PUBLIC SAFETY IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

55 Main St
Ivins, UT 84738

Sept 2021

PREPARED BY:
Sunrise Engineering, Inc.

Copyright 2021 Sunrise Engineering, Inc

IVINS CITY

UTAH

MAYOR	Chris Hart
COUNCIL MEMBER	Cheyne McDonald
COUNCIL MEMBER	Sue Gordhammer
COUNCIL MEMBER	Dennis Mehr
COUNCIL MEMBER	Jenny Johnson
COUNCIL MEMBER	Derek Larsen
CITY MANAGER	Dale Coulam
PUBLIC SAFETY DIRECTOR	Bob Flowers

PREPARED BY:

SUNRISE ENGINEERING

11 North 300 West
Washington, UT 84780
TEL: 435-652-8450
FAX: 435-652-8416

Marvin J Wilson, P.E.
Project Engineer
State of Utah No. 176874

Maxwel Gross
Project Manager

Copyright 2021 Sunrise Engineering, Inc

a) Table of Contents

a) Table of Contents 1
b) Table of Figures 2
c) Table of Tables 2
I. EXECUTIVE SUMMARY 1
II. INTRODUCTION 2
A. BACKGROUND 2
B. PURPOSE 2
C. SCOPE 2
D. IMPACT FEE RELATED ITEMS 4
III. USER ANALYSIS 5
A. GROWTH RATE 5
B. LENGTH OF PLANNING PERIOD 5
C. EQUIVALENT RESIDENTIAL UNITS 6
IV. PUBLIC SAFETY IMPACT FEE FACILITIES PLAN 8
A. EXISTING FACILITIES 8
a) FIRE & RESCUE SERVICES 8
b) LAW ENFORCEMENT 10
c) ANIMAL SERVICES 11
B. DEMAND ANALYSIS 12
a) FIRE AND RESCUE SERVICES 12
b) LAW ENFORCEMENT SERVICES 13
c) ANIMAL SERVICES 15
C. RESPONSE TIME 16
D. PUBLIC SAFETY HEAT MAPS 16
E. IMPACT FEE ELIGIBLE EXPENSES 17
F. TIMING OF IMPROVEMENTS 17
V. PUBLIC SAFETY IMPACT FEE ANALYSIS 18
A. EXISTING IMPACT FEE 18
B. PROPOSED IMPACT FEE 18

Copyright 2021 Sunrise Engineering, Inc

b) Table of Figures

Figure II-1: Area Map 3
Figure IV-1: Center St. Station, Ivins City 9
Figure IV-2: Santa Clara Ivins Police Station (Santa Clara Town Hall) 10
Figure IV-3: Ivins City Animal Shelter 11

c) Table of Tables

Table III-1: Ivins City Historic Growth 5
Table III-2: Ivins Residential and Commercial Data 6
Table III-3: Existing Ivins ERU Data 6
Table IV-1: Fire and Rescue Facilities Summary 9
Table IV-2: Ivins City Fire and Rescue Facilities Summary 9
Table IV-3: Law Enforcement Facilities Summary 10
Table IV-4: Animal Shelter Facilities Summary 11
Table IV-5: Existing Fire and Rescue LOS 12
Table IV-6: Projected Fire and Rescue Square Footage Needs 13
Table IV-7: Existing Law Enforcement LOS 14
Table IV-8: Projected Law Enforcement Square Footage Needs 15
Table IV-9: Existing Animal Services LOS 15
Table IV-10: Desired Animal Services LOS 15
Table IV-11: Projected Animal Service Square Footage Needs 16
Table V-1: Opinion of Probable Costs of Construction to Maintain LOS 18
Table V-2: Proposed Impact Fee 19

APPENDIX A – POPULATION & BUILD-OUT PROJECTIONS
APPENDIX B – EXISTING FACILITIES MAP
APPENDIX C – RESPONSE TIME MAPS
APPENDIX D– PUBLIC SAFETY HEAT MAPS
APPENDIX F – CERTIFICATION OF IMPACT FEE ANALYSIS

Copyright 2021 Sunrise Engineering, Inc

PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

Copyright 2021 Sunrise Engineering, Inc

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), and law enforcement. This Impact Fee Facilities Plan identifies the existing levels of service 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 to maintain the City's current Level of Service (LOS). The total estimated cost of recommended future improvements is **$3,158,719** as shown in **Table V-1**. This includes various forms of construction including renovating the original city hall building into a police station, building a new fire station, and building an addition on the existing animal rescue shelter. These recommended improvements will allow Ivins City to maintain the required levels of service set by Ivins City for the Public Safety Facilities.

The projected population for the end of the planning period indicates an estimated increase of **2,137** Equivalent Residential Units (ERU). With the total estimated costs of projects for each service, this would provide a maximum allowable impact fee of **$1,478** per ERU. This is the maximum amount allowed for the city to charge but the actual accepted impact fee is determined by the city council and may be lower.

II. INTRODUCTION

This section provides background information, reviews the purpose and scope of this 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, the City of Ivins 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 Highway 91. An area and location map showing the location of Ivins City, is provided on **Figure II-1** on the following page.

Due to the area's temperate climate and location, Ivins City has experienced moderate to high growth rates over the past 30 years, but this slowed significantly after 2008. This 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 on January 1, 2018. The Santa Clara Police Department and the Ivins City Police Department merged 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.

B. PURPOSE

The purpose of the Ivins City Public Safety Facilities system is to save lives, protect property, provide assistance during disasters, and aid recovery during 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.

C. 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. Identify possible financing and phasing options to assist Ivins City with constructing the recommended improvements.

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.

