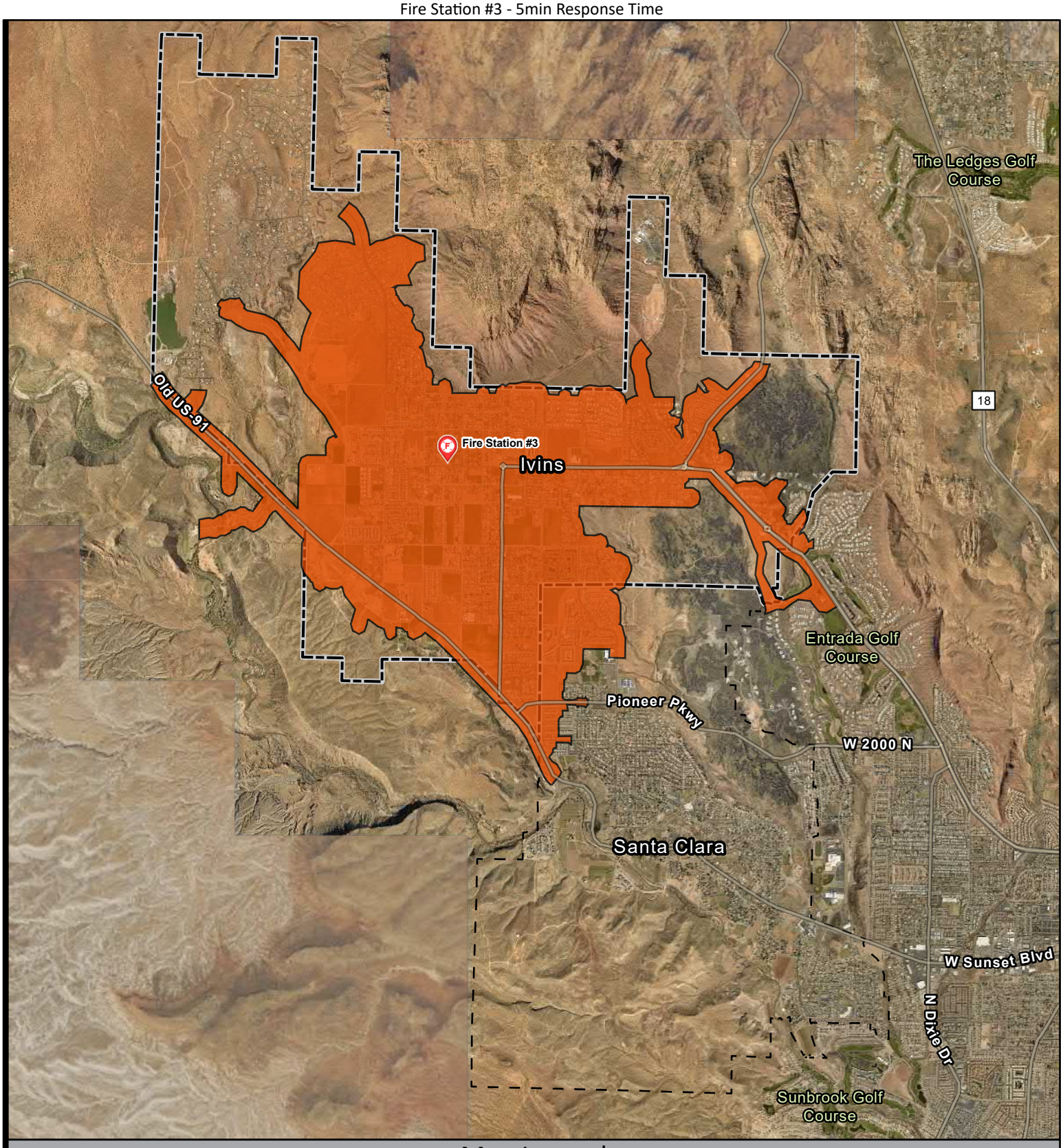
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Ivins City Public Safety Master Plan
Fire Station #3 - 5min Response Time



