Syracuse City

Public Safety Impact Fee Facilities Plan

ZIONS BANK PUBLIC FINANCE

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Contents

Summary of Impact Fee Facilities Plan (IFFP)

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

(i) Existing level of service;
(ii) Proposed level of service;[1]
(iii) Excess capacity to accommodate future growth at the proposed level of service;
(iv) Demands placed upon existing public facilities by new development activity at the proposed level of service; and
(v) Means by which the political subdivision or private entity will meet those growth demands.

The law also requires that each local political subdivision shall "generally consider all revenue sources to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements."[2] This analysis complies with all Utah Impact Fee Facility Plan requirements.

This IFFP considers both fire and police service levels and the corresponding capital facility requirements that are associated with new growth and development. For the purpose of the calculation of impact fees, one service area has been defined for fire and one service area for police.

For ease of presentation, numbers presented in the IFFP have been rounded from the spreadsheet calculations. Therefore, numbers shown herein may have small rounding differences.

In this study, the term "units" means dwelling units when referring to residential development and building square footage when referring to nonresidential development.

Service Areas

The demand for police facilities comes only from Syracuse City itself. The fire facilities, however, are used to provide services outside of Syracuse City boundaries in the unincorporated county. While the unincorporated area served by the City's Fire Department currently includes only 22 residential units, land use plans project future development of 2,176 residential units and 155,928 square feet of nonresidential space.

Table 1: Fire Service Area Demand Analysis

Development Type	Syracuse Developed	Unincorporated Area Developed Units	Syracuse City Total Capacity Units	Annex Area Total Capacity Units
Residential Units	6,780	22	10,637	2,176
Non-Residential SF	1,833,334	0	3,757,497	155,928

[1] The proposed level of service may 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." Utah Code 11-36a-3021(c)(i)
[2] Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

Calls for Service

Fire. There were approximately 751 fire calls for service in Syracuse City over the most recent one-year period for which figures were available, resulting in a level of service ("LOS") of 0.10070595 calls per residential unit annually and 0.000028 calls for service per nonresidential square foot (0.028 calls for service per 1,000 nonresidential square feet).

Table 2: Fire Service Area Calls for Service

Syracuse Only – Development Type	Calls	% of Total	Calls per Unit	Units
Residential	699	92.8%	0.10070595	6,941
Non-Residential	52	6.9%	0.000028	1,833,334
Subtotal	751	100%		
Outside Syracuse - Residential	2	0.294%		22
Outside Syracuse – Non-Residential	0	0.000%		
Total	753			

Police. Based on call data provided by Syracuse City, the Police Department receives 1.16 calls per residential unit per year, and the equivalent of 2.56 calls per 1,000 square feet of nonresidential space.

Table 3: Existing Police Calls for Service

Development Type	Calls	% of Total	Calls per Unit
Residential	8,045	63.1%	1.159054891
Non-Residential	4,697	36.9%	0.002561999
TOTAL	12,742	100%	

Existing Level of Service, Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(i)(ii)(iii)(iv)

Existing Level of Service

Fire. Syracuse City currently has one fire station located at 1869 South 3000 West that includes 22,508 square feet. In order to assess the relative demand from residential and non-residential development, fire service calls were analyzed to determine total calls from residential and non-residential uses. Approximately 93 percent of fire service calls are to residential dwelling units and seven percent of calls are to non-residential buildings. Less than one percent of calls originate in the unincorporated county area serviced by Syracuse.

Syracuse provides fire services to a small area of unincorporated Davis County located adjacent to the City. The existing LOS must therefore be calculated on the percentage of the building and fire trucks used by Syracuse City for its own purposes. New development cannot be charged for the portion of the building and fire trucks attributable to contract services outside of the City limits.