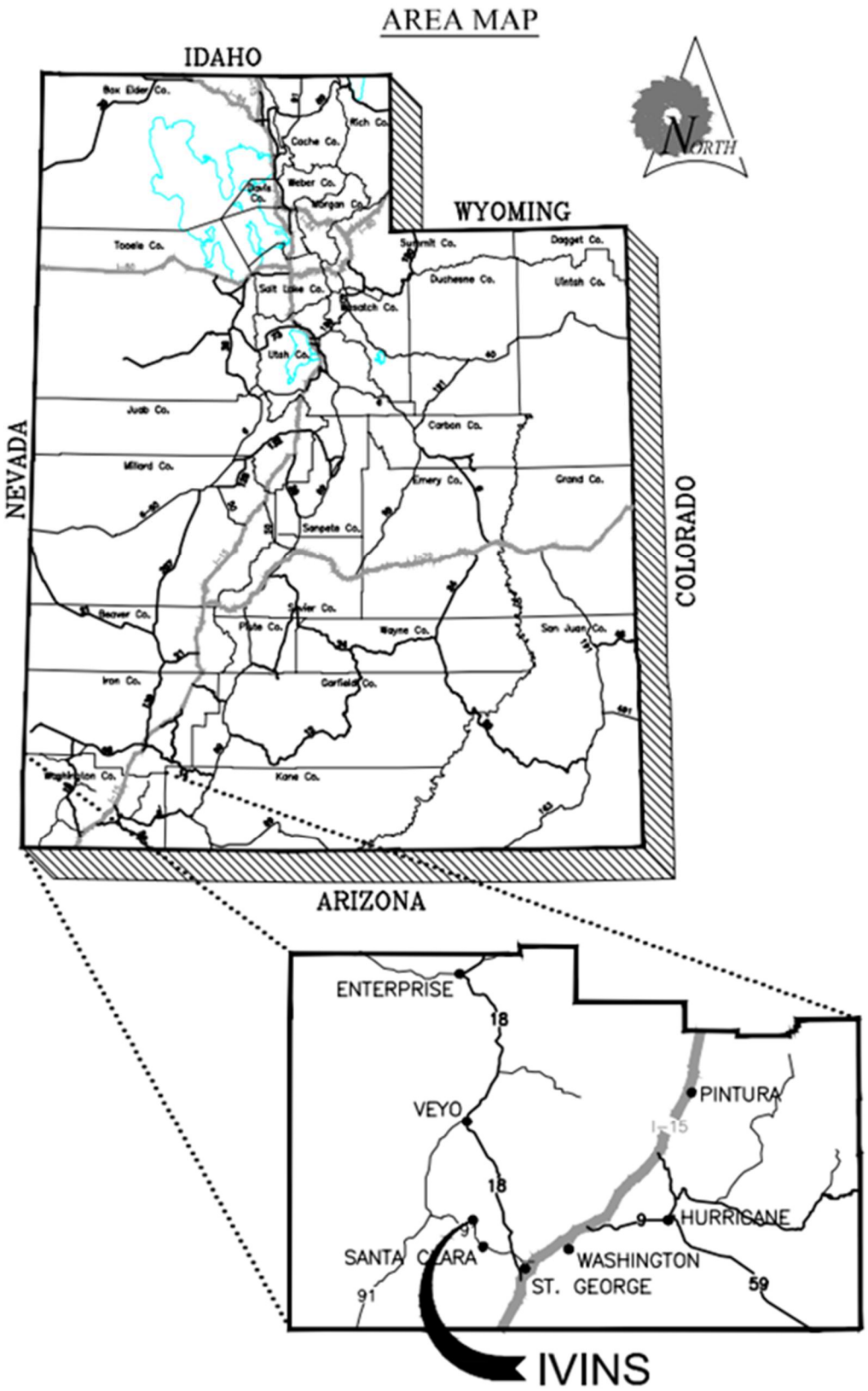


Figure II-1: Area Map

D. 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 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 planner 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. A copy of the table provided to Sunrise Engineering can be found in **Appendix A**. This data 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	9,066	5.0%

The City of Ivins has grown significantly since 1970. During the 1970's it grew at over 15% per year. During the 1980's and 1990's the city grew at over 10% per year. Despite this rapid population growth, there has been very little commercial development in Ivins City. 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. Because Ivins City is bordered by other municipalities, lava flows, flood plains, and environmentally sensitive areas, it is not expected to grow as fast as it historically has.

Because the City of Ivins 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.

Appendix A also contains a table showing the yearly population estimates based on the decade estimates provided by the City in the 2020 General Master Plan. 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 build-out occurring sometime in 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 has theoretically reached 13,305 people.

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 was calculated by taking the total square footage of all residential units and dividing by the total number of residential units. The average square footage per single-family residence in Ivins was calculated to be 2,033. The same calculation was performed for commercial buildings. The average square footage per commercial building was calculated to be 8,030. 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, 2,033. Any building that has a square footage less than the average residential unit will be considered as 1 ERU. This ultimately causes the number of commercial ERUs to be higher than the total number of commercial units currently in Ivins City. Ivins City currently has a total of 3,929 residential ERUs and 392 commercial ERUs for a total of 4,321 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	3,929	392	4,321

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. Using the projected population growth and adding in Black Desert's planned infrastructure, at the end of the planning period there will be a total of 6,457 ERUs. This means an additional 2,137 ERUs will have been added to the current estimated 4,321 ERUs. Black Desert plans on reaching build out within 7 years. They have projected that an additional 1,135 ERUs will be added in Ivins City boundaries. This would be an increase of approximately 162.11 ERUs per year. Using the current people per ERU estimate shown in the following equation, an additional 162.11 ERUs were added each year until 2028. Following this period, the projected ERUs followed the original growth rate projections from the 2020 Generic Master Plan. The yearly growth rates can be seen in **Appendix A.**

Current People/ERU:

$$\left(\frac{9{,}066\ People}{4{,}321\ ERUs}\right) = \mathbf{2.10}\ \frac{People}{ERU}$$

Projected Increase in ERUs:

$$\mathbf{6{,}457}\ ERUs\ (Total\ Projected) - \mathbf{4{,}321}\ ERUs\ (Existing) = \mathbf{2{,}136}\ \ ERUs\ (Projected\ Increase)$$

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

The City of Ivins currently provides services for both Fire & Rescue and Law Enforcement. 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.

a) FIRE & RESCUE SERVICES

The Santa Clara City and Ivins City Fire & Emergency services 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 includes living space for crew quarters and is currently staffed full-time. 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 this 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 the City of Ivins 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 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 Ivins and Santa Clara Fire and 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**

b) LAW ENFORCEMENT

Santa Clara City and Ivins City 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 Ivins City and Santa Clara 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 the City, public safety 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-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)

c) ANIMAL 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. An additional building, approximately 900 square feet, is located at the Santa Clara City Maintenance Yard and is primarily used for quarantine purposes when needed. These services are shared between Santa Clara and Ivins and is utilized by a variety of other groups from surrounding cities as well.

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
Shelter 2	1700 Walsh Ave	900
	Total	**3,626**

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:

$$\mathbf{6,457}\ ERUs\ (Total\ Projected) - \mathbf{4,321}\ ERUs\ (Existing) = \mathbf{2,136}\ \ ERUs\ (Projected)$$

a) 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 City 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:

$$\left(\frac{11{,}800\ Sq.Ft.}{4{,}321\ ERUs}\right) = \mathbf{2.73}\ \frac{Sq.Ft.}{ERU}$$

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	4,321	2.73

The existing LOS for fire and rescue facilities is 2.73 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):

$$(2{,}137\ ERUs) * \left(2.73\ \frac{Sq.Ft.}{ERU}\right) = \mathbf{5,836}\ Sq.Ft.$$

The square footage needed to maintain the current LOS to the end of the planning period, or the year 2041, is 5,836 square feet. A summation of this information is shown in **Table IV-6**. With consistent growth in Ivins City, it is recommended that an additional station be built to accommodate the expected growth. 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-mintue 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 in 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 mentioned that they may pursue leasing a station in the Coyote Gulch area of Kayenta which is not impact fee eligible but will add to their overall LOS. 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 land may be donated near 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 the 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	4,321	-
10-Year	14,595	5,344	2,795
20-Year	17,636	6,457	5,836
Build-Out	32,022	8,700	11,961

b) 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 and facilities are shared by both cities, it is important that the LOS reflect the demand of both cities. Between Ivins and Santa Clara, there are a total of 7,368 ERUs. Black Desert's new facilities have not been included in the following calculations for law enforcement because of it's current location in Santa Clara City. It was assumed the change from Black Desert would not be substantial for this report. However, it is recommended this report be updated within the next 5 years once Black Desert has begun development. 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:

$$\left(\frac{4{,}079\ Sq.Ft.}{7{,}368\ ERUs}\right) = \mathbf{0.554}\ \frac{Sq.Ft.}{ERU}$$

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	7,368	0.554

The existing LOS for law enforcement facilities is 0.55 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 3,294 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:

$$\mathbf{10,662}\ ERUs\ (Total\ Projected) - \mathbf{4,321}\ ERUs\ (Existing) = \mathbf{3,294}\ \ ERUs\ (Projected)$$

Additional Law Enforcement
Square footage needed at the end of the planning period (2041):

$$(2{,}137\ ERUs) * \left(0.55\ \frac{Sq.Ft.}{ERU}\right) = \mathbf{1,183}\ Sq.Ft.$$

The square footage needed to maintain the LOS, based on both cities anticipated growth, at the end of the planning period in 2041 is 1,183 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 1,183 square feet of the renovation is eligible for impact fees. Since a station already exists, the existing 4,079 square feet of the new station is not impact fee eligible and the renovations for that portion of the new 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 4,321 whereas Santa Clara City has 3,048. This indicates that Ivins City makes up 59% of the impact on law enforcement services and Santa Clara City makes up 41%. To evenly share the cost between the two cities, this would mean that Ivins will provide for 59% of the construction costs and Santa Clara will provide for the remaining 41%. 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 the additional square footage needed for Ivins City to maintain the current LOS of 0.554 square feet per ERU.