Map Legend

Ivins City Municipality

Santa Clara City Municipality

5 Minute Response Time

Fire Station #3

N W E S

0 4,500 9,000

1in=4,500ft

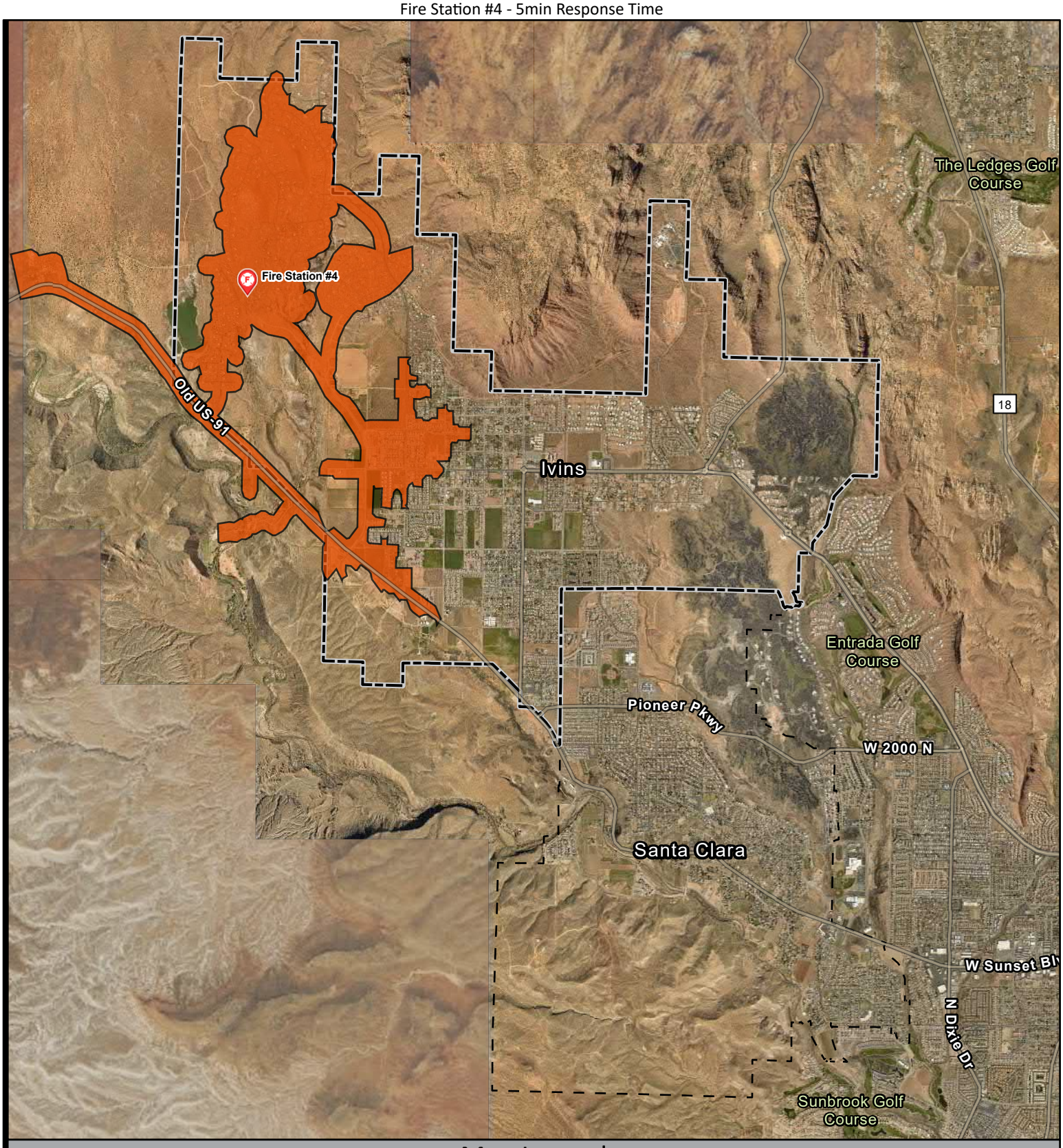
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Ivins City Public Safety Master Plan
Fire Station #4 - 5min Response Time