The Fire Station has a total of 22,508 square feet, 20,888 of which serve *existing* residential demand in Syracuse City and 1,554 of which serve *existing* non-residential demand, for a total of 22,442 square feet (over 99 percent) used for Syracuse City. The remaining 66.21 square feet serve demand arising from the unincorporated county that is serviced by the City. The existing level of service is therefore 3.01 square feet per household and 0.85 square feet of fire station space for every 1,000 square feet of non-residential development.[3]

Table 4: Existing Fire Level of Service – Syracuse City

Development Type	Calls	% of Total	Calls per Unit	Units	Fire Station SF* Allocation	LOS*
Residential	699	92.8%	0.10070595	6,941	20,887.90	3.01
Non-Residential	52	6.9%	0.000028	1,833,334	1,553.89	0.00085
TOTAL	751	100%			22,441.79	

SF = square feet; LOS = level of service

In addition, the City has two fire vehicles that qualify for impact fees – a Pierce Fire Truck VI (acquired in 2008) and a Pierce Ladder Truck (acquired in 2012). Only nonresidential development can be assessed impact fees on these fire vehicles. Therefore, only $81,615[4] of the total cost of $1,182,181 for the two vehicles is *currently* attributable to non-residential development in Syracuse. The existing LOS for fire vehicles is therefore $0.04 per non-residential square foot.

Police. The police building has 19,479 square feet. Residential calls for service account for 63 percent of demand, while nonresidential calls account for 37 percent of demand. Therefore, 12,299 square feet have been allocated to existing residential demand and 7,180 square feet to existing nonresidential demand. This results in a standard of 1.77 square feet per residential unit and 3.92 square feet per 1,000 square feet of nonresidential development.

Table 5: Existing Police Level of Service

Development Type	Calls	% of Total	Calls per Unit	Units	Police Station SF Allocation	LOS – SF per Unit
Residential	8,045	63.1%	1.159054891	6,941	12,298.58	1.77
Non-Residential	4,697	36.9%	0.002561999	1,833,334	7,180	0.00392
TOTAL	12,742	100%			19,479.00	

Proposed Level of Service

Fire. The Syracuse Fire Department currently meets the National Fire Protection Association Standards (NFPA) for response time and would like to use the NFPA response time guidelines as a benchmark for providing future fire/EMS services.[5] This standard can be maintained, given the current facilities, when the City reaches its capacity.

[3] As of 2014, there are 6,941 households in Syracuse and 1,833,334 nonresidential square feet.
[4] Calculated by multiplying the actual cost of the vehicles ($1,182,181) by the current percentage use by Syracuse City (99.7%) and by the percentage use by nonresidential development (6.9%).
[5] [5] NFPA 1710 – Fire: Response time of four minutes or less for the arrival of the first arriving engine company at a fire suppression incident and/or eight minutes or less for the deployment of the full first alarm assignment at a fire suppression incident to 90 percent of all fire incidents. EMS: AED and BLS – arrive within four minute response time to

Therefore, the proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The proposed level of service is 1.62 square feet per residential unit (17,205 square feet of station space divided by 10,647 dwelling units) and 0.46 square feet of nonresidential space (1,712) square feet divided by 3,757,497 nonresidential square feet) per 1,000 square feet of nonresidential space.

Table 6: Proposed Level of Service - Fire

Development Type	Calls	% of Total	Units	Fire Station SF Allocation	SF per Unit/SF
Residential	1,071	76.44%	10,637	17,204.95	1.62
Non-Residential	107	7.61%	3,757,497	1,711.79	0.00046
Total	1,178	84.04%		18,916.73	

For the fire vehicles, the proposed level of service is the allocable cost of $89,908[6] (based on the proposed usage of the vehicles at capacity) divided by the 3,757,497 nonresidential square feet to arrive at an investment of $0.02 per nonresidential square foot.

Police. The proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The level of service is 1.03 square feet of station space per residential unit (10,938 square feet of station space divided by 10,637 dwelling units) and 2.27 square feet of station space per 1,000 square feet of nonresidential development (8,541 square feet divided by 3,757,497 nonresidential square feet divided by 1,000).

