

HURRICANE VALLEY FIRE PUBLIC SAFETY MASTER PLAN



Impact Fee Facilities Plan & Analysis

PREPARED FOR:
HURRICANE VALLEY FIRE DISTRICT
1474 West 1100 South
Hurricane, UT 84737

CHIEF: Joe Decker
DEPUTY CHIEFS: Kohl Furley, Nick Wright
BATTALION CHIEFS: Tyler Ames, Chad Oliphant,
Robert Hooper, Matt Butterfield
FIRE MARSHAL: John Postert

PREPARED BY:
 **CivilScience**
CIVIL SCIENCE INFRASTRUCTURE, INC.
1453 S. Dixie Drive, Suite 150
St. George, UT 84770
(435) 986-0100
Project Manager: Jacob Howell, PE

TABLE OF CONTENTS

SECTIONS

Table of Contents	ii
1 EXECUTIVE SUMMARY	1
2 INTRODUCTION	2
2.1 Background	2
2.2 Population Assessment	2
3 PUBLIC SAFETY IMPACT FEE PLAN	5
3.1 Existing Facilities Inventory	5
3.2 Existing Level of Service	8
3.3 Projected Level of Service	8
3.4 Future Capital Facilities Assessment	9
3.5 Financing Strategies	10
4 PUBLIC SAFETY IMPACT FEE ANALYSIS	11
5 CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT	14

TABLES

Table 1: Historical Population Growth For the HVF	3
Table 2: Historical HVF Call Data for 2024	3
Table 3: Projected Number of Service Calls	4
Table 4: Existing Hurricane Valley Fire Station Facilities	7
Table 5: Projected Hurricane Valley Fire District LOS Data	8
Table 6: Proposed List of New Construction	9
Table 7: Proposed List of Additional Fire Apparatus	9
Table 8: Projected Residential and Commercial Unit Growth	11
Table 9: Impact Fee Calculations	12

EQUATIONS

Equation 1: LOS Calculation	8
Equation 2: Projected Level of Service Requirements	8
Equation 3: Residential Impact Fee Calculation	11
Equation 4: Commercial Impact Fee Calculation	12

APPENDICES

Appendix A: Population Data
Appendix B: Response Time Heat Maps
Appendix C: Fire Apparatus Proposals
Appendix D: Construction Cost Data

1. EXECUTIVE SUMMARY.

The **Fire Impact Fee Facilities Plan & Analysis (IFFPA)** provides a summary of the recommended capital improvements and financing necessary for the **Hurricane Valley Fire Special Services District (HVF)** to meet future demands for fire and **Emergency Medical Services (EMS)**. This IFFPA identifies the current **Level of Service (LOS)** provided by the HVF and outlines the improvements required to sustain that LOS throughout a ten-year planning period.

The HVF currently maintains a LOS of 15.16, defined in this report as the number of square feet of operational building space per incoming service call. The current LOS is determined using a total of 2,783 impact fee eligible service calls divided between 42,193 square feet across the HVF's seven existing service stations. The HVF projects an increase to 4,117 impact fee eligible service calls in the year 2034. To maintain the current LOS and ensure effective fire and emergency medical response capabilities, phased improvements to facilities totaling an additional 20,221 square feet are recommended. The total estimated cost of these recommended future improvements is \$9,133,450.00, as detailed in **Table 9**.

Specific locations targeted for new stations include: Sand Hollow, Virgin, Kolob, Toquerville-Leeds (in the Grapevine Wash subdivision), and Hurricane on 3000S. The proposed improvements for new construction between these five sites will total 48,177 square feet of newly constructed building space 20,221 of which is Impact Fee eligible. To serve these proposed stations, the HVF's improvements plan includes the acquisition of four new fire apparatus: one traditional fire engine, a critical rescue ladder truck, and two versatile Type 1/Type 3 fire engines suitable for wildland firefighting and rapid response to smaller incidents. The cost of newly acquired fire suppression vehicles is estimated to be \$4,723,091.00. The total cost of impact eligible improvements is estimated to be \$13,856,541.00. These costs are detailed further in **Table 9**.

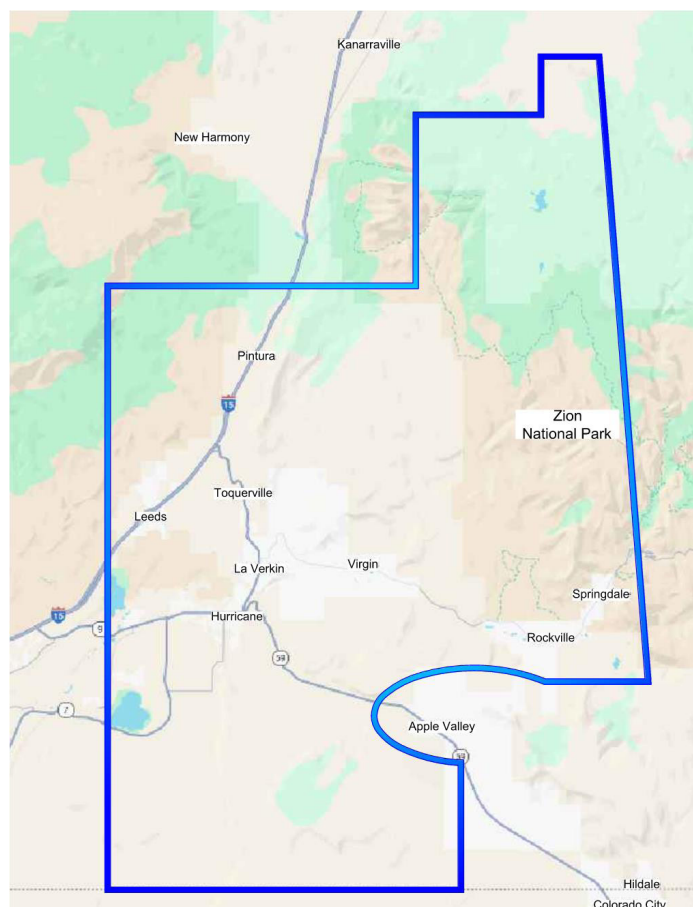
Based on historical trends and regional growth projections, a conservative annual growth rate of 4% was applied to the existing number of residential units and commercial square footage. Applying this growth rate through the year 2034 resulted in a projected increase of 7,352 residential units and 3,792,498 square feet of commercial space. This figure will serve as the foundation for calculating development fees and ensuring equitable contribution to the cost of supporting infrastructure improvements.

Based on these costs and projected growth, the maximum allowable impact fee is projected at \$1,067.76 per residential unit and a maximum allowable impact fee of \$1.58 per square foot for commercial construction. These fees represent the maximum amount that may be charged; however, the final impact fee accepted will be determined by the participating cities and may be lower. These fees will directly fund the necessary infrastructure and personnel to support future growth and maintain the current LOS.

2. INTRODUCTION.

2.1 Background

The HVF provides fire suppression, EMS, and other related public safety services to a rapidly growing area in Southwestern Utah. Serving the communities of Hurricane, Toquerville, La Verkin, and surrounding areas within Washington County, the HVF's service area encompasses over 600 square miles. The trained firefighters and medics employed by HVF provide professional emergency medical care to both its residents, as well as the millions of yearly visitors to Southern Utah's unique attractions including Zion National Park.



The primary objective of this study is to establish updated plans to guide the development of future public fire safety system improvements through modeling the system's existing conditions and creating a long-term 10-year action plan. The outcome of the study will be recommended improvements, estimated project costs, and a maximum allowable impact fee for the HVF's fire services.

