PUBLIC SAFETY IMPACT FEE FACILITIES PLAN & ANALYSIS

SUNRISE ENGINEERING INC.

IVINS CITY UTAH

GROWTH PROJECTIONS

"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." – Pg 5, Public Safety Impact Fee Facilities Plan & Impact Fee Analysis

Table 1: 2020 Masterplan - Ch 2 Land use and Population Analysis

Year	Population	Population % Growth	Total Housing Units	Total Residences % Growth	Resident Households*	Household Size
1970	137					
1980	600	338%				
1990	1630	172%				
2000	4450	173%	1690		1435	3.10
2010	6753	52%	2880	70%	2427	2.78
2020	**8636**	**28%**	**4053**	**41%**	**3259**	**2.65**
2030	**10800**	**25%**	**5253**	**30%**	**4223**	**2.56**
2040	**13100**	**21%**	**6453**	**23%**	**5188**	**2.52**
2050	**15300**	**17%**	**7653**	**19%**	**6153**	**2.49**
2060†	**17500**	**14%**	**8853**	**16%**	**7118**	**2.46**
2070	**19700**	**13%**	**10053**	**14%**	**8083**	**2.44**

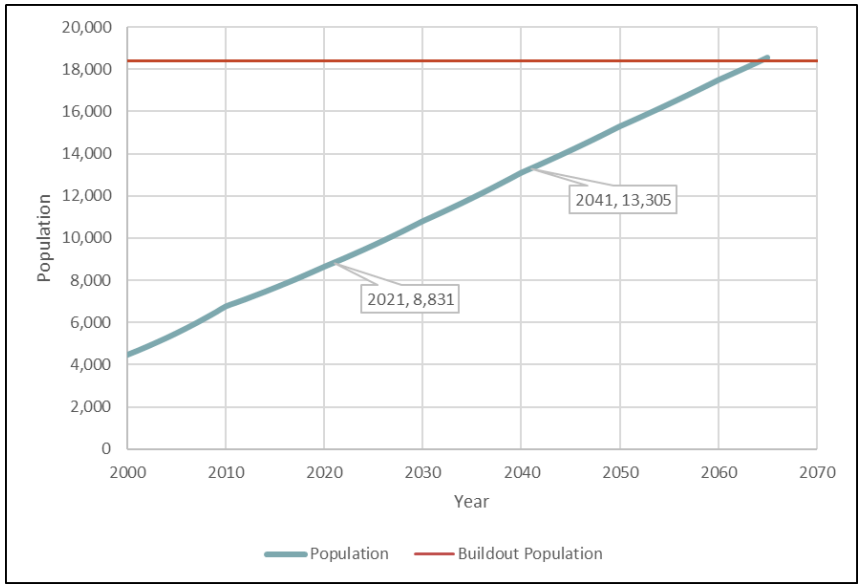


Figure 1: Population Growth Chart

EQUIVALENT RESIDENTIAL UNIT (ERU)

Table 2: Residential and Commercial Square Footage Data Provided by Washington County

Summary Of Data			
Description	**Total Sq. Ft.**	**Ave. Sq. Ft.**	**Number of ERUs**
Santa Clara Residential	6,186,858	2,325	2,876
Santa Clara Commercial	369,935	5,605	172
Ivins Residential	7,989,209	2,033	3,714
Ivins Commercial	762,876	8,030	355
Total	15,308,878		7,116

Table 3: Existing ERU's of Ivins City

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

Table 4: Projected Growth of ERU's Based on Population Growth

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%	-
2011	Estimate	6,921	2.5%	
2012	Estimate	7,093	2.5%	
2013	Estimate	7,270	2.5%	
2014	Estimate	7,451	2.5%	
2015	Estimate	7,637	2.5%	
2016	Estimate	7,827	2.5%	
2017	Estimate	8,022	2.5%	-
2018	Estimate	8,221	2.5%	
2019	Estimate	8,426	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**

LEVEL OF SERVICE (LOS)