Table 7: Proposed Police Level of Service

Development Type	Calls	% of Total	Units	Police Station SF Allocation	SF per Unit/SF
Residential	12,329	0.561531237	10,637	10,938	1.03
Non-Residential	9,627	0.438468763	3,757,497	8,541	0.00227
Total	21,955			19,479	

Excess Capacity

Fire. With a proposed LOS of 1.62 square feet of station space per dwelling unit, the 6,941 existing households account for 11,227 square feet of the total station space.[7] The existing nonresidential development accounts for 835 square feet.[8] Therefore, total usage is 12,062 square feet; there is excess capacity of 6,854 square feet, calculated by subtracting the total usage of 12,062 square feet from 18,917 – the total number of square feet that will be used to serve Syracuse City at buildout. While the building has a total of 22,508 square feet, 3,591 square

90 percent of all emergency medical incidents; ALS – arrive within eight minutes to 90 percent of all emergency medical incidents.

[6] Calculated by multiplying the total vehicle cost of $1,182,181 by the percent usage (84.0%) by Syracuse City at capacity and then by the percent non-residential use of the truck (9.0%).

[7] Calculated by multiplying 1.62 square feet by the 6,941 dwelling units.

[8] Calculated by multiplying the 1,833,334 square feet of nonresidential space by the amount of station space (.00046) per nonresidential square foot.

feet will be used to serve the anticipated demand from the surrounding unincorporated area now serviced by Syracuse.

Table 8: Fire Station Excess Capacity

Development Type	Existing Units	Proposed LOS – Fire Station SF per Unit	Existing Demand at Proposed LOS – Fire Station SF	Allocated Space - Fire Station SF	Excess Capacity - Fire Station SF
Residential	6,941	1.62	11,227	17,205	5,978
Non-Residential	1,833,334	0.00046	835	1,712	877
TOTAL			12,062	18,917	6,854

There is excess capacity in the existing fire vehicles of approximately $0.02 per square foot of nonresidential development. This is based on the existing standard of $0.04 and the proposed standard of $0.02.

The existing Fire Station and fire vehicles are considered sufficient to serve development for at least the next ten years. Therefore, new development will simply use up excess capacity in the existing facilities and no new facilities are needed to serve the demands of new growth during this timeframe. No specific plans for new vehicles in the future have been set forth by the City at this time.

Police. Excess capacity is based on the amount of square footage needed by existing demand at the proposed LOS (rather than the existing LOS) and subtracting the current usage from the capacity of the building. The analysis indicates that there are 8,174 excess square feet in the police facility.

Table 9: Police Excess Capacity

Development Type	Existing Units	Proposed LOS – Police Station SF per Unit	Existing Demand at Proposed LOS – Police Station SF	Allocated Space – Police Station SF	Excess Capacity – Police Station SF
Residential	6,941	1.03	7,138	10,938.07	3,800
Non-Residential	1,833,334	.002227	4,167	8,540.93	4,374
TOTAL			11,305	19,479	8,174

Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service and Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

Public safety facilities located in Syracuse City have excess capacity to meet the projected demands of residential and non-residential growth. Therefore, no additional facilities will be required to meet the growth in demand for public safety services. New development will be required to buy into its fair share of the cost of existing public safety public facilities for both fire and police facilities.

Consideration of Revenue Sources

Syracuse has issued a lease revenue bond to pay for the outstanding Fire Station. Therefore, the City will need to make credits against any impact fees charged in order to reflect the fact that the General Fund will be making the lease revenue payments.

The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of $9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station.

Utah Code

Utah law requires that communities[9] prepare an Impact Fee Facilities Plan (IFFP) before preparing an impact fee analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. The City of Syracuse has retained Zions Bank Public Finance 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 or amend an IFFP before preparing the IFFP (Utah Code 11-36a-501(1)). The required notice must:

(a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan; and
(b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Syracuse has complied with this noticing requirement for the IFFP by posting notice on February 1, 2013. A copy of the notice is included in Appendix A.