2.2 Population Assessment

Understanding the existing population base within the HVF is critical to accurately forecasting growth, as well as anticipating and responding to evolving public safety needs. To effectively assess population within the HVF, the following list of cities has been selected for analysis: Rockville, Hurricane, La Verkin, Leeds, Springdale, Toquerville, and Virgin. Due to the challenges in obtaining accurate data for smaller or partial entities, such as portions of Zion National Park, Washington City and Washington County, this assessment has focused on the populations

of these listed cities to provide a reasonable representation of the overall population trends within the HVF.

Table 1 shows historic annual growth rates in the HVF between the years 1980 and 2020 based on official census data at ten-year intervals.

Table 1. Historical Population Growth for the HVF			
Description	Year Period	Population	Growth
10-year Historic	1980	2,660	-
10-year Historic	1990	3,915	3.9%
10-year Historic	2000	8,250	7.7%
10-year Historic	2010	13,748	5.2%
10-year Historic	2020	20,036	3.8%
20-year Historic	1980-2000	-	5.8%
20-year Historic	1990-2010	-	6.5%
20-year Historic	2000-2020	-	4.5%
30-year Historic	1980-2010	-	5.6%
30-year Historic	1990-2020	-	5.6%
40-year Historic	1980-2020	-	5.2%

To ensure a fair and representative projection, this study will estimate a growth rate of 4.0% that assumes a conservative average of the range of observed growth rates for the entities within the HVF. This growth within the service area is anticipated to significantly increase fire and emergency medical service call volumes, potentially extending response times and placing a strain on existing facilities. This study is designed to accurately account for the impact of new development on the HVF's ability to respond to emergencies. The following incident response data shown in **Table 2** was collected by the HVF during the year 2024.

Table 2. Historical HVF Call Data for 2024			
Property Use Code	Number of Eligible Calls	Non-Eligible	R/C
Assembly	181	-	C
Educational	-	38	-
Healthcare and Detention	-	1,932	-
Residential	2,392	-	R
Mercantile/Business	138	-	C
Industrial	15	-	C
Manufacturing	9	-	C
Storage	48	-	C
Misc. Unclassified Calls	-	1,273	-
Total Calls for 2024	2,783	3,243	-

As shown, the number of calls the HVF received are sorted by the property use code of the entity making the call. Those from residential properties are indicated in the right-hand column with an R, and those from commercial properties are indicated with a C. Educational, Healthcare, and Detention properties, as well as calls without a

property use code have been exempted from this report as non-impact fee eligible calls. The number of residential calls made totaled 2,392, comprising approximately 86% of all impact fee eligible calls. The remaining 391 calls have been classified as commercial calls and comprise approximately 14% of the total number of calls. This ratio will be used to allocate the proportionally appropriate amount of required impact fees between residential and commercial entities.

As per the Impact Fees Act, only impact fee eligible calls are considered in the calculations for determining LOS, and projecting future service needs. For the purposes of this report, it is assumed that the growth in the number of future impact fee eligible service calls will mirror the anticipated growth in residential and commercial units. Using this assumption, the same 4.0% annual growth rate is applied to the number of impact fee eligible service calls received over a period of 10 years. As shown in **Table 3**, the HVF anticipates an additional 1,334 fire calls per year by 2034, which will necessitate expanding staffing and infrastructure to meet the rising demand.

Table 3. Projected Number of Service Calls

Year	Calls	Increase	% Increase
2024	2,783	-	-
2025	2,894	111	4.0%
2026	3,010	227	4.0%
2027	3,130	347	4.0%
2028	3,255	472	4.0%
2029	3,385	602	4.0%
2030	3,520	737	4.0%
2031	3,661	878	4.0%
2032	3,807	1,024	4.0%
2033	3,959	1,176	4.0%
2034	4,117	1,334	4.0%

3. PUBLIC SAFETY IMPACT FEE PLAN.

To ensure the HVF can continue providing exceptional fire and emergency services, a portion of development fees are allocated to support necessary infrastructure. These fees, authorized by the Impact Fees Act (IFA), help offset the costs of new buildings and specialized fire apparatus like critical fire suppression vehicles that often exceed \$500,000. This system allows for a fair distribution of the financial burden of growth to new development and proactively plans for future needs.

This section fulfills the requirements of the IFA outlined in UCA 11-36a-302-1 and serves to establish a comprehensive Impact Fee Facilities Plan (IFFP). The IFFP's primary objective is to identify the demands imposed upon the HVF's existing facilities by projected growth and to evaluate how these demands will be addressed to maintain the existing LOS.

The IFFP is structured around several critical components, each contributing to the development of a robust and defensible impact fee plan.

- **Existing Facility Inventory:** To help accurately quantify the impact of new development, a detailed inventory of existing District facilities is provided. This inventory is essential for determining available excess system capacity, and if applicable, its potential utilization by new development.
- **Existing LOS Assessment:** The existing LOS represents the capacity and performance of facilities serving existing development. Through inventory of current facilities and consideration of growth assumptions, this analysis defines the baseline LOS to be maintained for existing residents and informs the design of future improvements.
- **Proposed LOS Assessment:** This assessment examines the necessary growth in HVF services to meet future demands by examining anticipated increases in the number of service calls and the existing service levels.
- **Future Capital Facilities Analysis:** Integrating the existing facility inventory, and the proposed LOS assessment, this component outlines capital projects necessary to accommodate projected growth and sustain the existing LOS. This includes evaluation of both existing facility excess capacity and future system improvements. Demand exceeding existing capacity justifies the construction of new facilities.
- **Financing Strategies:** This analysis considers all potential revenue sources for District improvements, including impact fees, future debt financing, and alternative funding opportunities. This assessment culminates in a determination of the necessity of impact fees to achieve an equitable allocation of capital costs between new and existing users.

3.1 Existing Facilities Inventory

This section details all existing facilities that are currently in operation within the HVF. Currently there are seven fully functional fire stations, and an additional Fire Storage Shed which have been determined to be functioning at full capacity. This indicates that all available space in these stations is actively utilized for intended purposes, with no underutilized or excess square footage available for utilization by new development.

Station 41 - Mayflower Hurricane

202 E. State Street
Hurricane, UT 84737



Station 42 - Hurricane

445 North 3400 West
Hurricane, UT 84737



Station 43 - La Verkin & La Verkin Expansion

311 N. Main Street
LaVerkin, UT 84745



Station 44 - Virgin

316 N. Pocketville Road
Virgin, UT 84779



Station 46 (Shared Station with Washington City)

56 N. Coral Canyon Boulevard
Hurricane, UT 84737



Station 47 (Primarily Wildland Fire Equipment and Personnel)

445 North 3400 West, Hurricane, UT 84737



Station 49

1130 Zion Park Boulevard
Springdale, UT 84767



These facilities provide public fire and EMS services for all residents inside HVF service limits, which include the Cities of Hurricane, La Verkin, Leeds, Toquerville, Virgin, Springdale, Rockville, select portions of Washington City, and areas of Zion National Park and Washington County. **Table 4** shows these stations listed by station number, location, and building square footage.

Table 4. Existing Hurricane Valley Fire Station Facilities

Station	Building Square Footage
Station 41 - Mayflower Hurricane	8,806
Station 42 - Hurricane	7,940
Station 43 - LaVerkin	3,254
Station 43 - LaVerkin Expansion	2,075
Station 44 - Virgin	1,823
Fire Storage Shed 45 - Toquerville	500
Station 46 - Coral Canyon	8,995
Station 47 - Leeds	4,800
Station 49 - Springdale	4,000
Total Square Footage	42,193

Station square footage serves as a critical indicator of service capacity and forms the basis for both service level assessments and the allocation of impact fees for infrastructure improvements.

3.2 Existing Level of Service Analysis

In accordance with Utah Code Chapter 11-36a (Impact Fees Act), Impact Fees cannot be used to finance an increase in the LOS to current or future users of capital improvements. Therefore, it is important to identify the LOS within the service area to ensure that the new capacities of projects financed through impact fees do not exceed the established standard.