Table IV-8: Projected Law Enforcement Square Footage Needs

Projected Law Enforcement Square Footage Needs			
Planning Period	**Ivins Total ERUs**	**Change in ERUs**	**Additional Square Footage Needed to Maintain an LOS of 0.554**
Current Year	4,321	-	-
10-Year	5,344	1,023	566
20-Year	6,457	2,137	1,183
Build-Out	8,700	4,379	2,424

c) 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:

Total Law Enforcement Square Feet/Existing ERUs:

$$\left(\frac{3{,}626\ Sq.Ft.}{4{,}321\ ERUs}\right) = \mathbf{0.84}\ \frac{Sq.Ft.}{ERU}$$

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)**
3,626	4,321	0.84

The existing LOS for animal service facilities is 0.84 square feet per ERU. As a no-kill facility, the shelter is diligent in finding homes for the animals. With this practice, the shelter rarely reaches capacity. The City has decided that improvements a LOS of 0.68 square feet per ERU will be adequate for their needs. The total ERU's needed to reach this LOS can be seen in **Table IV-10**. The following equation and **Table IV-11** show the additional square footage needed to maintain this LOS to the end of the planning period.

Table IV-10: Desired Animal Services LOS

Desired Animal Shelter LOS		
Total Square Feet	**Ivins Future ERUs**	**LOS (Square Feet/ Existing ERUs)**
3,626	5,344	0.68

Additional Fire and Rescue

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

$$(2{,}137\ ERUs) * \left(0.68\ \frac{Sq.Ft.}{ERU}\right) = \mathbf{756}\ Sq.Ft.$$

Table IV-11: Projected Animal Service Square Footage Needs

Projected Animal Services Square Footage Needs			
Planning Period	**Total Square Footage Needed to Maintain LOS of 0.68 sq ft/ ERU**	**Ivins Total ERUs**	**Additional Square Footage Needed to Maintain LOS of 0.68 sq ft/ ERU**
Current Year	0	4,321	-
10-Year	0	5,344	-
20-Year	4,382	6,457	756
Build-Out	5,904	8,700	2,277

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 Ivins City.

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, the Ivins and Santa Clara City will need a new ladder truck within build-out projections. The apparatus would cost an estimated $1,000,000, however Santa Clara has said that they 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. 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. Prior to that study, the 2006 to 2009 Public Safety Impact Fee ordinance set the fees at $448.49 per ERU.

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 $375 per square foot, renovations to the extent that the new police station is experiencing would average around $175 per square foot, and an expansion on the animal shelter would average around $200 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	5,836	New	$375	$2,188,494
Police	Station	1,823	Renovation	$175	$319,106
Animal Control	Shelter	756	Expansion	$200	$151,120
Fire & Rescue	Ladder Truck	--	Amenity	--	$500,000
				SUM	**$3,158,719**

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				
				Sep-21
IMPACT FEE CALCULATIONS				
Total Estimated Project Cost		$ 3,158,719		
% of Projects Cost Due to New Growth	100.0%		$	3,158,719
Impact Fee Eligible Cost			$	3,158,719
No. of ERUs (2021)				4,321
No. of ERUs (2041)				6,457
No. of New ERU's Due to Growth				2,137
Maximum Impact Fee = Total Eligible Cost / New ERU's			$	1,478.22 /ERU
Proposed Impact Fee for Ivins City (FY2021) =			**$**	**1,478** /ERU
P:\Ivins City\07842 Public Safety IFFP & IFA\Admin\Reports\[Ivins Public Safety Impact Fee (Ivins City).xlsx]Construction Costs				

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

Table A-1: Ivins City Provided Population Estimates per Decade (2020 General Masterplan, Ch 2)

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**

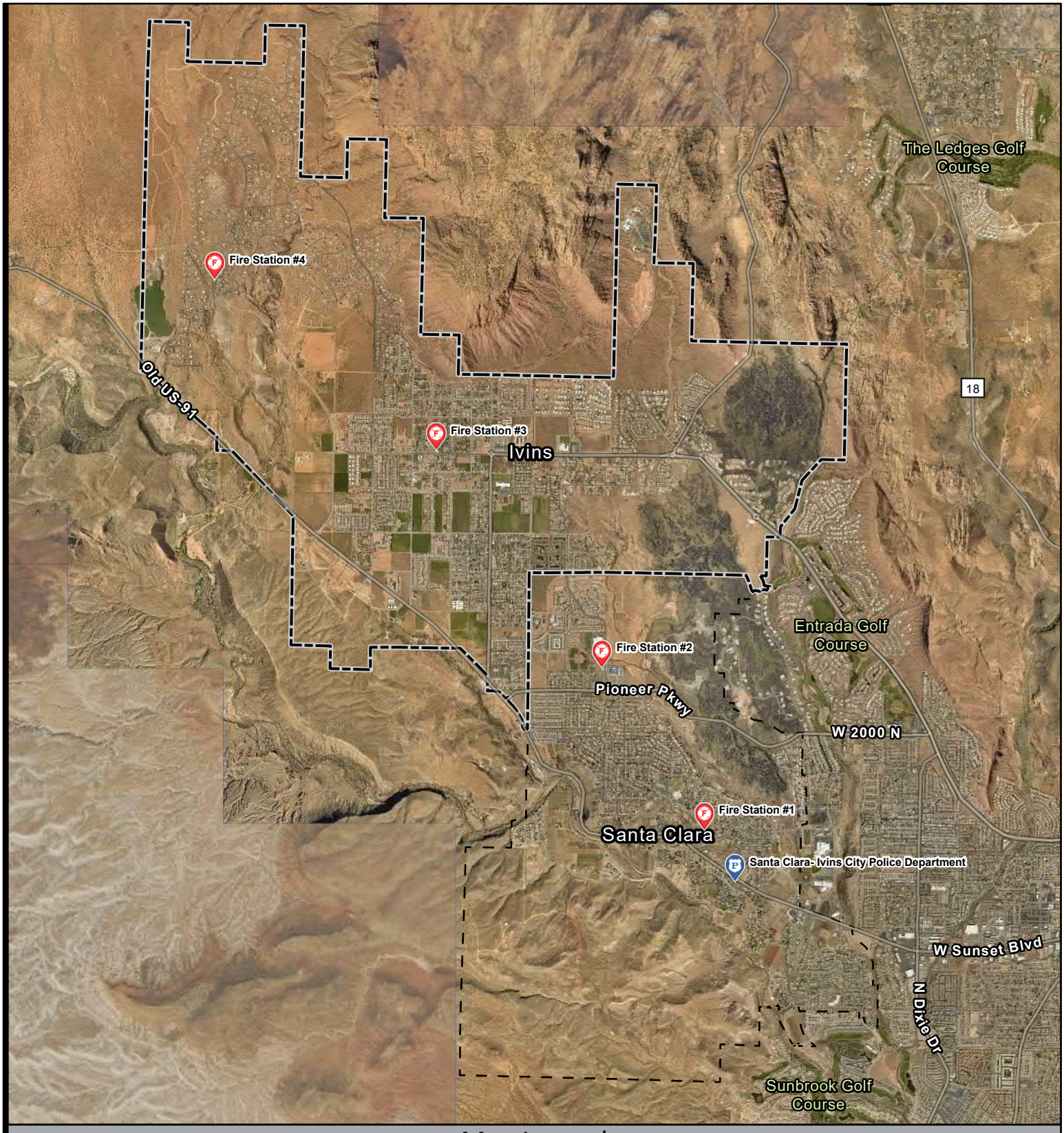
*Resident households are considered to be 80.4% of the total housing units accounting for 19.6% of homes considered to be second homes or otherwise unoccupied (2020 Generic Ch. 2 Landuse and Population Analysis)
†Buildout population of 18,400 will be reached by the year 2063.