Preparation of Impact Fee Facilities Plan

Utah Code requires that "before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity" (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

(i) The existing level of service
(ii) A proposed level of service[10]
(iii) Excess capacity to accommodate future growth at the proposed level of service
(iv) Identify demands placed upon existing public 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.

The law also requires that each local political subdivision shall "generally consider all revenue sources, to finance the impacts on system improvements including grants, bonds, inter-fund loans, impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements."[11]

[9] Local political subdivisions with populations of less than 5,000 as of the last federal census that collect annual impact fees of less than $250,000 need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to Syracuse City with a population of 24,331 as of the last federal census (2010) and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].
[10] The proposed level of service may 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." Utah Code 11-36a-3021(c)(i)
[11] Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

Growth Projections

Syracuse City's population is projected to grow at an average annual rate of 2.1 percent per year from 2014 through 2023 based on an average of 163 building permits issued per year. In 2012, 163 building permits were issued and this number is assumed to be typical of future growth. Building permits were higher in 2013, with 219 residential units added. However, in planning for a ten-year horizon, the 2012 building permits are felt to be a more conservative estimate of the *average* growth that will occur during the ten-year time period, recognizing that growth will be more rapid in some years than in others.

Table 10: Growth Projections

Year	Building Permits Issued	Population	HH Projections	Non-Residential Building SF
2013	219	25,507	6,780	1,790,809
2014	163	26,112	6,941	1,833,334
2015	163	26,717	7,102	1,875,859
2016	163	27,322	7,262	1,918,120
2017	163	27,927	7,423	1,960,645
2018	163	28,532	7,584	2,003,170
2019	163	29,137	7,745	2,045,695
2020	163	29,742	7,906	2,088,220
2021	163	30,347	8,067	2,130,746
2022	163	30,952	8,227	2,173,007
2023	163	31,557	8,388	2,215,532

Non-residential growth is projected at the same average annual rate of 2.1 percent per year over the same time period. Growth projections are based on a GIS land analysis that shows that, as of 2014, the City had 6,941 residential units and 1,833,334 square feet of non-residential space.

Table 11: Land Analysis – Syracuse City

ACRES	Developed	Undeveloped	Total
Residential	2,910	1,612	4,522
Commercial	276	575	851
Industrial	70	39	109
Institutional	255	17	272
Total Non-Residential Acres	601	631	1,232
UNITS/SQUARE FEET			
Residential	6,780	3,857	10,637
Commercial	842,506	1,752,650	2,595,156
Industrial	214,053	119,800	333,854
Institutional	776,775	51,714	828,488
Total Non-Residential Square Feet	1,833,334	1,924,164	3,757,497

In addition, the City provides fire service to surrounding, unincorporated areas. Most of the unincorporated area is currently undeveloped, but there is the potential for over 2,000 residential units and over 150,000 square feet of nonresidential building space to be developed in this area.

Table 12: Land Analysis – Potential Annexation Area

UNANNEXED AREA	Developed	Undeveloped	Total
ACRES			
Residential	43	967	1,010
Commercial	0	51	51
UNITS/SQUARE FEET			
Residential	22	2,154	2,176
Commercial	0	155,928	155,928

The demand on the existing fire facilities has been allocated between residential and nonresidential development based on calls for service.

At capacity, Syracuse City represents 83 percent of the residential demand on the fire station and 96 percent of the nonresidential demand. Impact fees can only be charged for these proportions of the building and cannot include the costs associated with providing services outside of Syracuse City.