The LOS for purposes of this analysis is quantified as the current building square feet available per call. **Equation 1** shows the current LOS is calculated by dividing the existing facility square feet (42,193) by the number of documented 2024 impact fee eligible service calls (2,783).

Equation 1. LOS Calculation
42,193 (Square Feet) / 2,783 (Calls) =
15.16 (LOS)

To accurately project future facility needs and associated infrastructure improvements, the adopted LOS of 15.16 square feet per service call will be used. *This metric represents the minimum space required to effectively manage each emergency response.*

3.3 Projected Level of Service

The building area demands for the 10-year planning horizon for the HVF are shown in **Equation 2** and **Table 6**. These numbers are calculated by multiplying the adopted LOS (15.16) by the projected number of impact fee eligible service calls in 2034 (4,117). This number represents the total number of square feet that the HVF will need in order to maintain their current LOS.

Equation 2. Projected Level of Service Requirements
15.16 (Adopted LOS) x 4,117 (Calls) =
62,414 (Total Square Feet)
↓
62,414 (Total Square Feet) - 42,193 (Existing Square Feet) =
20,221 (Required NEW Square Feet)

Table 5. Projected Level of Service Requirements

Total Current Station Square Feet	42,193
Total Number of Service Calls in 2024	2,783
Adopted LOS	15.16
Projected Number of Service Calls by 2034	4,117
Total Station Square Feet Required to Meet 2034 Projections	62,414
Total Required New Square Feet by 2034	20,221

3.4 Future Capital Facilities Assessment

In response to the total required increase in square feet to maintain the adopted LOS, the HVF has developed a list of proposed stations in strategically placed locations that will help to minimize emergency response times. Heat maps depicting these response times were generated to inform the optimal utilization of new construction and identify areas which will be in the greatest need of additional improvements. These maps are provided in the appendix for further review.

Table 6 outlines the resulting planned facilities, square footage, and the proposed timeline for construction.

Table 6. Proposed List of New Construction		
Proposed Stations	SF	Year
Station 48 Sand Hollow Fire Station	24,000	2026
Station 44 Virgin Rebuild Fire Station	9,000	2028
Station 44 Virgin Building Removal	(1,823)	2028
Station 11 Copper Rock (Hurricane 3000 S)	3,000	2030
Kolob	5,000	2026
Toquerville/Leeds - Grapevine Wash	9,000	2027
Within 10 Years	48,177	-
Impact Fee Eligible	20,221	-

As shown, the proposed construction square footage currently planned by the HVF exceeds the square footage required to maintain the established LOS by 27,952 square feet. For the purposes of this report, construction exceeding the required 20,221 square feet will not be considered in the Impact Fee Planning and will be assumed to be funded through external supplemental funding.

The current average cost of new construction within the HVF's service area is \$450.00 per square foot (see **Appendix D**). Using the current average cost and multiplying it by the required number of square feet, the total cost of construction will be \$9,099,450.00.

In addition to the construction fees, the costs associated with the preparation of this Impact Fee Report totaling \$34,000.00 will be included in the total expenditures eligible for funding through impact fees. The total estimated cost by 2034 is estimated to be \$9,133,450.00.

As the HVF expands and the demand for services increases, the need for additional fire apparatus becomes essential to maintain response capabilities and adequately serve the growing community. **Table 7** details the proposed additions to the fleet.

Table 7. Proposed List of Additional Fire Apparatus	
Proposed Trucks	Cost
Fire Engine	\$ * 1,183,432.00
Fire Engine	\$ 1,183,432.00
Ladder Truck	2,246,723.00
Type 1 / Type 3 Fire Engine	\$ * 646,468.00
Type 1 / Type 3 Fire Engine	646,468.00
Type 1 / Type 3 Fire Engine	\$ 646,468.00
Supplemental Funding	\$ (1,829,900.00)
Total Cost	\$ 4,723,091.00

* Funded by other sources; excluded from eligible costs.

The HVF has determined that in order to keep the proposed stations at full capacity for responding to calls, two Fire Engines, one Ladder Truck, and three Type1/Type3 Fire Engines will be required in the next ten years. Per the Utah Impact Fees Act, 11-36a-102-18, a fire suppression vehicle costing over \$500,000 can be defined as a “public safety facility,” and are thus being included in the consideration of necessary improvements to maintain the current LOS. Further, in section 11-36a-202-2(a), it specifies that residential components of development may not pay for a fire suppression vehicle. These guidelines require that the costs for the proposed Ladder Trucks and Fire Engines are entirely within the “non-residential” cost share of the impact fee eligible costs. However, recognizing the significant cost associated with fire apparatus, and acknowledging the substantial investment represented by the proposed fleet expansion, the HVF has committed to find additional funding to cover the cost of one fire engine and one Type 1/Type 3 engine to mitigate the financial impact on the community. The remaining apparatus are estimated to cost a total of \$4,723,091.00.

3.5 Financing Strategies

Considering the anticipated growth within the HVF, Impact Fees represent a viable strategy for new development to contribute to the system’s infrastructure and address the impacts they will have on the existing system. This IFFP has been developed in accordance with legal guidelines, and will enable the preparation of a comprehensive Impact Fee Analysis. That analysis will allow the HVF to implement the appropriate fees to sustain the level of public service they currently provide.

Currently, the HVF is not aware of any available grant opportunities that directly address the identified infrastructure needs. However, the district will continue to actively pursue potential grant sources to supplement funding. The district has previously utilized bond financing to address infrastructure demands and will continue to evaluate viable opportunities for similar financing to help mitigate the impact of fees on development.

4. PUBLIC SAFETY IMPACT FEE ANALYSIS.

With all the required foundational information presented above, the following section details the final calculations of the impact fees associated with the proposed projects.

To calculate a proportionate share analysis, the presented data must be translated to an equivalent growth rate of both residential units and commercial square feet, as those are the units to which the proposed fees will be applied. The estimated number of existing residential units is currently 15,309, and the number of existing commercial square feet is 7,897,018. Both of these quantities are derived from the previous HVF impact fee analysis completed in 2023.

For this analysis, it is assumed that residential and commercial (or non-residential) growth within the HVF's service limits will occur at the same rate as the population growth. Table 8 shows the application of the 4.0% growth rate over the proposed planning period of ten years to the existing number of residential units, and commercial SF within the HVF as of the year 2024.

Table 8. Projected Residential and Commercial Unit Growth

Year	Residential Units	% Increase	Commercial SF	% Increase
2024	15,309	-	7,897,018	-
2025	15,921	4.0%	8,212,899	4.0%
2026	16,558	4.0%	8,541,415	4.0%
2027	17,221	4.0%	8,883,072	4.0%
2028	17,909	4.0%	9,238,395	4.0%
2029	18,626	4.0%	9,607,930	4.0%
2030	19,371	4.0%	9,992,248	4.0%
2031	20,146	4.0%	10,391,937	4.0%
2032	20,951	4.0%	10,807,614	4.0%
2033	21,789	4.0%	11,239,919	4.0%
2034	22,661	4.0%	11,689,516	4.0%

Applying this growth rate through the year 2034 resulted in a projected increase of 7,352 residential units and 3,792,498 square feet of commercial space.

The proportionate share of residential impact fees is calculated as follows:

The total cost for the required improvements by 2034, totaling \$9,133,450.00, is multiplied by the approximate 86% of calls from residential entities. The portion of cost allocated to residential development is then a total of \$7,850,238.02. This value is then divided between the projected 7,352 residential units to be built by the year 2034. The maximum calculated impact fee for residential units then becomes \$1,067.76 per unit.