Map Legend

Ivins City Municipality
Santa Clara City Municipality
5 Minute Response Time
Fire Station #4

N
W E
S

0 4,500 9,000
1in=4,500ft

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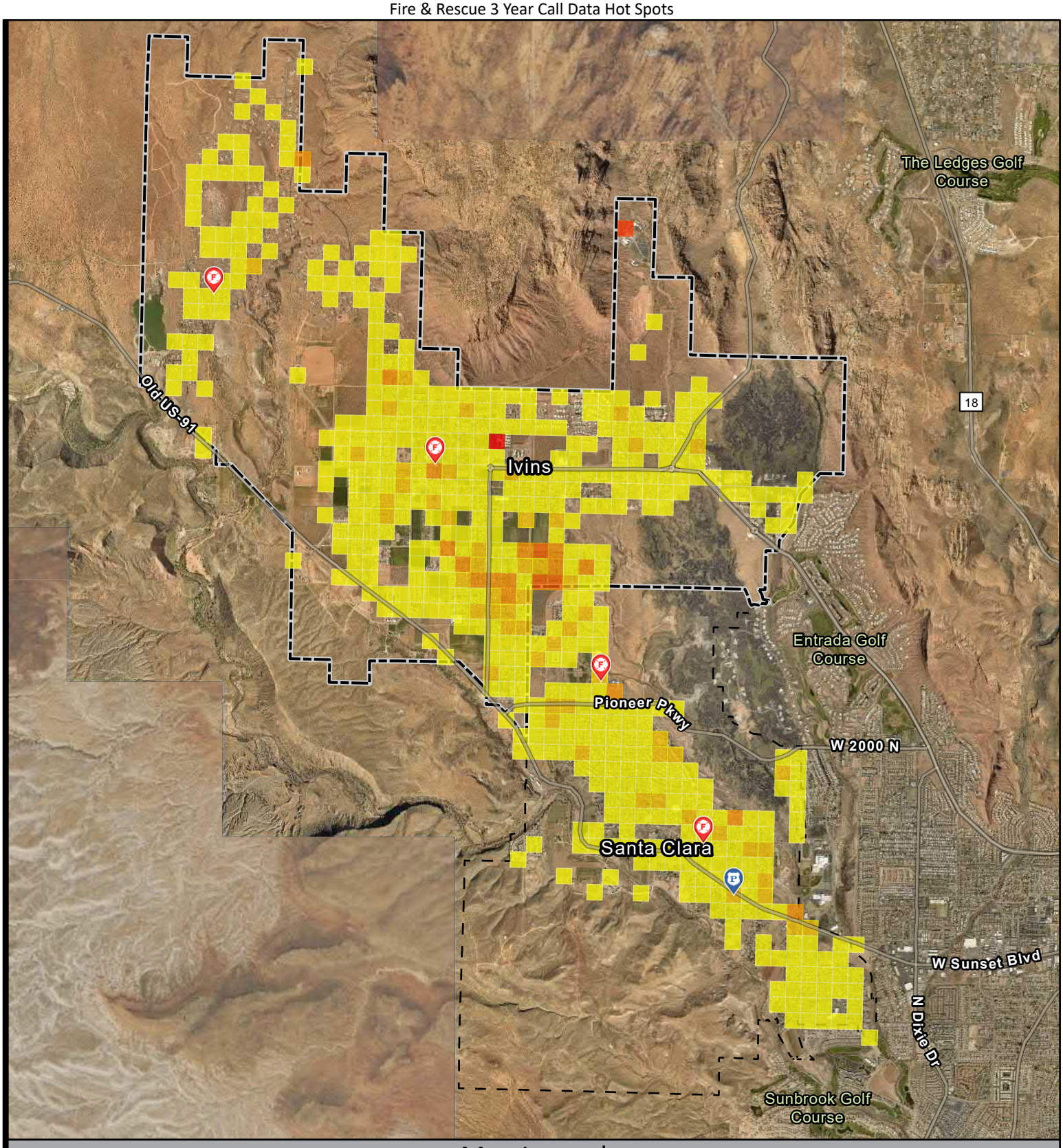
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APPENDIX D
PUBLIC SAFETY HEAT MAPS

