



Hurricane Valley Fire SSD

Public Safety Impact Facilities Plan April 12, 2023



IMPACT FEE FACILITIES PLAN

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Executive Summary

Background

This Fire Impact Fee Facilities Plan (IFFP) was prepared to meet the requirements of Utah Code §11-36a. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community or district. Hurricane Valley Fire SSD (the “District”) forms one service area for this analysis.

New Development and Growth

The District is experiencing rapid growth. Residential and non-residential growth creates the demand for new fire capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2022-2032

Year	Residential Units	Non-Residential Square Feet
2022	13,610	7,020,421
2023	14,154	7,301,237
2024	14,721	7,593,287
2025	15,309	7,897,018
2026	15,922	8,212,899
2027	16,559	8,541,415
2028	17,221	8,883,072
2029	17,910	9,238,395
2030	18,626	9,607,930
2031	19,371	9,992,248
2032	20,146	10,391,937

Source: UGRC, Assessor’s Database

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the District, this has been determined to mean fire/EMS stations and fire vehicles costing in excess of \$500,000 as allowed per Utah Code. With the growth that the District is experiencing, calls for service will only increase in the future. Given the rapid growth that it is experiencing, the District currently has no excess capacity in its existing fire facilities and therefore is planning to construct three new fire stations by 2028.

The District currently has eight stations with a total of 38,193 square feet of building space. With a total of 4,759 calls in 2022, the current level of service (LOS) is 8.03 square feet per call.

Identify Demands Placed Upon Existing Fire Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

As stated above, the District's existing fire facilities do not have excess capacity. With the rapid growth that is occurring in the area, the District has made plans for three new stations to be constructed by 2028. Without the construction of additional fire facility space, service levels would decline to 5.4 square feet per call by 2032. The existing LOS is 8.03 square feet per call.

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

New growth will pay for its proportionate share of the costs of construction of the new fire stations. The total construction cost for the buildings (including land) is estimated at \$450 per square foot. With the construction of 30,600 additional building square feet, the cost is calculated to reach \$8,253,886.

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for fire capital improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

Utah Code LeCitgal Requirements

Utah law requires that entities prepare an Impact Fee Facilities Plan before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that entities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The District has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Impact Fee Analysis (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an IFFP which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service

- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

Existing Service Levels

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 2: GROWTH PROJECTIONS, 2022-2032

Year	Residential Units	Non-Residential Square Feet
2022	13,610	7,020,421
2023	14,154	7,301,237
2024	14,721	7,593,287
2025	15,309	7,897,018
2026	15,922	8,212,899
2027	16,559	8,541,415
2028	17,221	8,883,072
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2031	19,371	9,992,248
2032	20,146	10,391,937

Source: UGRC, Assessor's Database

Residential and non-residential growth will create increased demand for fire services as demonstrated by the increased calls for service that are projected to occur.

The increased fire calls for service are projected as follows for residential and non-residential development in the District. Additional calls may be received for mutual aid and pass-through traffic, but these demand units are not included in the calculation of impact fees.

TABLE 3: PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	Residential Calls	Residential Call per Unit Ratio	Non-Residential Calls	Non-Residential Call Ratio per SF	Total Impact-Fee Eligible Calls	TOTAL CALLS
2022	2,663	0.1957	1,343	0.000191	4,007	4,759
2023	2,770	0.1957	1,397	0.000191	4,167	4,949
2024	2,881	0.1957	1,453	0.000191	4,334	5,147
2025	2,996	0.1957	1,511	0.000191	4,507	5,353
2026	3,116	0.1957	1,572	0.000191	4,687	5,567
2027	3,240	0.1957	1,634	0.000191	4,875	5,790
2028	3,370	0.1957	1,700	0.000191	5,070	6,022
2029	3,505	0.1957	1,768	0.000191	5,272	6,263
2030	3,645	0.1957	1,839	0.000191	5,483	6,513
2031	3,791	0.1957	1,912	0.000191	5,703	6,774
2032	3,942	0.1957	1,989	0.000191	5,931	7,044

Existing Service Levels

The District has eight fire stations that are currently at full capacity.

TABLE 4: EXISTING STATION CAPACITY

Station	Building SF
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 47: Leeds	4,800
Station 46: Coral Canyon	8,995
Total	38,193

The eight existing stations have a total of 38,193 square feet of building space. With a total of 4,759 calls in 2022, the current level of service (LOS) is 8.03 square feet per call.

The District has two fire vehicles that qualify for impact fees for nonresidential development: A fire engine purchased in 2021 at a cost of \$830,884; and a ladder truck purchased in 2021 at a cost of \$1,062,859. Both vehicles are assumed to have 20-year lives.

Proposed Level of Service

The proposed level of service is to add 30,600 square feet of additional fire station space by 2028. Because demand is expected to reach 7,044 calls for service by 2032, the level of service would reach 9.77 building square feet by 2032.¹ This represents a slight increase over current service levels. Impact fees will only be calculated based on maintaining existing service levels.

Excess Capacity

With the rapid growth that is occurring in the District, the existing fire facilities do not have excess capacity. Therefore, three new fire stations are needed in order to meet growth demands in the District throughout the impact fee planning horizon.

Identify Demands Placed upon Existing Facilities by New Development Activity at the Proposed Level of Service

At the existing service level of 8.03 building square feet per call, new development will need 18,342 additional square feet of space by 2032 due to the anticipated increase of 2,285 calls for service.

¹ 39,193 sf (existing) + 30,600 sf (built by 2028) = 68,793 building sf. 68,793 sf / 7,044 calls = 9.77 building sf

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

The District will meet the proposed growth demands by constructing three fire stations.²

TABLE 5: PLANNED FUTURE STATION CONSTRUCTION

Project	Year	Floorspace (SF)
Station 48 Dixie Springs Fire Station	2024	15,000
Station 44 Virgin Rebuild Fire Station	2026	6,500
Station 11 Copper Rock	2028	9,100
Within 10 Years		30,600

Manner of Financing for Public Facilities

Utah Code 11-36a-304(2)(c)(d)(e)

Impact fees will be used to fund the established growth-related fire improvement costs.

Credits Against Impact Fees

Utah Code 11-36a-304(2)(f)

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the District in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the District before construction of the improvements.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the District.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the District, impact fees may be modified for low-income housing, although alternate sources of funding must be identified.

Grants

The District is unaware of any potential grant sources for future public safety facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

² The Virgin station is a rebuild of an existing station. The existing station has 1,823 sf of space while the new station is planned for 6,500 sf. Therefore, the net new capacity of the Virgin station will be 4,677 sf.

Bonds

The District has issued two bonds for which credits must be made so that double payment does not occur:

- 1) Series 2017B MBA Lease Revenue Bonds in the amount of \$1,638,000
- 2) Series 2019 MBA Lease Revenue Bonds in the amount of \$200,000

Impact Fees

Because of the growth anticipated to occur in the District, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis may be prepared and the District may charge impact fees for public safety.

Anticipated or Accepted Dedications of System Improvements

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the District before construction of the improvements.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee facilities plan:

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; 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; and

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