Equation 3. Residential Impact Fee Calculation

$$\begin{aligned} & \$9,133,450.00 \text{ (Total Cost)} \times 86\% \text{ (Percent Residential)} = \\ & \$7,850,238.02 \text{ (Residential Cost)} \end{aligned}$$

↓

$$\begin{aligned} & \$7,850,238.02 \text{ (Residential Cost)} / 7,352 \text{ (Residential Units)} = \\ & \mathbf{\$1,067.76 \text{ (Cost per Residential Unit)}} \end{aligned}$$

Similarly, the total cost of new construction for the required improvements, totaling \$9,099,450.00 is multiplied by the approximate 14% of calls from commercial entities. The portion of cost allocated to commercial development is then a total of \$1,278,435.12. Because the costs for the proposed Ladder Trucks and Fire Engines are required to be entirely within the non-residential cost, an additional \$4,723,091.00 is then added, for a total commercial cost of \$6,001,526.12. This value is then divided between the projected 3,792,498 commercial square feet to be built by the year 2034. The maximum calculated impact fee for commercial square feet then becomes \$1.58 per square foot.

Equation 4. Commercial Impact Fee Calculation	
$\$9,133,450.00 \text{ (Total Cost)} \times 14\% \text{ (Percent Commercial)} =$	
\$1,283,211.98 (Commercial Building Cost)	
↓	
$\$1,283,211.98 \text{ (Commercial Building Cost)} + \$4,723,091.00 \text{ (Fire Apparatus)} =$	
\$6,006,302.98 (Total Commercial Cost)	
↓	
$\$6,006,302.98 \text{ (Total Commercial Cost)} / 3,792,498 \text{ (Commercial Square Feet)} =$	
\$1.58 (Cost per Commercial Square Foot)	

For clarity and ease of review, the values utilized in these calculations are summarized in **Table 9**.

Table 9. Impact Fee Calculations	
Total Required New Square Feet By 2034	20,221
Cost Per Square Foot of New Construction	\$ 450.00
Total Cost of New Construction by 2034	\$ 9,099,450.00
Cost of Study	\$ 34,000.00
Total Cost of New Improvements by 2034	\$ 9,133,450.00
Total Residential Building Costs	\$ 7,850,238.02
Residential Unit Increase	7,352
Cost Per Residential Unit	\$ 1,067.76
Commercial Building Costs	\$ 1,278,435.12
Fire Suppression Vehicle Costs	\$ 4,723,091.00
Total Commercial Costs	\$ 6,006,302.98
Commercial SF Increase	3,792,498
Cost Per Commercial SF	\$ 1.58

The numbers above represent the maximum amount that can be charged per development unit. It is up to the HVF 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 HVF cannot adopt an impact fee that is higher than the amount shown above.

Impact fee analysis is based on an assumed average residential size of approximately 2,000 square feet. The HVF is responsible for determining whether and when adjustments to impact fees are required for residences that vary from this assumed size.

As outlined in Section 11-36a-602 of the Utah Impact Fee Act, impact fees must be spent or committed to a project within six years of collection. The law does allow for extensions beyond that timeframe if there is a documented, compelling reason and a specific date by which the fees will be used. To ensure compliance, the HVF must prioritize spending or committing collected impact fees within that six-year period.

The HVF should also be aware that, in conformance with Utah Impact Fee Act 11-36a-602, impact fees can only be expended for a system improvement that is identified in the Impact Fee Facilities Plan. The HVF should also ensure that proper accounting of the Impact Fees occurs (track each fee in and out). See Utah Impact Fee Act 11-36a-601.



5. CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT.

In accordance with Utah Code Annotated § 11-36a-306, I, Jacob A. Howell, P.E., on behalf of Civil Science Infrastructure, Inc., make the following certification:

I, Jacob A. Howell, P.E., 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 (6) years after the day on which each impact fee is paid;
2. Does not include:
 - a. Costs of operation and maintenance of public facilities; or
 - 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;
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.

I, Jacob A. Howell, P.E., make this certification with the following qualifications:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan & Analysis ("IFFPA") made in the IFFPA documents are followed in their entirety by the Hurricane Valley Fire Special Services District, staff, and elected officials.
2. If all or a portion of the IFFPA or Impact Fee Facilities Plan & Analysis are modified or amended, this certification is no longer valid.
3. All information provided to Civil Science Infrastructure, Inc., its contractors, or suppliers, is assumed to be correct, complete, and accurate. This includes information provided by the Hurricane Valley Fire Special Services District, 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 the Hurricane Valley Fire Special Services District, and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Civil Science Infrastructure, Inc.