Ivins City Public Safety Master Plan

Fire & Rescue 3 Year Call Data Hot Spots



Map Legend

- 0-25 Calls Per 10 Acres
- 25-50 Calls Per 10 Acres
- 50-100 Calls Per 10 Acres
- 100-150 Calls Per 10 Acres
- 150-200 Calls Per 10 Acres
- 200 or More Calls Per 10 Acres
- Ivins City Municipality
- Santa Clara City Municipality
- Fire Stations
- Police Station

N W E S

0 4,500 9,000

1in=4,500ft

IVINS CITY

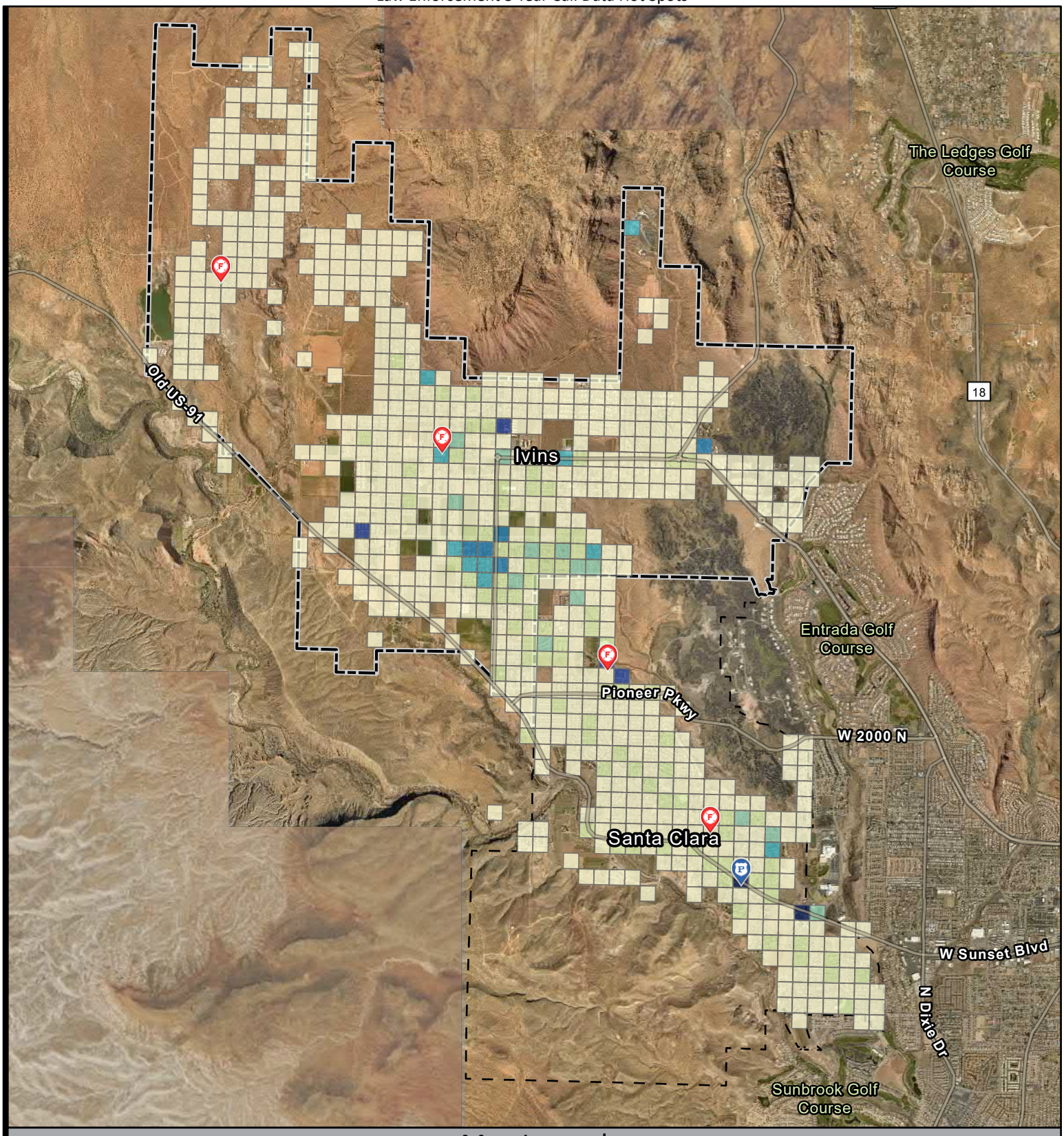
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Ivins City Public Safety Master Plan