Table A-2: Population and Growth Estimates Based on City Provided Estimates

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	2.49%	
2012	Estimate	7,093	2.49%	
2013	Estimate	7,270	2.49%	
2014	Estimate	7,451	2.49%	
2015	Estimate	7,637	2.49%	
2016	Estimate	7,827	2.49%	
2017	Estimate	8,022	2.49%	-
2018	Estimate	8,221	2.49%	
2019	Estimate	8,426	2.49%	
2020	City Estimate	8,636	2.49%	**0**
2021	Estimate	9,066	5.0%	**4321**
2022	Estimate	9,518	5.0%	**4698**
2023	Estimate	9,652	1.41%	**4762**
2024	Estimate	9,789	1.41%	**4827**
2025	Estimate	9,927	1.41%	**4893**
2026	Estimate	10,067	1.41%	**4960**
2027	Estimate	10,210	1.41%	**5028**
2028	Estimate	10,354	1.41%	**5097**
2029	Estimate	10,501	1.41%	**5169**
2030	City Estimate	10,800	1.41%	**5242**
2031	Estimate	11,011	1.95%	**5344**
2032	Estimate	11,225	1.95%	**5448**
2033	Estimate	11,444	1.95%	**5554**
2034	Estimate	11,667	1.95%	**5662**
2035	Estimate	11,895	1.95%	**5773**
2036	Estimate	12,126	1.95%	**5885**
2037	Estimate	12,363	1.95%	**6000**
2038	Estimate	12,604	1.95%	**6117**
2039	Estimate	12,850	1.95%	**6236**
2040	City Estimate	13,100	1.95%	**6358**
2041	Estimate	13,305	1.56%	**6457**
BUILDOUT		**18,400**		**8700**

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

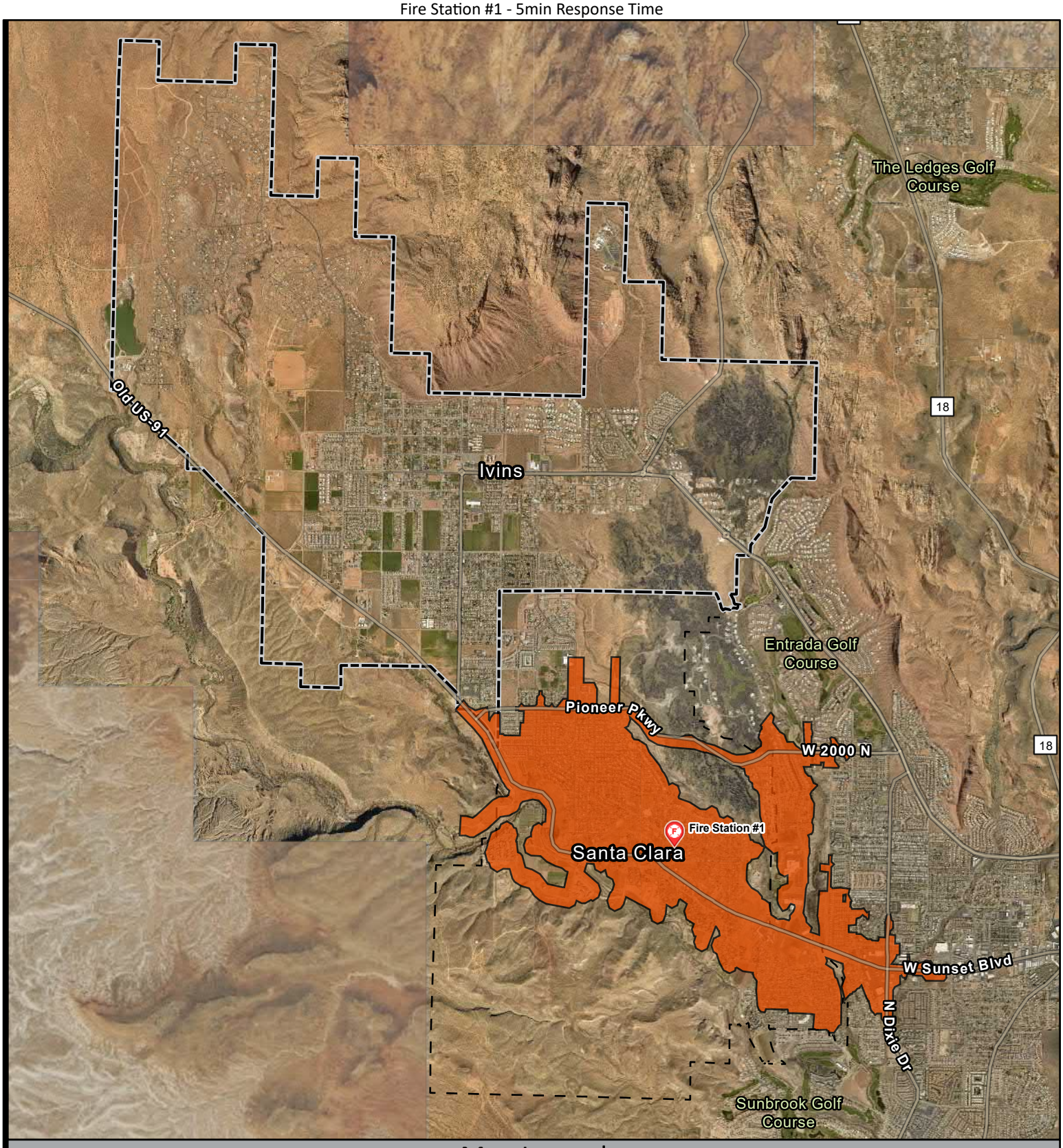
11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 1
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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