By:  _____

Date: 11/17/25



APPENDIX A: POPULATION DATA

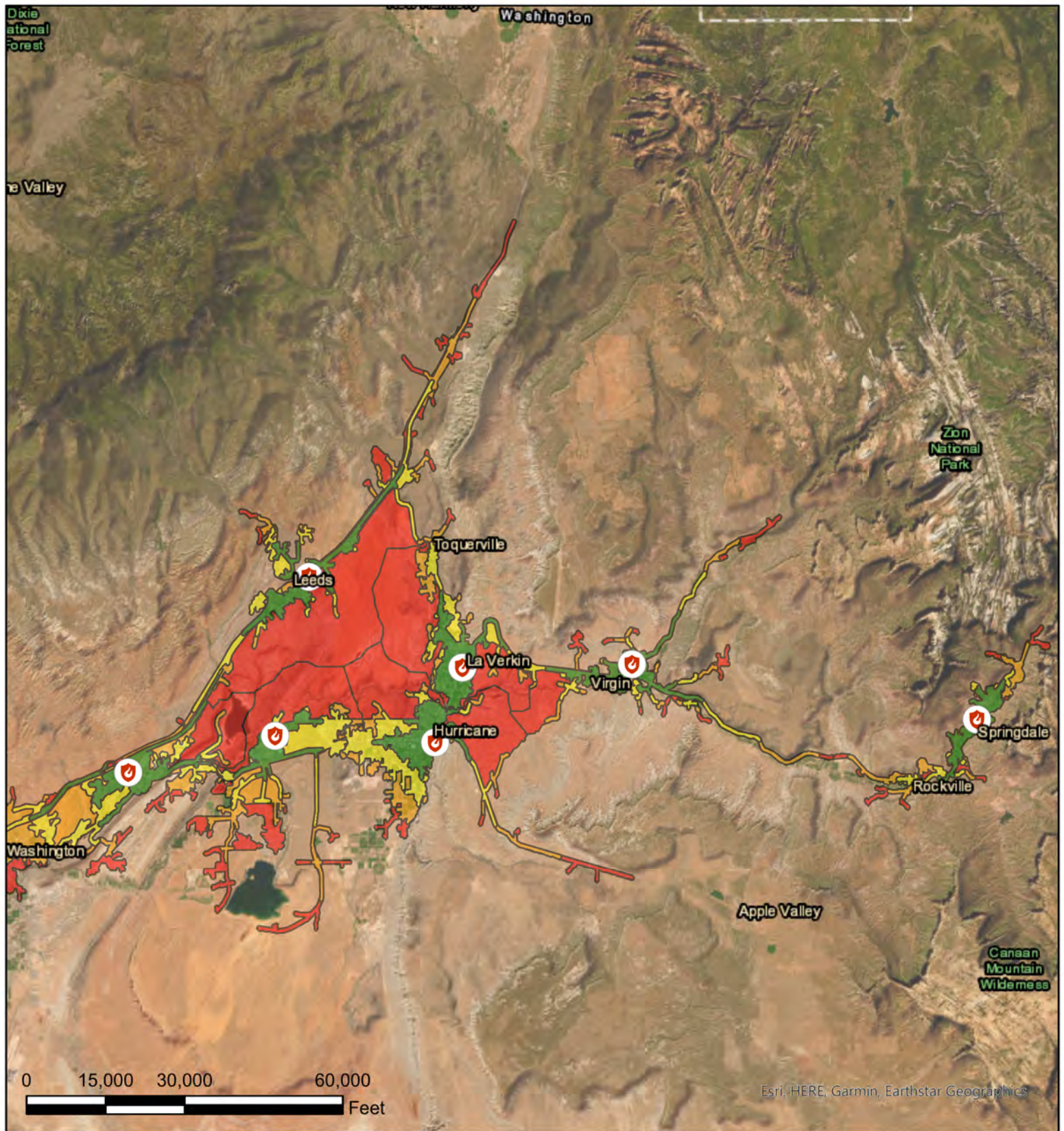
APPENDIX A: POPULATION DATA

Historical Hurricane Valley Population Growth					
Town/City	(Year) 1980	1990	2000	2010	2020
Rockville	156	182	247	245	226
Springdale	258	257	457	529	514
Toquerville	277	488	910	1,370	1,870
Leeds	218	254	547	820	864
Virgin	169	229	394	596	670
La Verkin	1,174	1,771	3,392	4,060	4,354
Hurricane	2,660	3,915	8,250	13,748	20,036
Total Population	6,892	9,104	16,197	23,378	30,554
10-year % Growth	-	3%	6%	4%	3%

Hurricane Valley Population - Long Term Growth		
20-year Historic	1980 - 2000	4.4%
20-year Historic	1990 - 2010	4.8%
20-year Historic	2000 - 2020	3.2%
30-year Historic	1980 - 2010	4.2%
30-year Historic	1990 - 2020	4.1%
40-year Historic	1980 - 2020	3.8%
Average:		4.1%



APPENDIX B: RESPONSE TIME HEAT MAPS



Legend

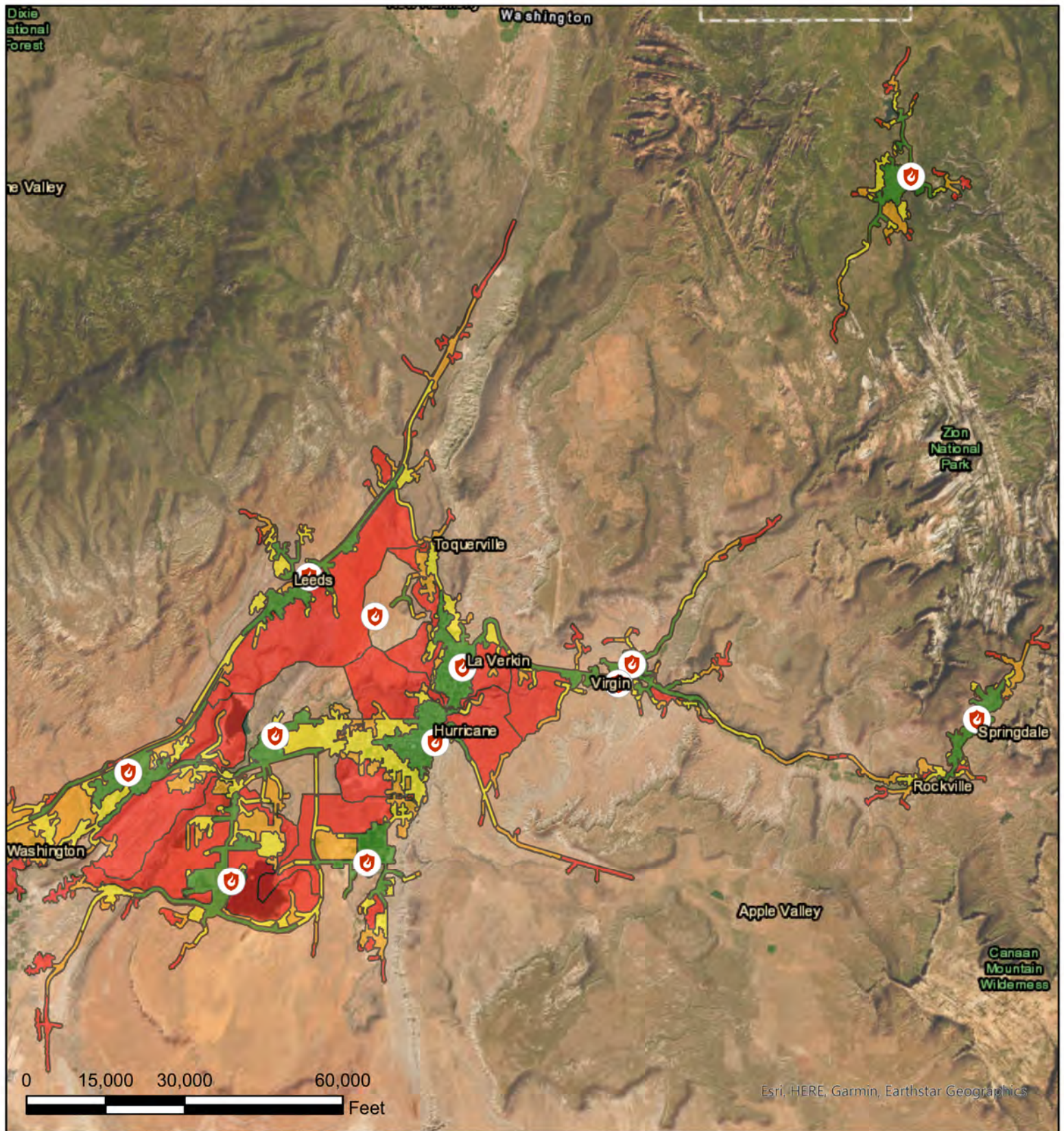
-  Existing Fire Stations
-  4 Minutes
-  6 Minutes
-  8 Minutes
-  10 Minutes

Existing Fire Station Heat Map

Hurricane Valley Heat Maps

Page 1





Legend

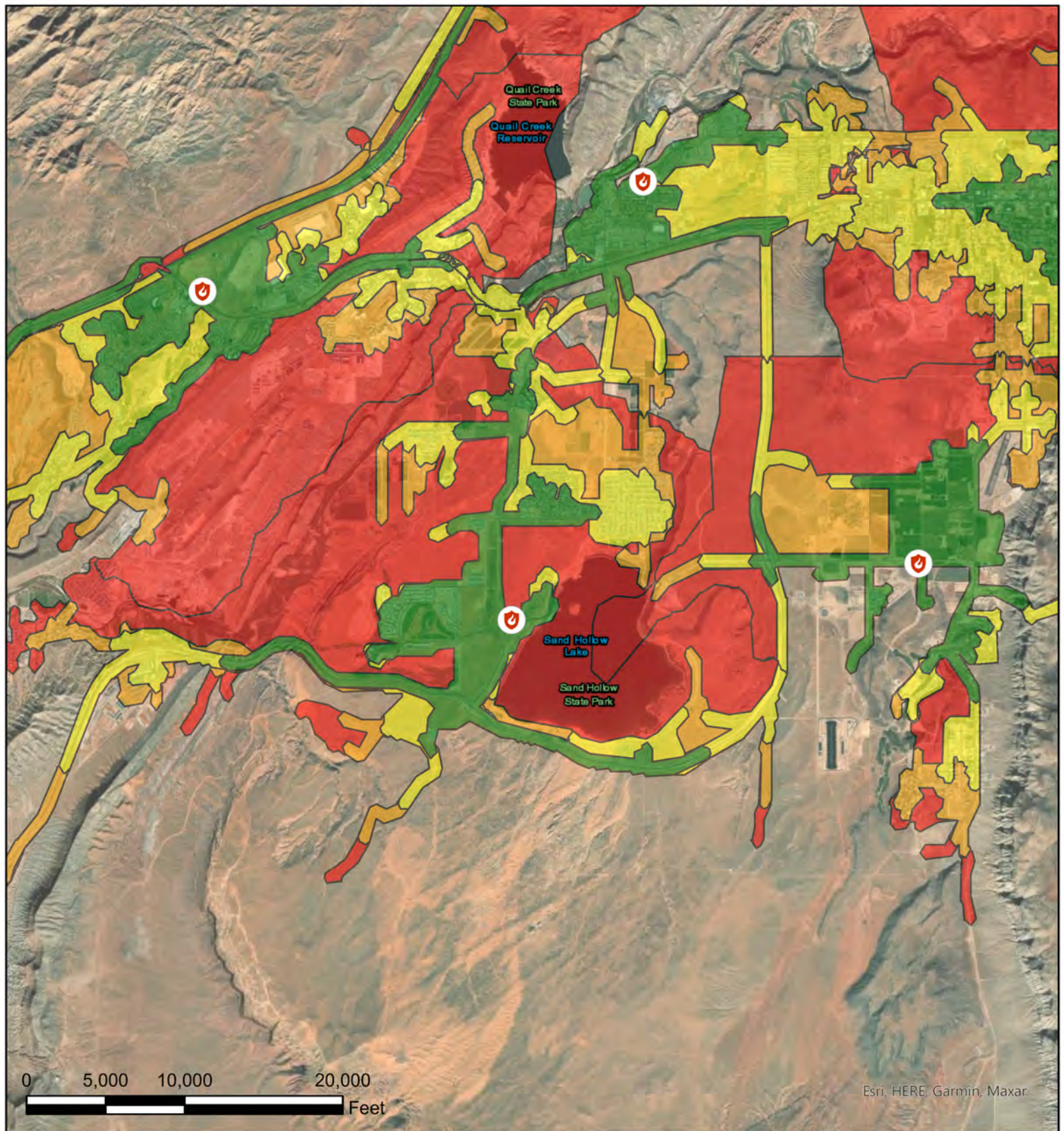
-  Proposed Fire Stations
-  4 Minutes
-  6 Minutes
-  8 Minutes
-  10 Minutes