Law Enforcement 3 Year Call Data Hot Spots



Map Legend

- 0-50 Calls Per 10 Acres
- 50-100 Calls Per 10 Acres
- 100-150 Calls Per 10 Acres
- 150-200 Calls Per 10 Acres
- 200-250 Calls Per 10 Acres
- 250-300 Calls Per 10 Acres
- 300 or More Calls Per 10 Acres
- Ivins City Municipality
- Santa Clara City Municipality
- Fire Stations
- Police Station

0 4,500 9,000

1in=4,500ft

N W E S

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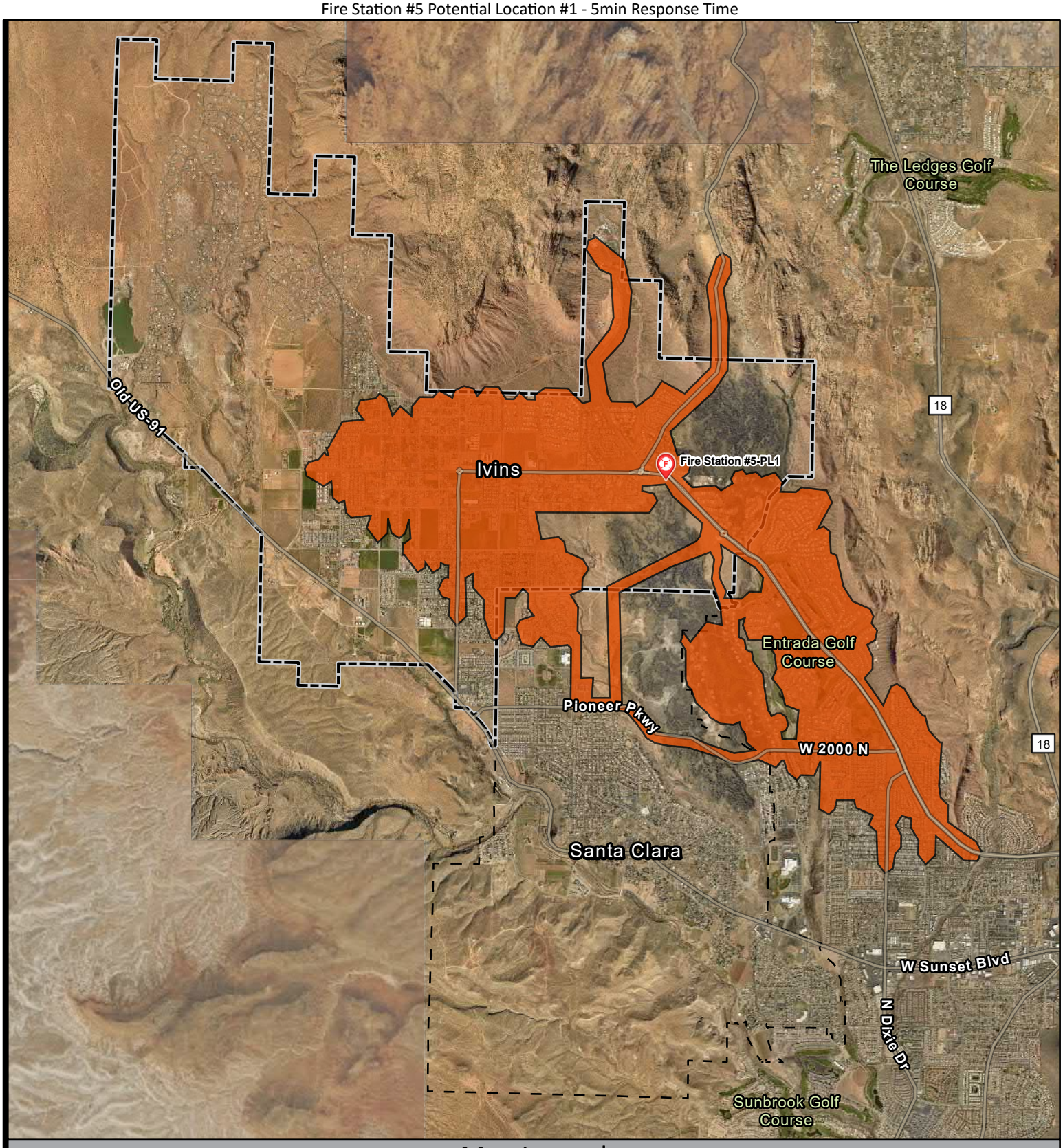
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APPENDIX E
POTENTIAL FIRE STATION LOCATIONS