Table 13: Land Analysis – Syracuse City and Potential Annexation Area (Entire Fire Service Area)

	Residential Units	Nonresidential SF
Syracuse City	10,637	3,757,497
Annexation Area	2,176	155,928
TOTAL	12,813	3,913,425
Syracuse % of Total	83%	96%
Annex Area % of Total	17%	4%

Existing Level of Service ("LOS"), Proposed Level of Service and Excess Capacity to Accommodate Future Growth - Utah Code 11-36a-302(1)(a)(ii)(iii)

Existing Level of Service ("LOS")

Fire. The Syracuse Fire Department provides fire and ambulance service to the residents of Syracuse and to select areas of unincorporated Davis County. The Fire Department is currently housed in a new fire station (built in 2008) located at 1869 South 3000 West. This new building includes 22,508 square feet, with integrated training space, a large training room, as well as offices and living quarters for the firefighters.

Demand for fire services is generally proportional to the number of buildings in the fire service area. Therefore, the existing level of fire/EMS service provided to residential and non-residential buildings was calculated taking into account the square feet of the fire station, the number of fire[12] calls from residential dwelling units and non-residential buildings, the number of dwelling units and the square feet of non-residential development.

Based on the City's fire call data, there were 751 fire and EMS calls for service within City boundaries. Approximately 93 percent of the calls were to residential dwelling units and seven percent of the calls were to non-residential buildings.

Table 14: Allocation of Fire Calls for Service

	Calls	% of Total	Calls per Unit	Existing Units	Fire Station SF Allocation	LOS – SF per Unit
Residential	699	93%	0.10070595	6,941	20,887.90	3.01
Non-Residential	52	7%	0.000028	1,833,334	1,553.89	0.00085
Subtotal	751	100%			22,441.79	
Outside Syracuse - Residential	2	0.294%		22	66.21	3.01
Outside Syracuse - Nonresidential	0	0.000%		NA	NA	NA
Total	753				22,508.00	

In 2014, the City has approximately 6,941 residential dwelling units and 1,833,334 square feet of non-residential space. The existing LOS for residential dwelling units is calculated by dividing the total fire station square feet allocated to residential fire service by the number of residential units. Therefore, the existing fire LOS for residential dwelling units is 3.01 fire station square feet per residential dwelling unit.

The existing level of fire service for non-residential buildings is calculated by dividing the total fire station square feet allocated to non-residential fire service by the total square feet for non-residential buildings. Therefore, the existing LOS for non-residential units is 0.85 fire station square feet per 1,000 square feet of non-residential space.

[12] Includes EMS calls

The Syracuse City Fire Department also owns a Pierce Fire Truck VI and a Pierce Ladder Truck that qualify as public safety facilities.[13] The City anticipates that both trucks currently have sufficient excess capacity to accommodate future growth and meet the NFPA response time guidelines. New nonresidential development will be required to buy into its fair share of existing fire service public facilities.

Table 15: Existing Fire Vehicles

Equipment	Actual Cost
Pierce Fire Truck VI (2008)	$639,274
Pierce Ladder Truck (2002)	$542,907
Total Fire Trucks	$1,182,181

Usage of the fire equipment is divided between residential and nonresidential development in the same ratio as for the fire station.

Table 16: Existing Level of Fire Vehicle Service

Category	Amount
Fire Equipment Actual Cost	$1,182,181
Percent Usage by Syracuse City - Existing	99.7%
Cost Attributable to Syracuse City	$1,178,704
Percent Residential Usage in Syracuse	93.1%
Residential Actual Cost of Truck	$1,097,089
Non-Residential Actual Cost of Truck - Syracuse City	$81,615
Existing Square Feet for Non-Residential Buildings	1,833,334
Existing Level of Service per Non-Residential SF	$0.04

A level of service has only been calculated for the non-residential use of the fire vehicles because impact fees can only be charged to nonresidential development.

Police. The police building has 19,479 square feet. Residential calls for service account for 63 percent of demand, while nonresidential calls account for 37 percent of demand. Therefore, 12,299 square feet have been allocated to existing residential demand and 7,180 square feet to existing nonresidential demand. This results in a standard of 1.77 square feet per residential unit and 3.92 square feet per 1,000 square feet of nonresidential development.