Proposed Fire Station Heat Map

Hurricane Valley Heat Maps

Page 2





Legend

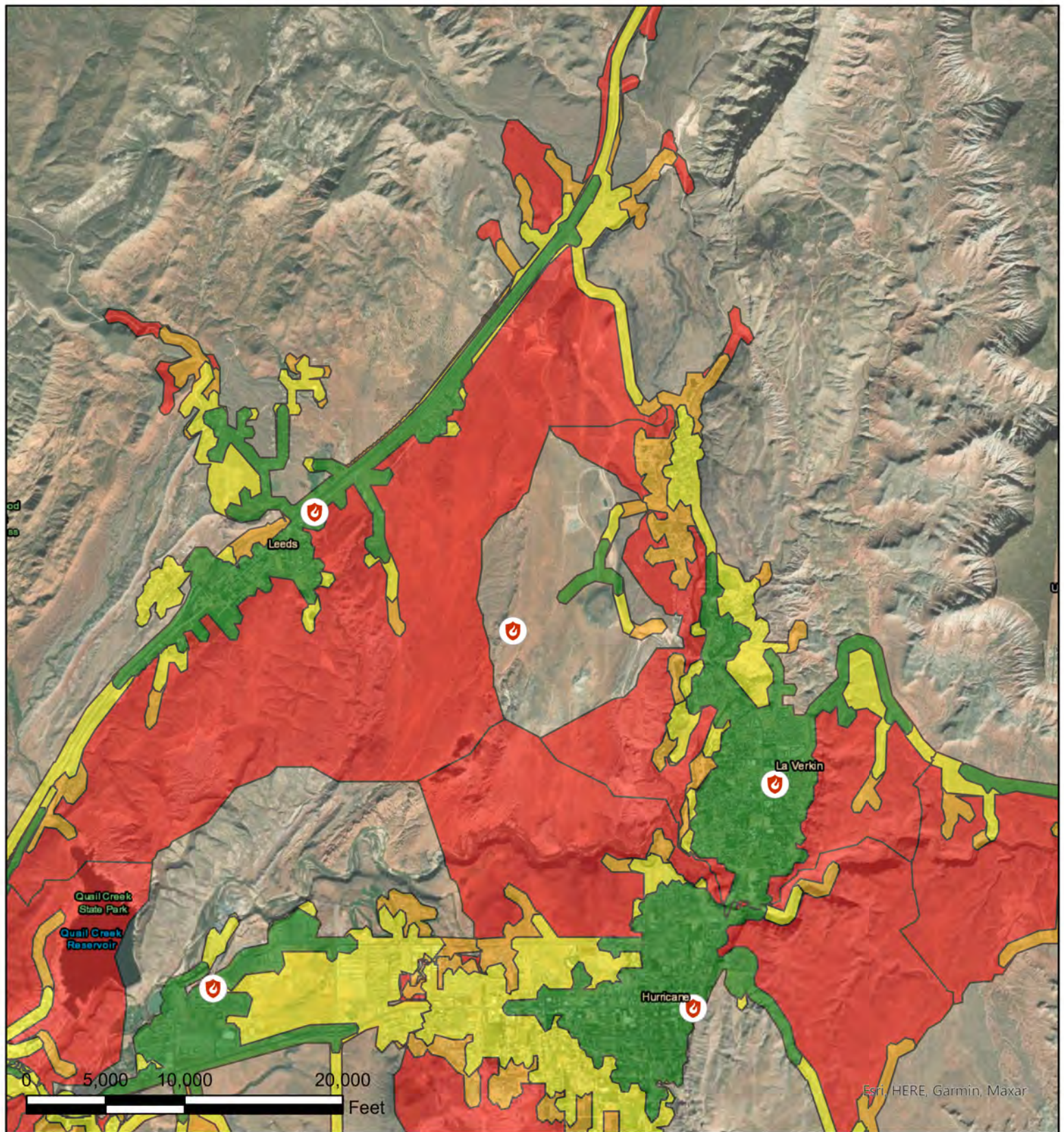
-  Proposed Fire Stations
-  4 Minutes
-  6 Minutes
-  8 Minutes
-  10 Minutes