Table 5: Fire & Rescue Facilities

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**

Table 6: Law Enforcement Facilities

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

Table 7: Animal Shelter Facilities

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

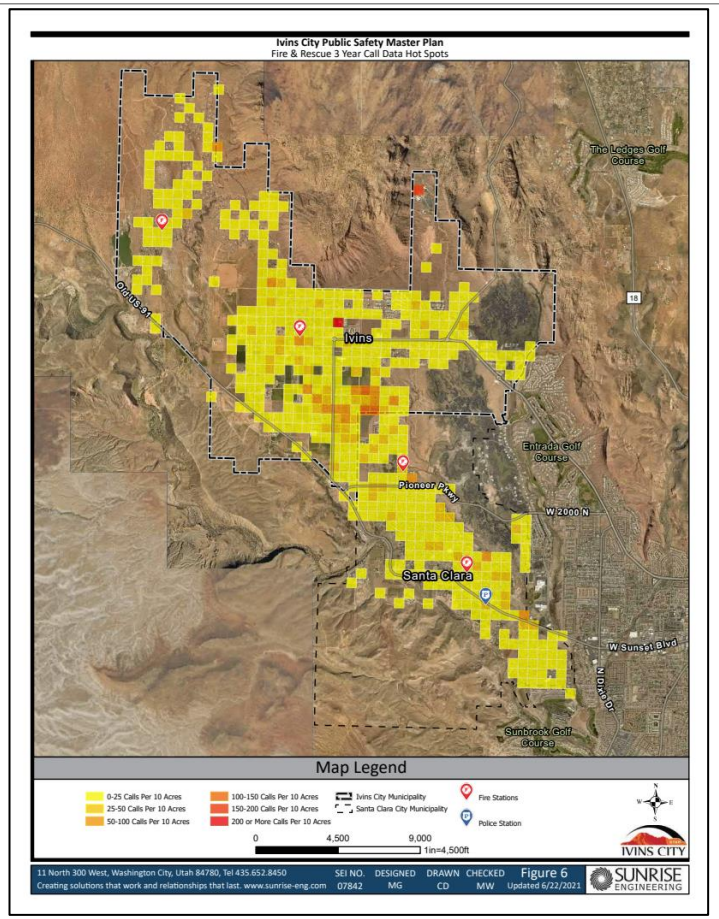


Figure 2: 3 – Year Fire & Rescue Call Data Hot Spots

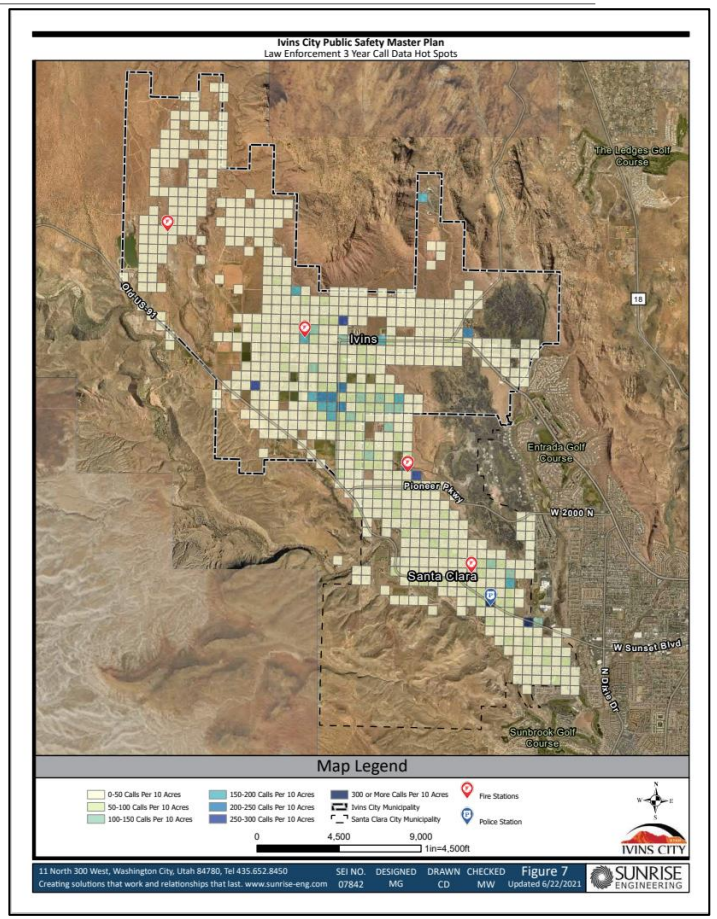


Figure 3: 3 – Year Law Enforcement Call Data Hot Spots

RESPONSE TIMES MAPS (APPENDIX C) (Santa Clara)