Table 17: Existing Police Level of Service

Development Type	Calls	% of Total	Calls per Unit	Units	Police Station SF Allocation	LOS – SF per Unit
Residential	8,045	63%	1.159054891	6,941	12,299	1.77
Non-Residential	4,697	37%	0.002561999	1,833,334	7,180	0.00392
TOTAL	12,742	100%			19,479	

[13] Utah Code 11-36a-102

Proposed Level of Service

Fire. The Syracuse Fire Department currently meets the National Fire Protection Association Standards (NFPA) for response time and would like to use the NFPA response time guidelines as a benchmark for providing future fire/EMS services. NFPA 1710 standards for fire is a response time of four minutes or less for the arrival of the first arriving engine company at a fire suppression incident and/or eight minutes or less for the deployment of the full first alarm assignment at a fire suppression incident to 90 percent of all fire incidents. The standards for EMS is an arrival time within four minutes for 90 percent of all emergency medical incidents for AED (automated external defibrillator) and BLS (basic life support) calls and an arrival time within eight minutes to 90 percent of all emergency medical incidents for ALS (advanced life support) calls.

The existing building is sufficient for maintain these response time standards when the City has reached an anticipated population of 40,016 persons (10,637 households) and 3,757,497 square feet of non-residential space, plus the anticipated development of 2,176 residential units and 155,928 non-residential square feet of development in the surrounding unincorporated area (all part of the "fire service area").

The proposed level of service for Syracuse City and the remaining unincorporated area is the same. In both Syracuse City (where impact fees can be charged), as well as in the surrounding unincorporated area that receives fire services from Syracuse City, the proposed level of service is 1.62 square feet of fire station space per residential unit and 0.00046 square feet of fire station space per square foot of nonresidential development.

Table 18: Proposed Level of Fire Service – Fire Station

	Calls	% of Total	Units	Fire Station SF Allocation	Fire Station SF per Unit
Residential – Syracuse	1,071	76.44%	10,637	17,204.95	1.62
Non-Residential - Syracuse	107	7.61%	3,757,497	1,711.79	0.00046
Subtotal	1,178	84.04%		18,916.73	
Outside Syracuse - Residential	219	15.64%	2,176	3,520.23	
Outside Syracuse - Nonresidential	4.42	0.32%	155,928	71.04	
Total	1,401.35	100.00%		22,508.00	

The proposed level of service for fire vehicles is $0.02 per non-residential square foot of development.

Table 19: Proposed Level of Fire Service – Fire Vehicles

Category	Amount
Actual Cost for Nonresidential Use in Syracuse City	$89,908[14]
Capacity Number of Non-Residential Square Feet	3,757,497.45
LOS - Allocated Fire Vehicle Costs per Non-Residential SF	$0.02

[14]This cost is calculated by taking the $1,182,181 of total fire vehicle costs and multiplying by the 84.04 percent usage that will be attributable to Syracuse City at capacity. The resulting $993,558 is then multiplied by the percentage of use that is anticipated to come from nonresidential development (9%). The percentage use from nonresidential development is calculated based on the percentage of calls (and therefore building square feet) at capacity.

Police. The proposed level of service is the level the City will reach when all projected development has taken place, estimated at 10,637 residential units and 3,757,497 square feet of nonresidential space. The level of service is 1.03 square feet of station space per residential unit (10,938 square feet of station space divided by 10,637 dwelling units) and 2.27 square feet of station space per 1,000 square feet of nonresidential development (8,541 square feet divided by 3,757,497 nonresidential square feet divided by 1,000).

Table 20: Proposed Police Level of Service

Development Type	Calls	% of Total	Units	Police Station SF Allocation	Police Station SF per Unit/SF
Residential	12,329	0.561531237	10,637	10,938.07	1.03
Non-Residential	9,627	0.438468763	3,757,497	8,540.93	0.00227
Total	21,955			19,479.00	

Excess Capacity

Fire. The City's Fire Station, located at 1869 South 3000 West, was designed to accommodate current fire service needs as well as to meet the known future fire service needs of the City. As the City reaches capacity for residential and non-residential development, the City anticipates the current facility is sufficient to house the necessary staff and equipment to continue to meet the NFPA standards for response times. Additionally, the fire service area for the City will not change at capacity and traffic conditions at capacity are not expected to slow down response times below the desired level of service. Therefore, the City anticipates that the current fire station has excess capacity to accommodate its projected future growth. The fire vehicles also have excess capacity to serve projected growth in the City for the foreseeable future.