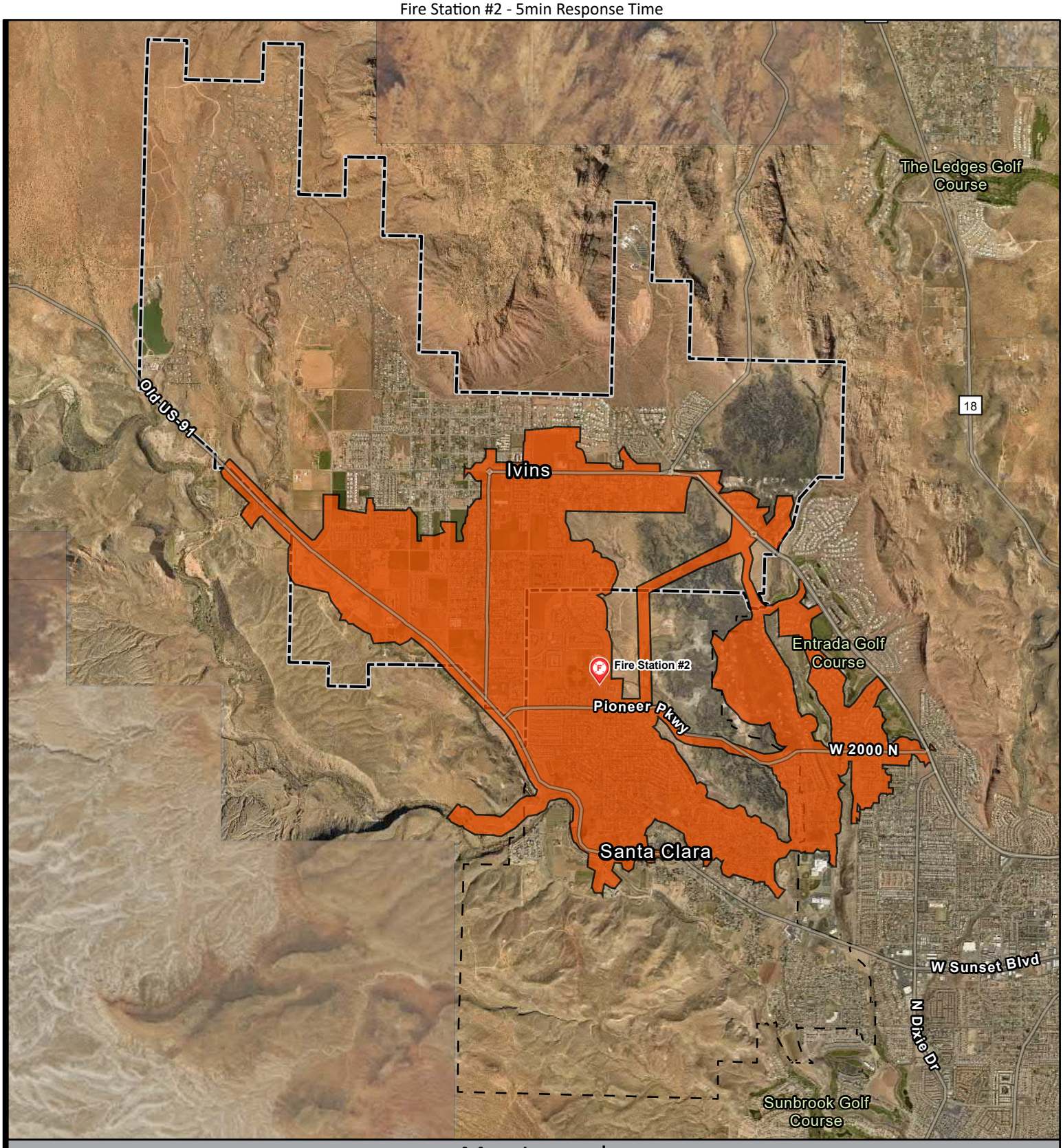
IVINS CITY

11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 2
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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

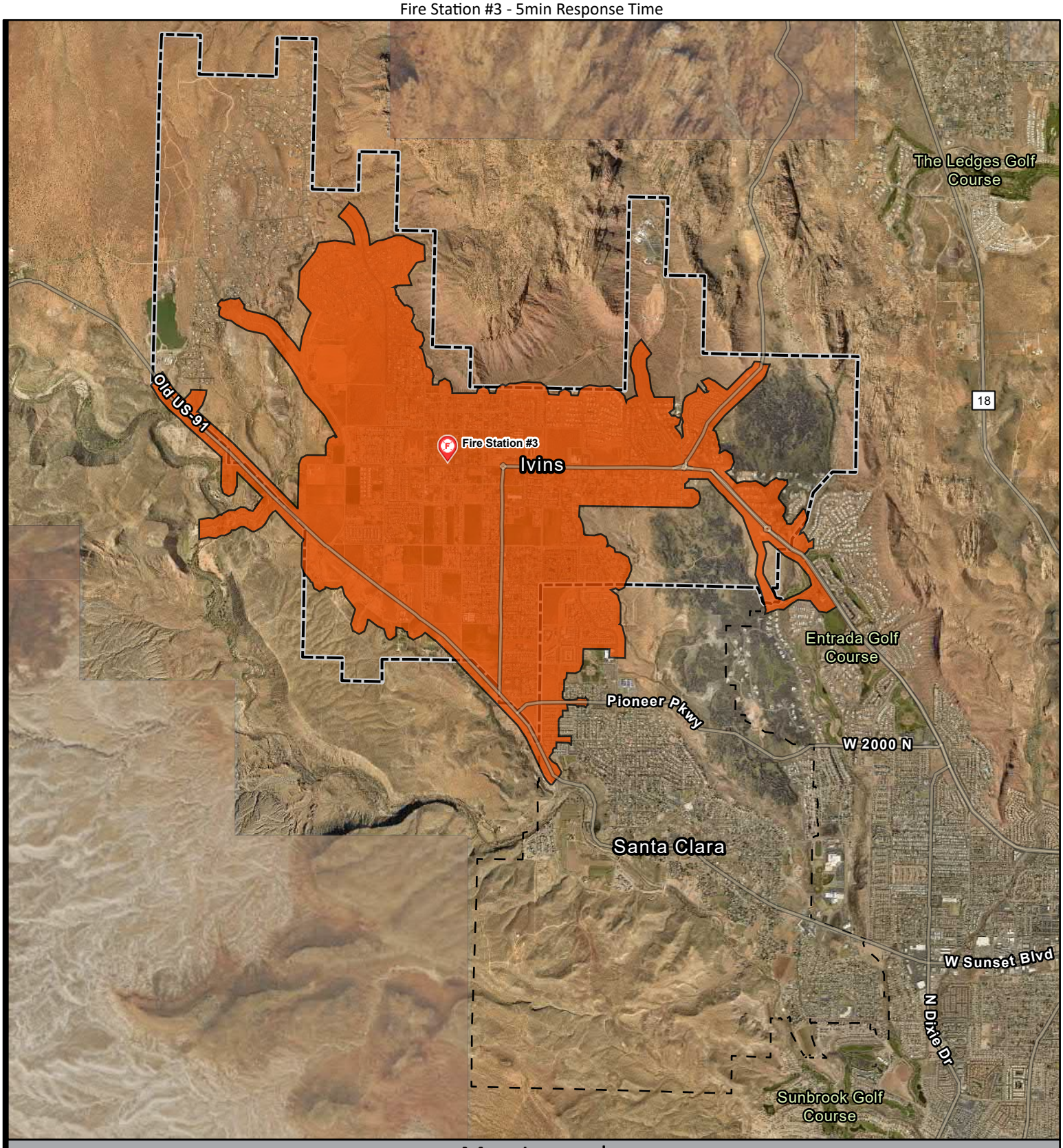
IVINS CITY

11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 3
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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