Proposed Fire Station Heat Map

Hurricane Valley Heat Maps

Page 3





Legend

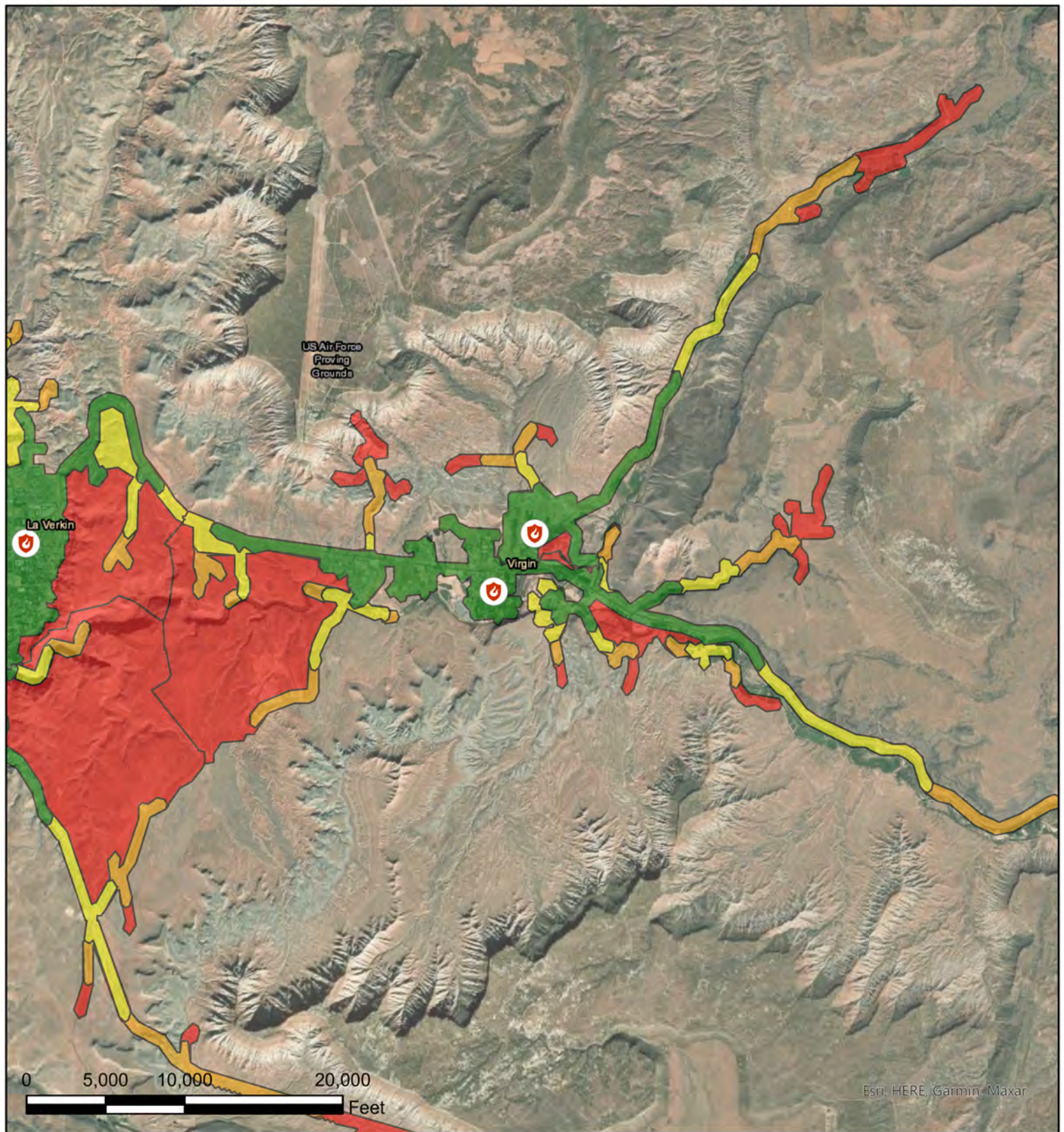
-  Proposed Fire Stations
-  4 Minutes
-  6 Minutes
-  8 Minutes
-  10 Minutes

Proposed Fire Station Heat Map

Hurricane Valley Heat Maps

Page 4





Legend

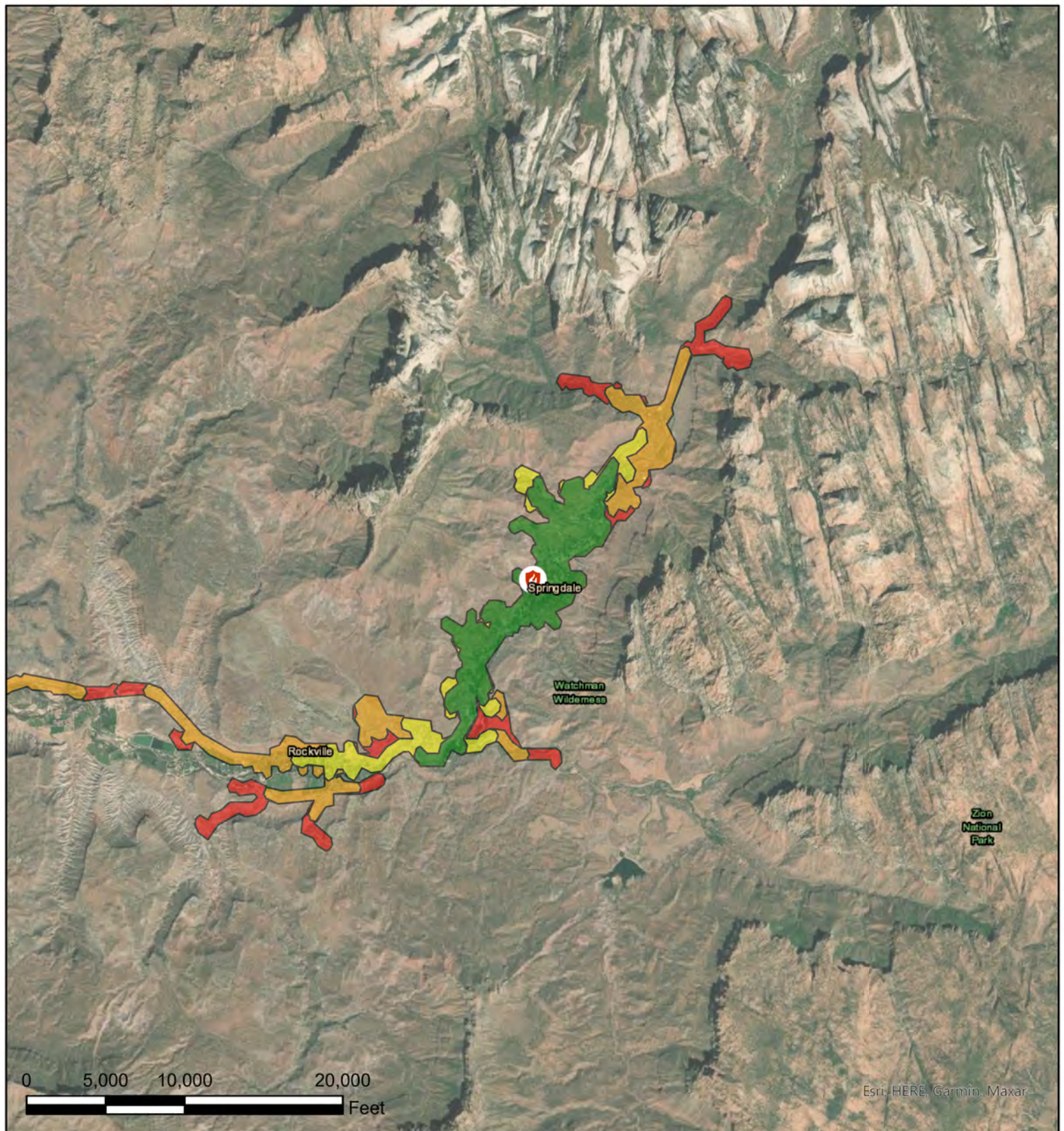
-  Proposed Fire Stations
-  4 Minutes
-  6 Minutes
-  8 Minutes
-  10 Minutes