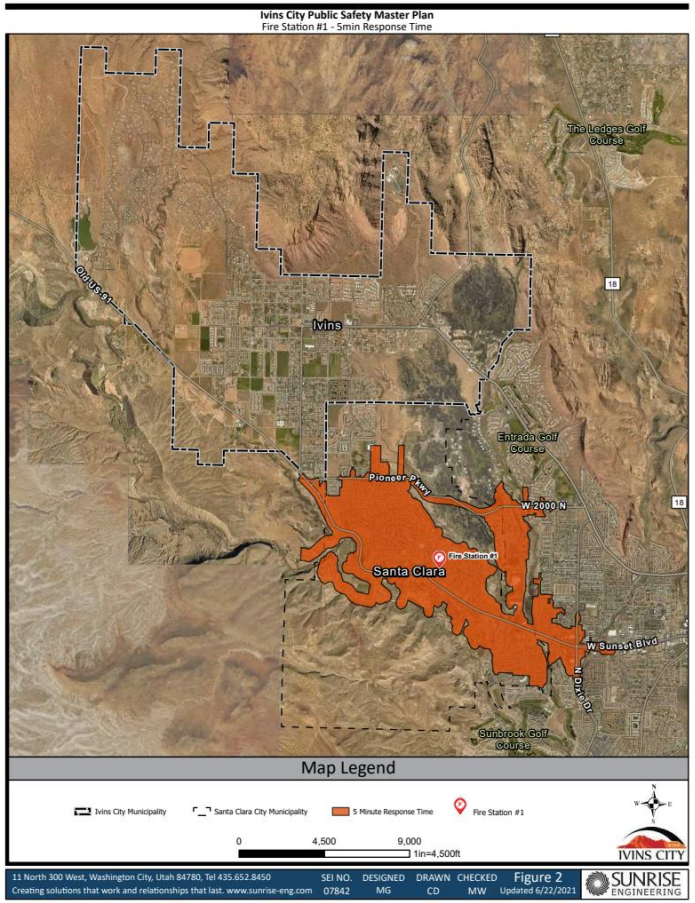


Figure 4: 5 – Minute Response Area (Station #1)