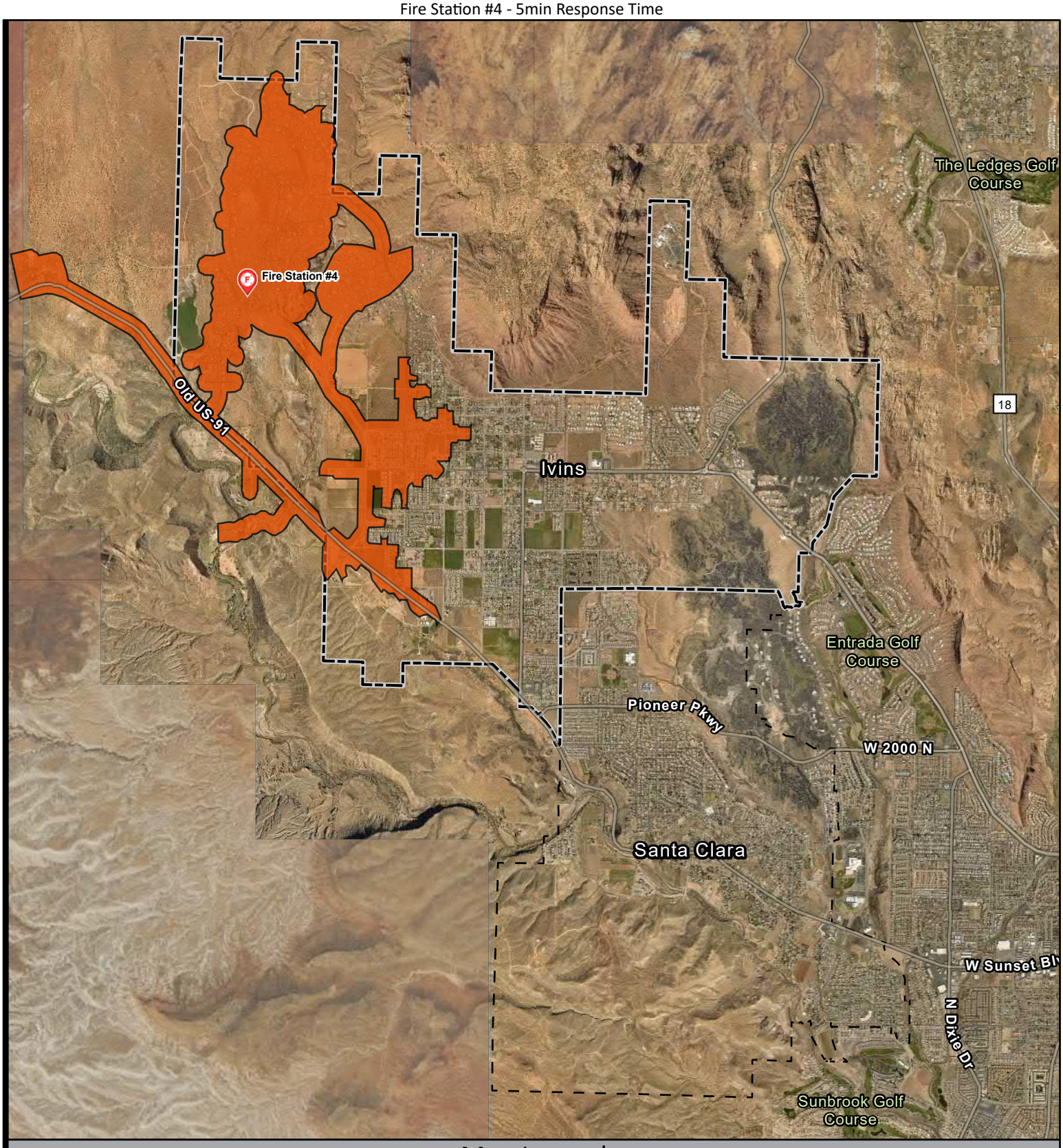
IVINS CITY

11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 4
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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

IVINS CITY

11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

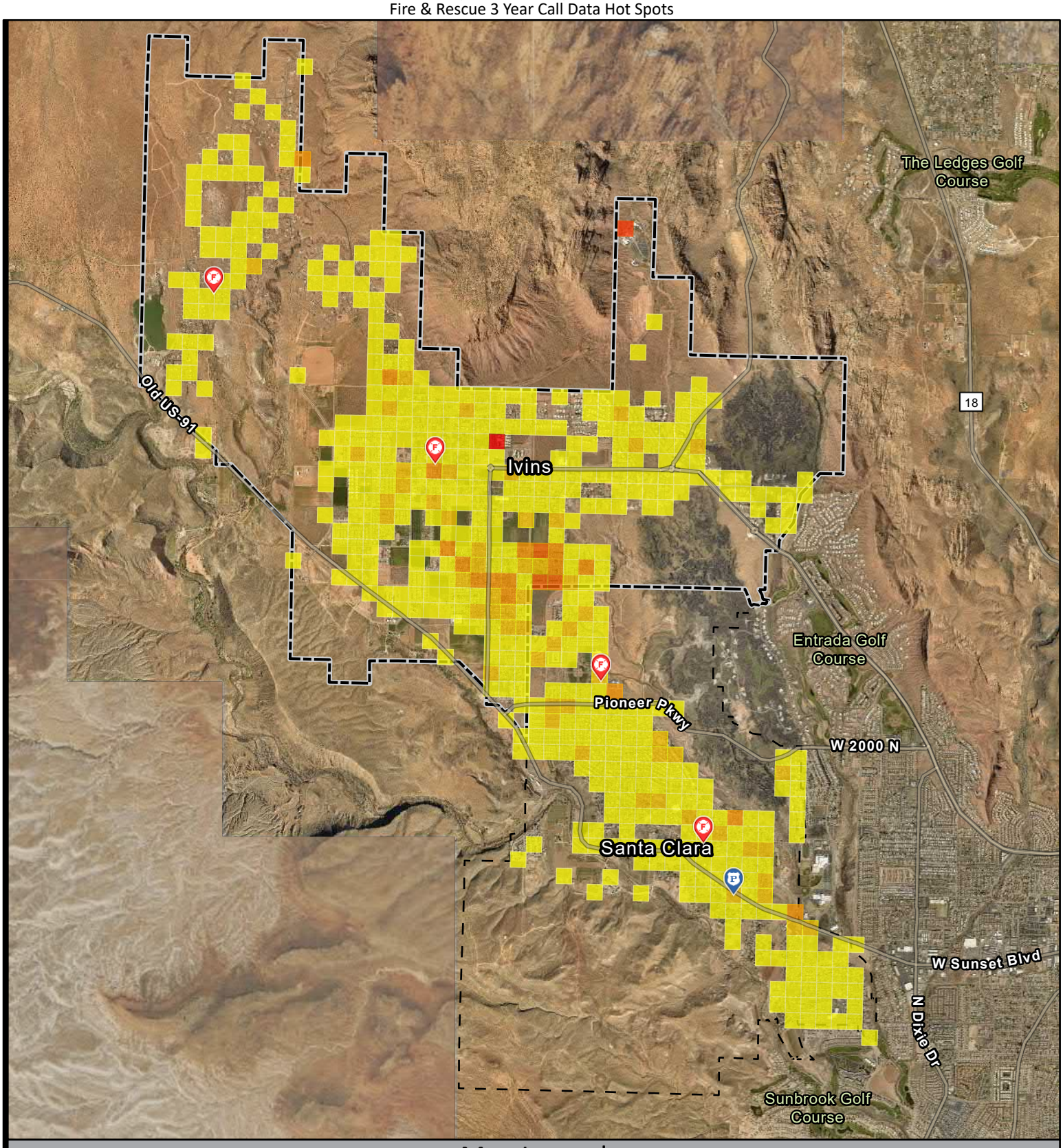
SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 5
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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