Ivins City Public Safety Master Plan

Fire Station #5 Potential Location #1 - 5min Response Time



Map Legend

Ivins City Municipality

Santa Clara City Municipality

5 Minute Response Time

Fire Station #5 Potential Location #1

N W E S

0 4,500 9,000

1in=4,500ft

IVINS CITY

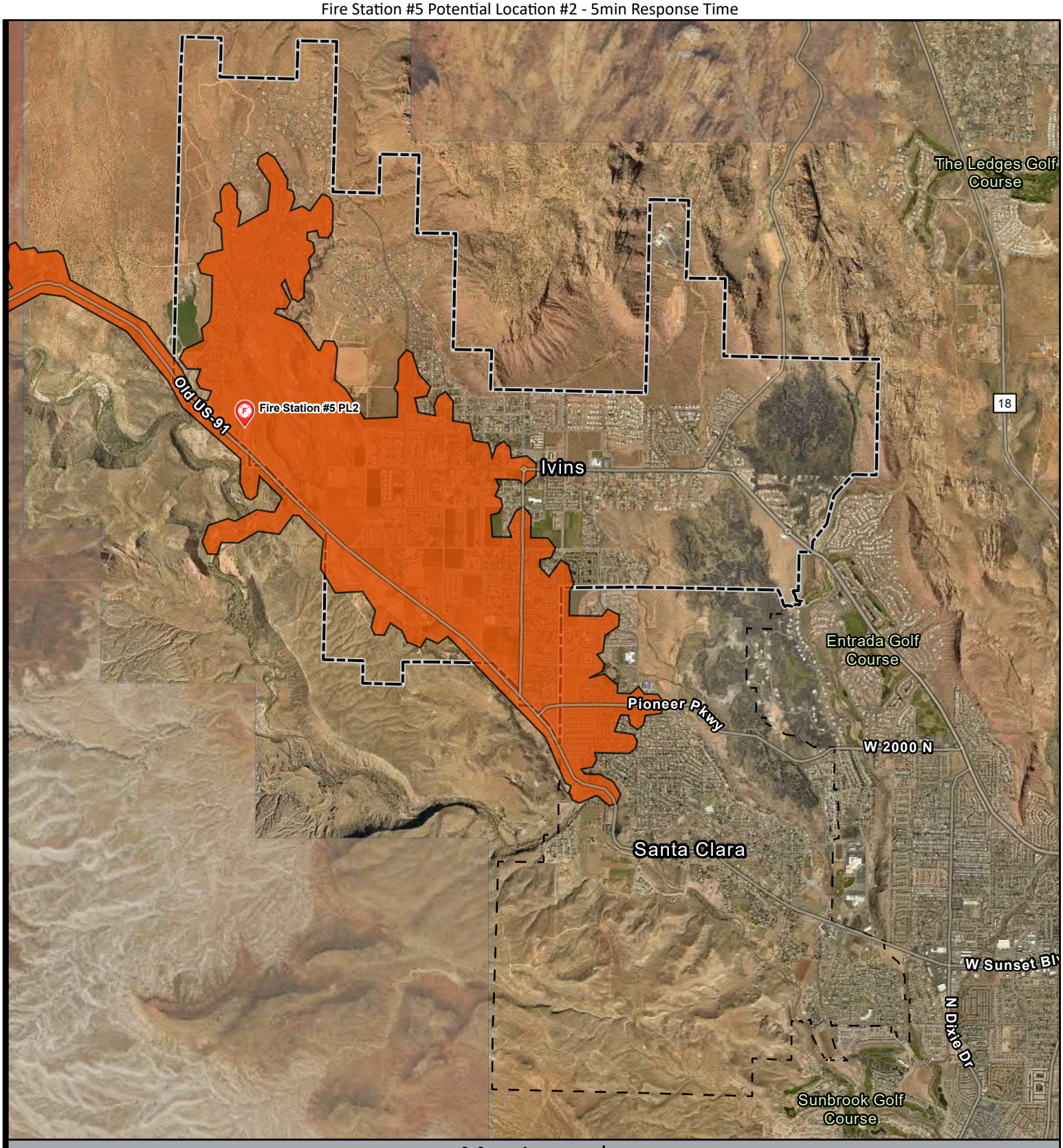
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Ivins City Public Safety Master Plan