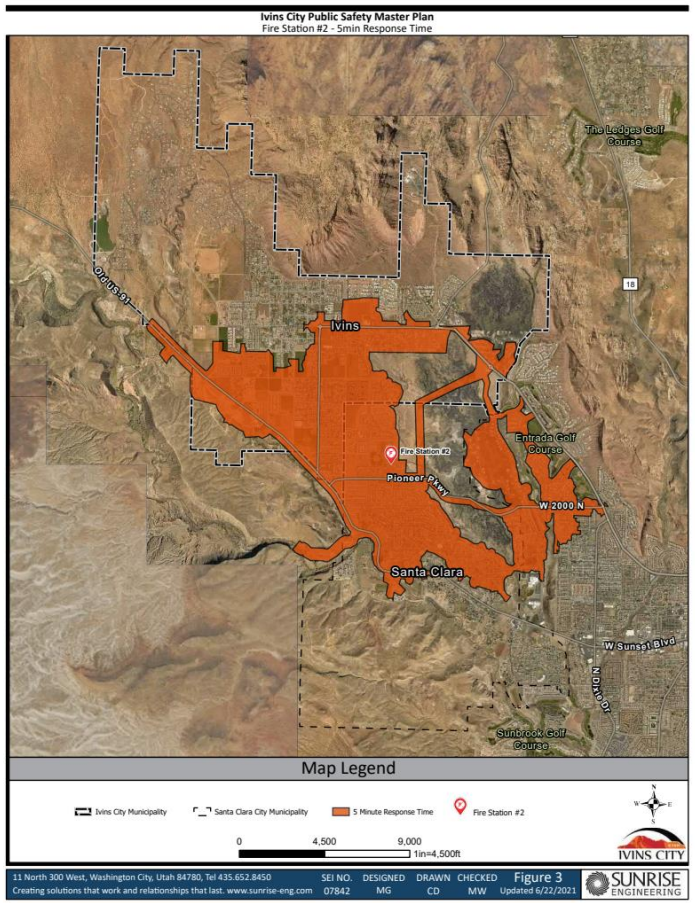


Figure 5: 5 – Minute Response Area (Station #2)

RESPONSE TIMES MAPS (APPENDIX C) (Ivins City)

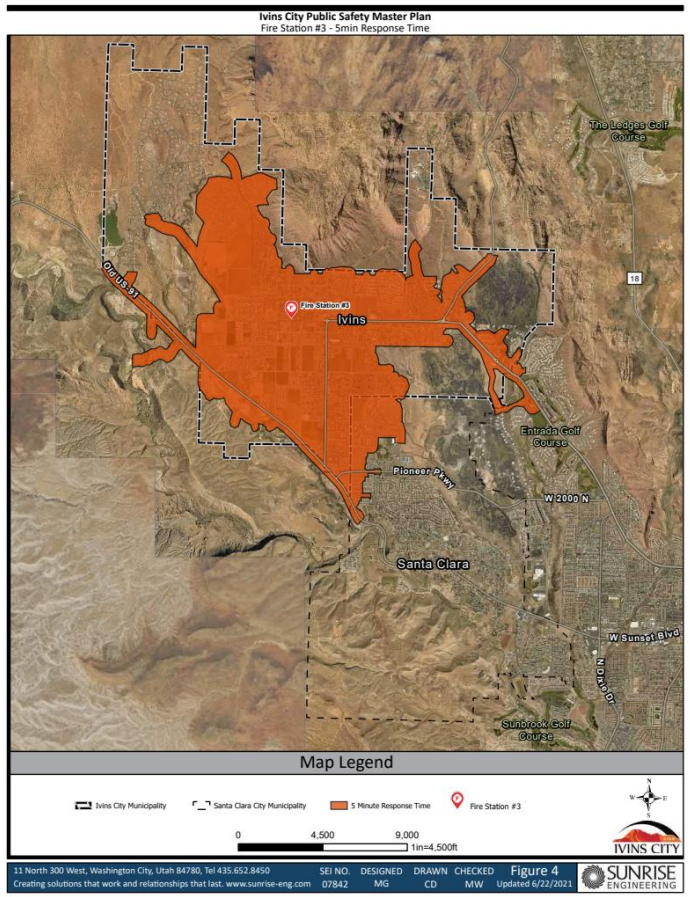


Figure 6: 5 – Minute Response Area (Station #3)

