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 an 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, cash flow analysis, 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 $400 per square foot, renovations to the extent that the new police station is experiencing would average around $250 per square foot, and an expansion on the animal shelter would average around $325 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	5,517	New	$400	$2,206,855
Police	Station	1,823	Renovation	$250	$455,865
Animal Control	Shelter	1,176	Expansion	$325	$382,319
Fire & Rescue	Ladder Truck	–	Amenity	–	$500,000
				SUM	**$3,545,039**

The purpose of determining the total 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 additional square footage above the amount available to impact fees, would need to be purchased by means other than impact fees. 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 total remaining amount that is impact fee eligible is found by subtracting the amount of public safety impact fees previously collected by the City from the total impact fee eligible costs shown in Table IV.B-1. 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				Aug-21
IMPACT FEE CALCULATIONS				
Total Estimated Project Cost		$ 3,545,039		
% of Projects Cost Due to New Growth	100.0%		$	3,545,039
Impact Fee Eligible Cost			$	3,545,039
No. of ERUs (2021)				4,321
No. of ERUs (2041)				6,341
No. of New ERU's Due to Growth				2,020
Maximum Impact Fee = Total Eligible Cost / New ERU's			$	1,754.88 /ERU
Proposed Impact Fee for Ivins City (FY2021) =			**$**	**1,754** /ERU
P:\Ivins City\07842 Public Safety IFFP & IFA\Admin\Reports\[Ivins Public Safety Impact Fee (Ivins City).xlsx]Demand Analysis				

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.