Fire Station #5 Potential Location #2 - 5min Response Time



Map Legend

Ivins City Municipality

Santa Clara City Municipality

5 Minute Response Time

Fire Station #5 Potential Location #2

N W E S

0 4,500 9,000

1in=4,500ft

IVINS CITY

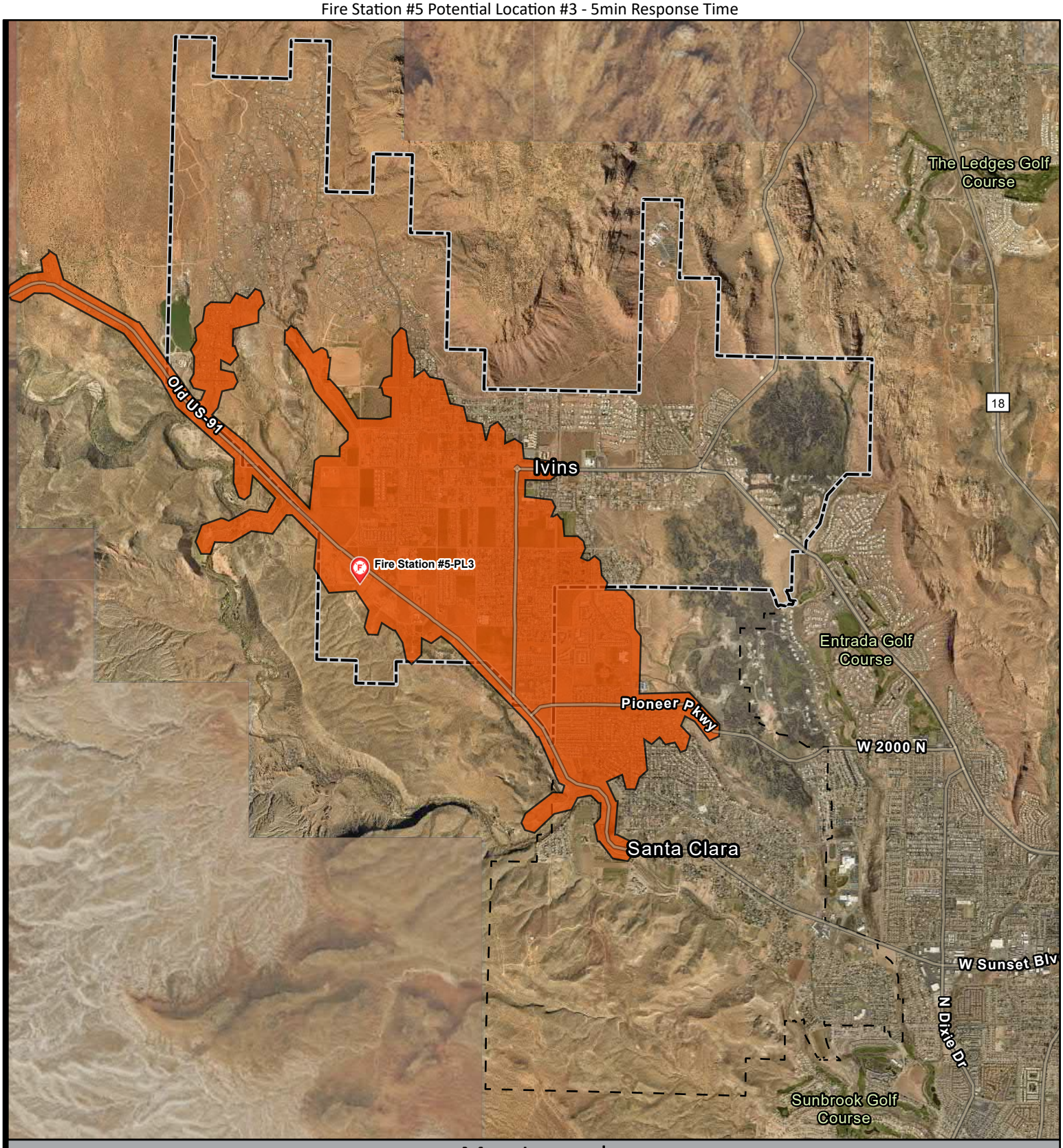
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Ivins City Public Safety Master Plan

Fire Station #5 Potential Location #3 - 5min Response Time



Map Legend

Ivins City Municipality

Santa Clara City Municipality

5 Minute Response Time

Fire Station #5 Potential Location #3

N W E S

0 4,500 9,000

1in=4,500ft

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APPENDIX F
CERTIFICATION OF IMPACT FEE ANLYSIS

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated § 11-36a-306, Marvin J Wilson, P.E., on behalf of Sunrise Engineering, Inc., make the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

1. Includes only the costs of public facilities that are:
    a. Allowed under the Impact Fees Act; and
    b. Actually incurred; or
    c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; or
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and that methodological standards set forth by the Federal Office of Management and Budget for federal grant reimbursement;

3. Offsets costs with grants or other alternate sources of payment; and

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

Marvin J Wilson, P.E., makes this certification with the following qualifications:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan ("IFFP") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by the Ivins City, Utah, staff, and elected officials.

2. If all or a portion of the IFFP or Impact Fee Analyses are modified or amended, this certification is no longer valid.

3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers, is assumed to be correct, complete and accurate. This includes information provided by Ivins City, Utah, and outside sources.

4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.

5. The foregoing Certification is an expression of professional opinion based on the undersigned's best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.

6. The foregoing certification is made only to Ivins City, Utah, and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Sunrise Engineering, Inc.

By: _____

Dated: _____

APPENDIX G
PUBLIC NOTICES

APPENDIX H
ORDINACES