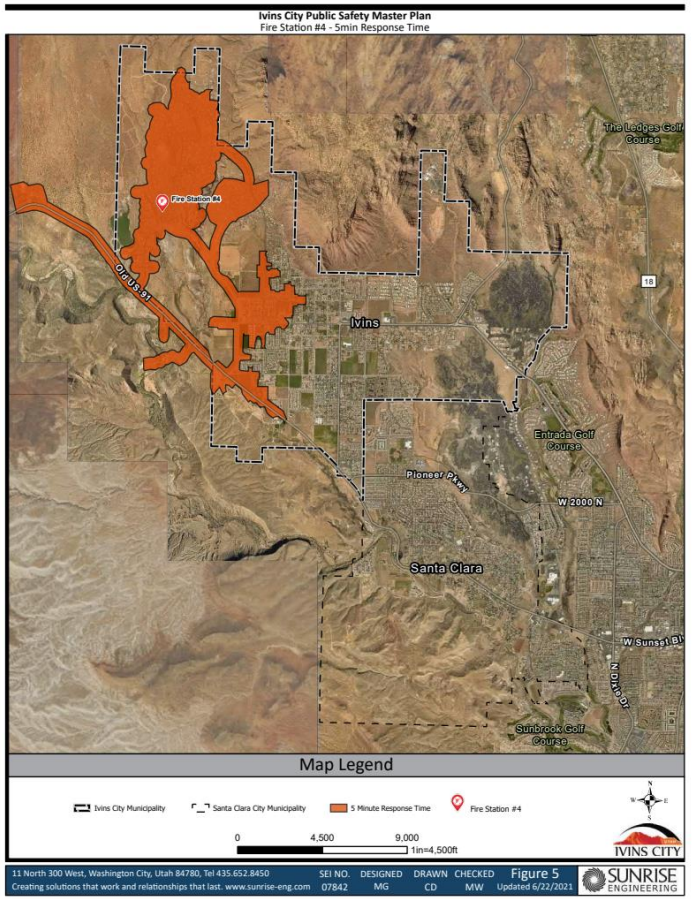


Figure 7: 5 – Minute Response Area (Station #4)

GROWTH DEMANDS

Table 8: Fire & Rescue Services Growth Demand

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

Table 9: Law Enforcement Services Growth Demand

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	8,872	1,007	574
20-Year	6,145	10,721	2,066	1178
Build-Out	8,868	15,470	4,789	2730