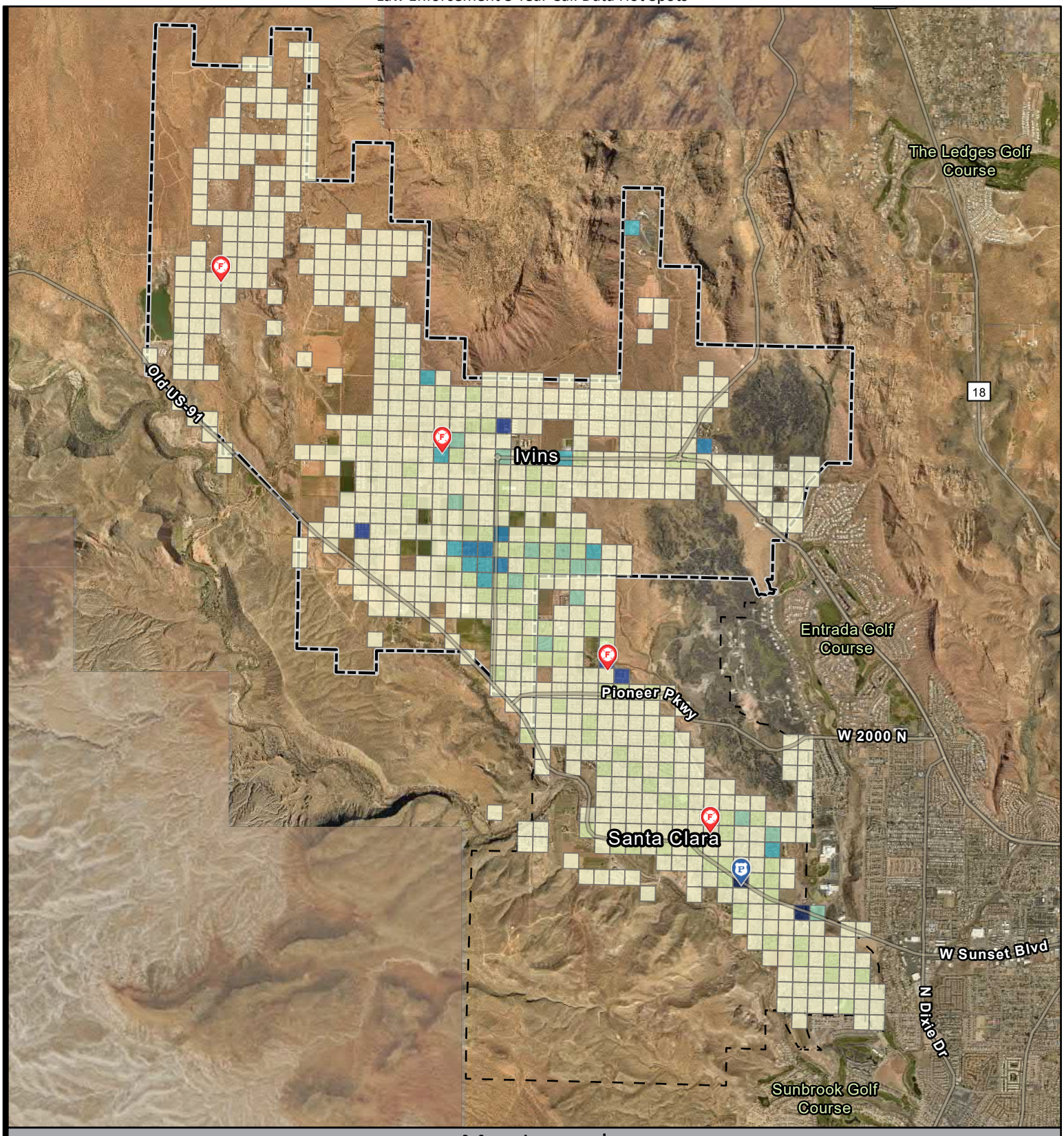
11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 6
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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

IVINS CITY

11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

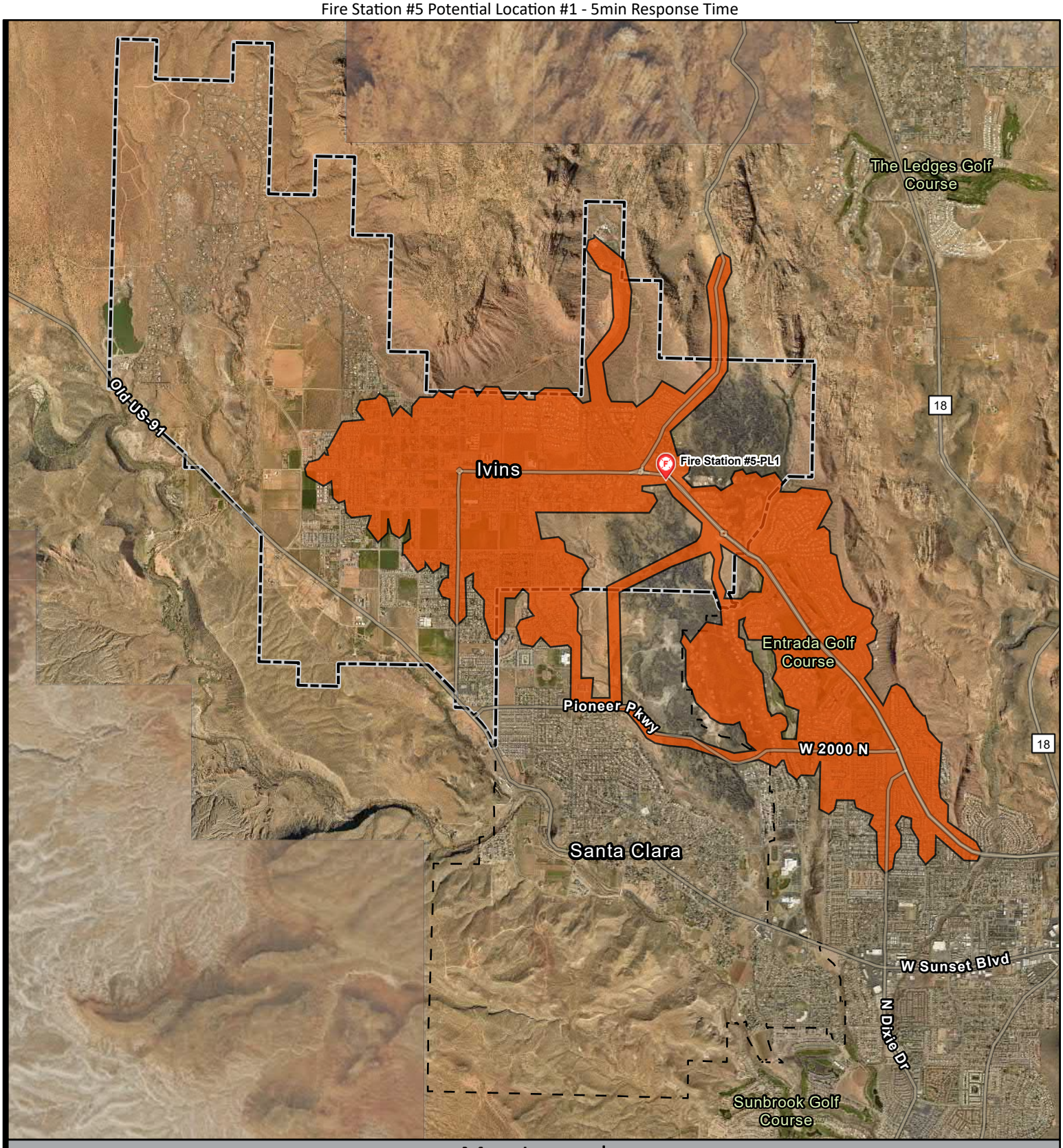
SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 7
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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