Proposed Fire Station Heat Map

Hurricane Valley Heat Maps

Page 5





Legend

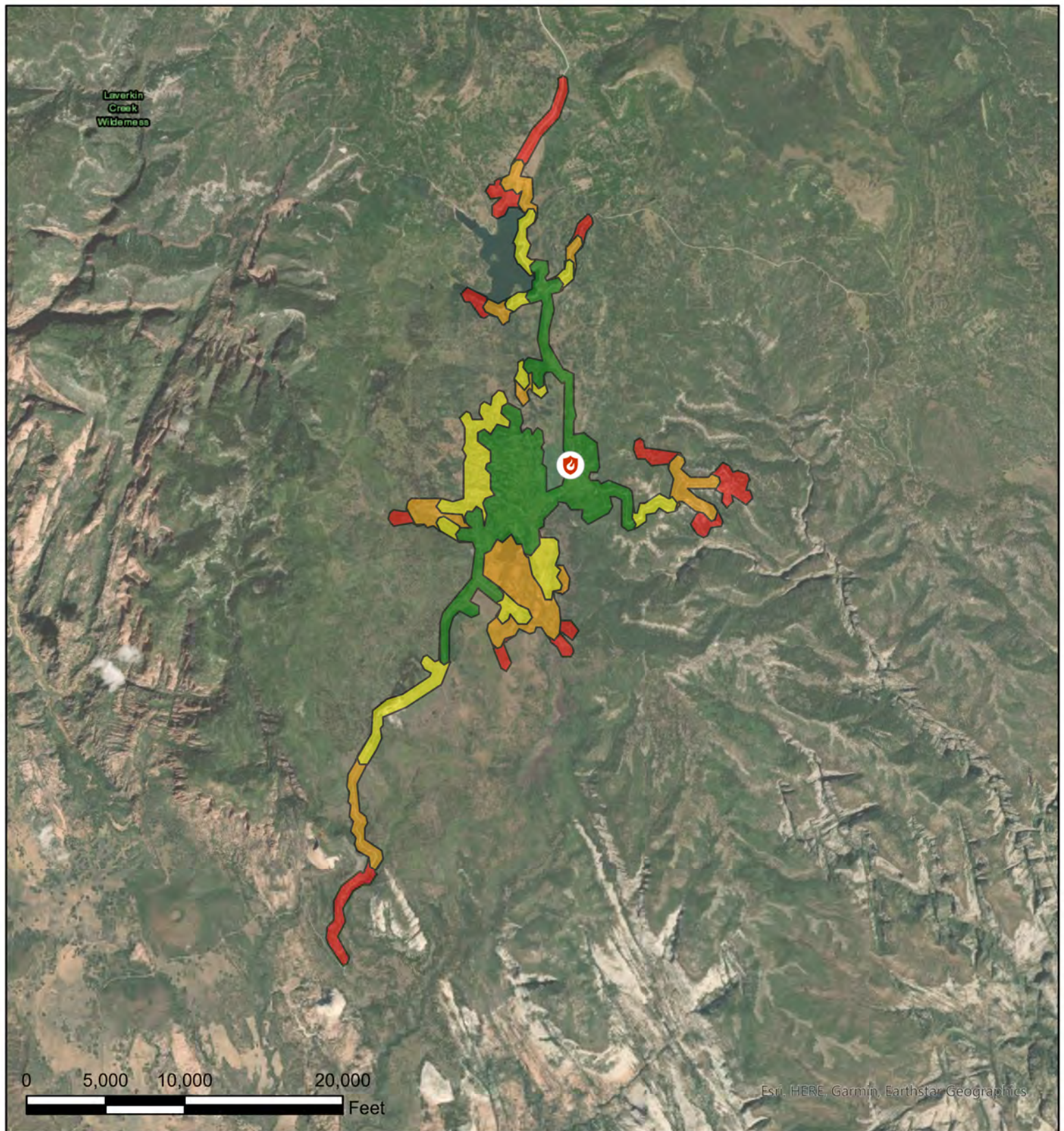
-  Proposed Fire Stations
-  4 Minutes
-  6 Minutes
-  8 Minutes
-  10 Minutes

Proposed Fire Station Heat Map

Hurricane Valley Heat Maps

Page 6





Legend

-  Proposed Fire Stations
-  4 Minutes
-  6 Minutes
-  8 Minutes
-  10 Minutes

Proposed Fire Station Heat Map

Hurricane Valley Heat Maps

Page 7





APPENDIX C: FIRE APPARATUS PROPOSALS

Siddons Martin Emergency Group, LLC
7285 S. 700 West
Midvale, UT 84047
Business Number 221B



April 15, 2025

Joe Decker, Chief
HURRICANE VALLEY FIRE DISTRICT
202 E STATE ST
HURRICANE, UT 84737

Proposal For: 2025 Hurricane Valley Summit

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to HURRICANE VALLEY FIRE DISTRICT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB HURRICANE VALLEY FIRE DISTRICT and training on operation and use of the apparatus.

Description	Amount	
Qty. 3 - 218-0003 - International International HV507 Type 3 (Unit Price - \$646,468.00) Delivery within 29-30 months of order date QUOTE # - SMEG-0009447-1		
	Vehicle Price	\$1,939,404.00
	218-0003 - UNIT TOTAL	\$1,939,404.00
	SUB TOTAL	\$1,939,404.00
	HGAC FS12-23 (BME)	\$1,000.00
	TOTAL	\$1,940,404.00

Price guaranteed until 4/30/2025

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.
Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Utah. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Chad Frisby

I, Joe Decker, the authorized representative of HURRICANE VALLEY FIRE DISTRICT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.


Signature & Date

5/6/2025

Siddons Martin Emergency Group, LLC
7285 S. 700 West
Midvale, UT 84047
Business Number 221B



April 22, 2025

Joe Decker, Chief
HURRICANE VALLEY FIRE DISTRICT
202 E STATE ST
HURRICANE, UT 84737

Proposal For: 2025 Hurricane Midmount Platform T3

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to HURRICANE VALLEY FIRE DISTRICT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB HURRICANE VALLEY FIRE DISTRICT and training on operation and use of the apparatus.

Description		Amount
Qty. 1 - 1146 - Pierce-Custom Enforcer Platform - 100' Mid-Mount		
(Unit Price - \$2,226,723.00)		
Delivery within 47-48 months of order date		
QUOTE # - SMEG-0009537-1		
	Vehicle Price	\$2,226,723.00
Precon Changes	\$20,000.00	
1146 - UNIT TOTAL		\$2,246,723.00
SUB TOTAL		\$2,246,723.00
Straight Purchase		\$0.00
TOTAL		\$2,246,723.00

Price guaranteed until 5/14/2025

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with

an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Utah. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Chad Frisby

I, Joe Decker, the authorized representative of HURRICANE VALLEY FIRE DISTRICT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.


Signature & Date

5/6/2025

Siddons Martin Emergency Group, LLC
7285 S. 700 West
Midvale, UT 84047
Business Number 221B



April 22, 2025

Joe Decker, Chief
HURRICANE VALLEY FIRE DISTRICT
202 E STATE ST
HURRICANE, UT 84737

Proposal For: 2025 Hurricane Enforcer PUC

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to HURRICANE VALLEY FIRE DISTRICT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB HURRICANE VALLEY FIRE DISTRICT and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 1139 - Pierce-Custom Enforcer PUC	
(Unit Price - \$1,171,432.00)	
Delivery within 51-52 months of order date	
QUOTE # - SMEG-0009281-3	
	Vehicle Price \$1,171,432.00
	Precon Changes \$10,000.00
	1139 - UNIT TOTAL \$1,181,432.00
	SUB TOTAL \$1,181,432.00
	HGAC FS12-23 (FIRE) \$2,000.00
	TOTAL \$1,183,432.00

Price guaranteed until 5/14/2025

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.
Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

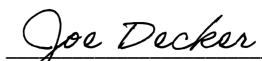
Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Utah. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



Chad Frisby

I, Joe Decker, the authorized representative of HURRICANE VALLEY FIRE DISTRICT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.



5/6/2025

Signature & Date



APPENDIX D: CONSTRUCTION COST DATA

APPENDIX D: CONSTRUCTION COST DATA

Historical St. George City Fire Station Building Costs	
Fire Station #1 (2025)	
Bldg Sq Ft	20,218
Property	\$ 1,250,000.00
Design	\$ 765,000.00
Construction	\$ 8,901,616.00
Total Cost	\$ 10,916,616.00
Construction (\$ per Square Foot)	\$ 440.28
Total (\$ per Square Foot)	\$ 539.95
Fire Station #9 (2022)	
Bldg Sq Ft	12,000
Property	\$ 180,140.00
Design	\$ 145,159.00
Construction	\$ 3,732,715.00
Total Cost	\$ 4,058,014.00
Construction (\$ per Square Foot)	\$ 311.00
Total (\$ per Square Foot)	\$ 338.17
Total (\$ per Square Foot in 2025 with 3% inflation)	\$ 369.52
Average Total (\$ per Square Foot)	\$ 454.74