Table 10: Animal Shelter Services Growth Demand

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

POTENTIAL FIRE STATION LOCATIONS

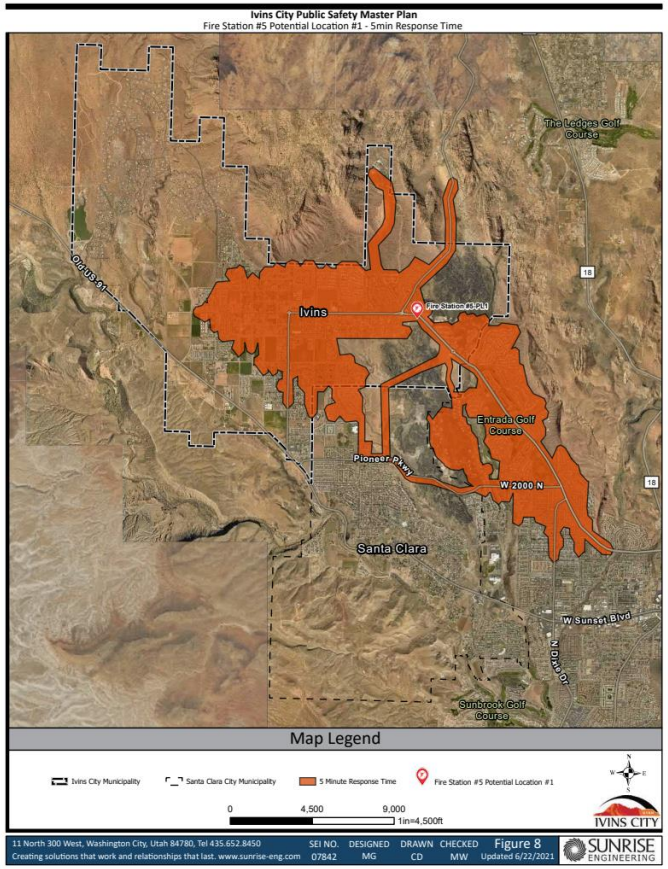


Figure 8: Potential Location by Black Desert Development

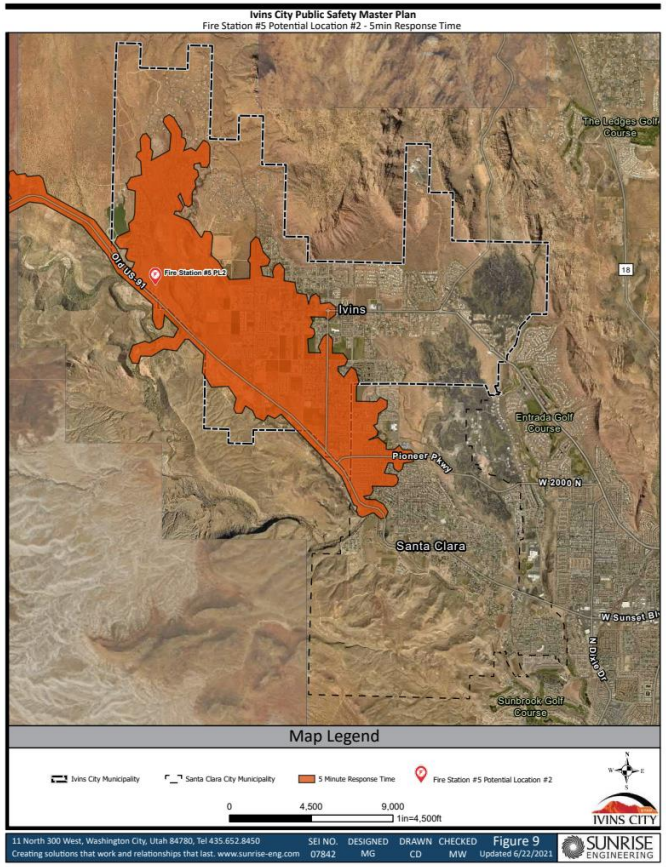


Figure 9: Potential Location Off of Old Highway 91

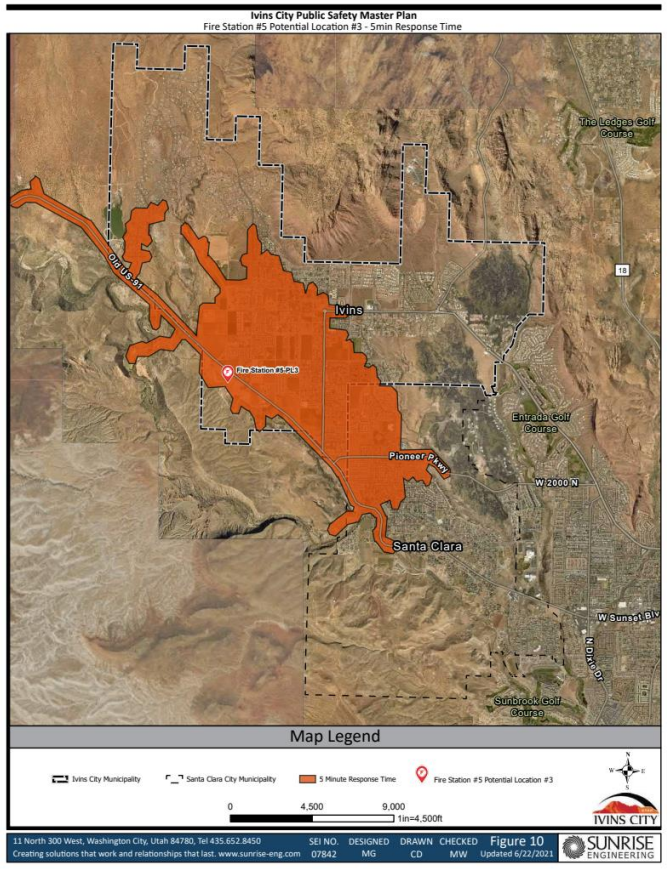


Figure 10: Potential Location Near Requisitioned BLM Land

ENGINEER OPINION OF PROBABLE COST (EOPC)

Table 11: Costs Per Service Based on Expected Construction Aspect

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	2066	Renovation	100	$206,630
Animal Control	Shelter	1274	Expansion	150	$191,161
Fire & Rescue	Ladder Truck	--	Ammenity	--	$500,000
				SUM	**$2,690,873**

Table 12: Maximum Allowable Impact Fee Per ERU

IVINS CITY
IMPACT FEE ANALYSIS
PUBLIC SAFETY FACILITY PLAN

Aug-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\08011 Park & Trail Master Plan Update\Admin\Reports\[AnalysisPopParkTrail 2020 Report Data.xlsx]IF Cashflow