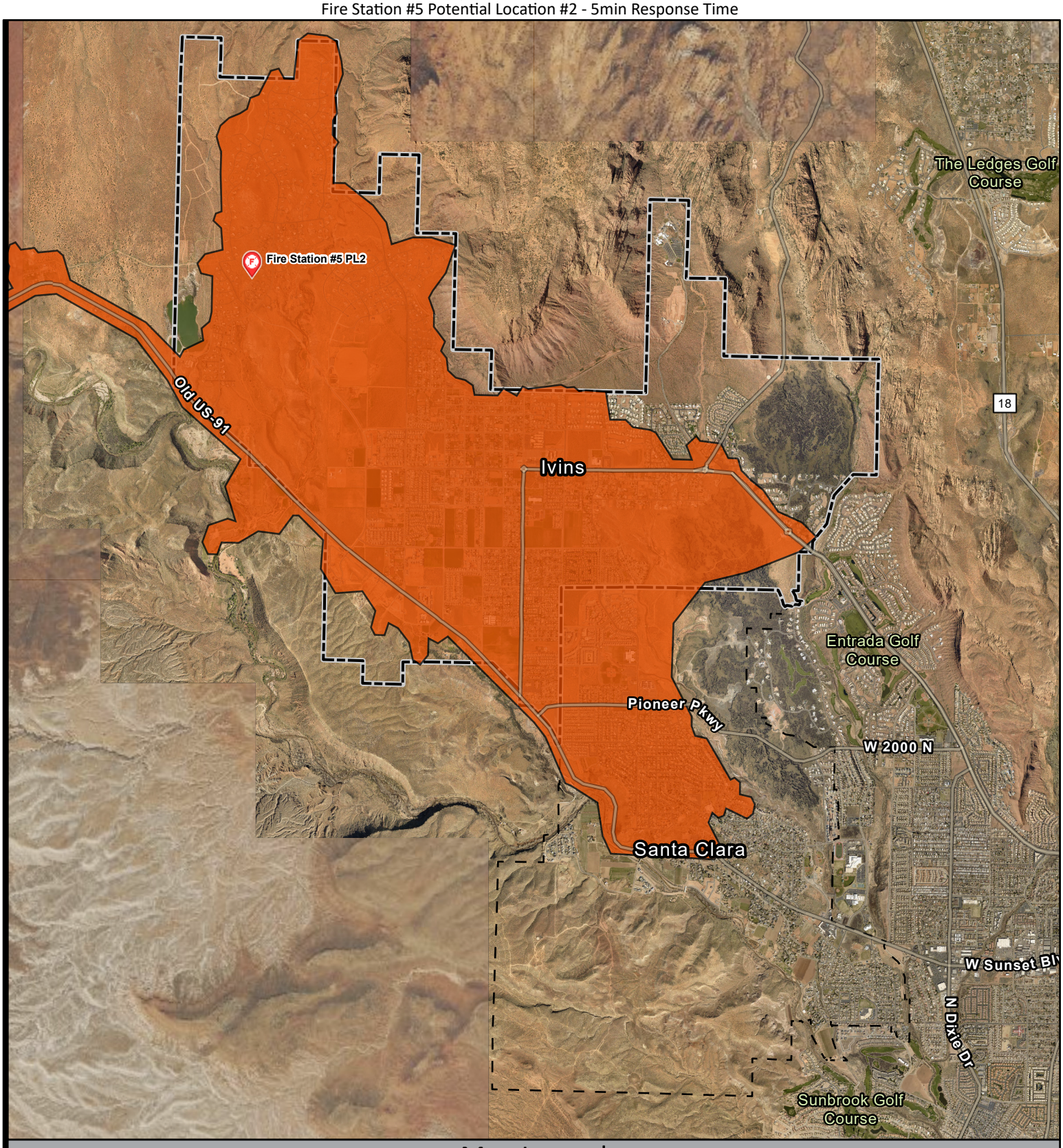
11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 8
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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 (15mph Over Posted Speed)

Fire Station #5 Potential Location #2

N W E S

0 4,500 9,000

1in=4,500ft

IVINS CITY UTAH

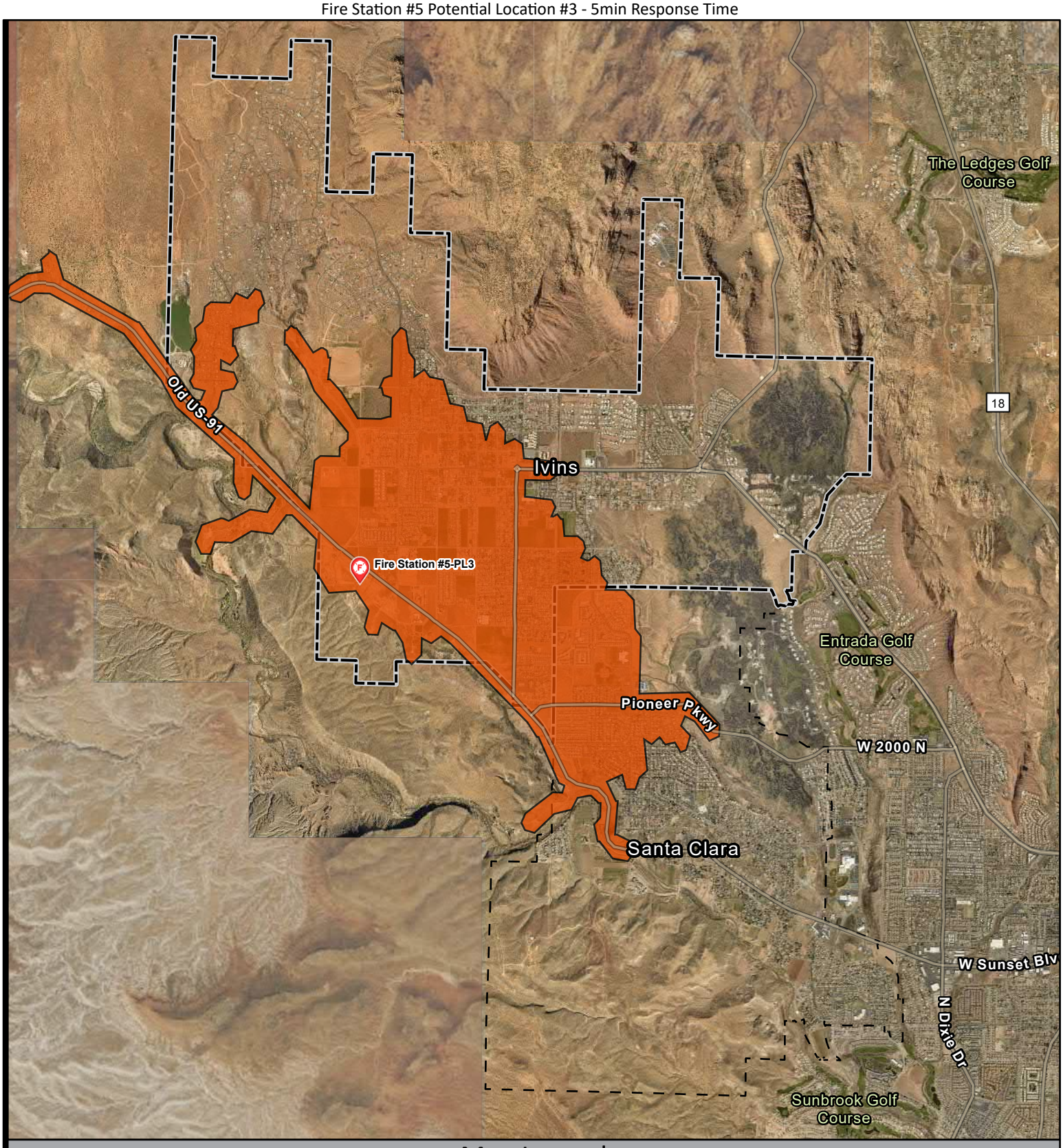
11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 9
07842	MG	CD	MW	Updated 9/15/2021

SUNRISE ENGINEERING

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

IVINS CITY

11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450
Creating solutions that work and relationships that last. www.sunrise-eng.com

SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 10
07842	MG	CD	MW	Updated 6/22/2021

SUNRISE ENGINEERING

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
ORDINANCES