The excess capacity of the fire station is calculated based on the proposed level of service multiplied by the existing units. This number is then subtracted from the total capacity of the building.

Table 21: Excess Capacity of Fire Station

Development Type	Existing Units	Existing Demand at Proposed LOS – Fire Station SF	Allocated Space – Fire Station SF	Excess Capacity – Fire Station SF
Residential	6,941	11,227	17,204	5,978
Non-Residential	1,833,334	835	1,712	877
TOTAL		12,062	18,917	6,854

Table 22: Excess Capacity Fire Station, 2013 - 2023

Year	Household Projections	Non-Residential Units	Residential Fire Station SF Used	Residential Excess Capacity	Non-Residential Fires Station SF Used	Non-Residential Excess Capacity	Total Excess Capacity – Fire Station SF
2013	6,780	1,790,809	10,967	6,238	816	896	7,134
2014	6,941	1,833,334	11,227	5,978	835	877	6,854

Year	Household Projections	Non-Residential Units	Residential Fire Station SF Used	Residential Excess Capacity	Non-Residential Fires Station SF Used	Non-Residential Excess Capacity	Total Excess Capacity – Fire Station SF
2015	7,102	1,875,859	11,487	5,717	855	857	6,575
2016	7,262	1,918,120	11,746	5,459	874	838	6,297
2017	7,423	1,960,645	12,007	5,198	893	819	6,017
2018	7,584	2,003,170	12,267	4,938	913	799	5,737
2019	7,745	2,045,695	12,528	4,677	932	780	5,457
2020	7,906	2,088,220	12,788	4,417	951	760	5,177
2021	8,067	2,130,746	13,048	4,157	971	741	4,898
2022	8,227	2,173,007	13,307	3,898	990	722	4,620
2023	8,388	2,215,532	13,568	3,637	1,009	702	4,340

The excess capacity in the fire vehicles is calculated by subtracting the proposed LOS from the existing LOS to arrive at the excess capacity.

Table 23: Excess Capacity of Fire Vehicles

Fire Vehicles	Amount per SF of Nonresidential Development
Existing LOS	$0.04
Proposed LOS	$0.02
Excess Capacity - Non-Residential per SF	$0.02

Police. Excess capacity is based on the amount of square footage needed by existing development at the proposed LOS (rather than the existing LOS) and subtracting the current usage from the capacity of the building. The analysis indicates that there are 10,090 excess square feet in the police facility.

Table 24: Police Excess Capacity

Development Type	Existing Units	Existing Demand for Police Station SF at Proposed LOS	Allocated Police Station SF Based on Proposed LOS	Excess Capacity – Police Station SF
Residential	6,941	7,138	10,938	3,800
Non-Residential	1,833,334	4,167	8,541	4,374
TOTAL		11,305	19,479	8,174

Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service - Utah Code 11-36a-302(1)(a)(iv)

Fire. The demand placed on existing fire facilities by new development activity is attributable to both residential and nonresidential growth. Based on the most recent Census, Syracuse City had a 2010 population of approximately 24,331, with the population reaching 26,112 in 2014 (6,941 households). At capacity, the City is projected to have a population of approximately 40,016 residents, assuming current City boundaries. Non-residential growth is expected to increase from 1,833,334 square feet to 3,757,497 square feet. The following table shows how new development will use existing, excess capacity over the next ten years. By the year 2023 there is still excess capacity in both the fire station and fire vehicles. Therefore, no new facilities are planned.

Table 25: Demand Placed on Existing Fire Station

Year	Household Projections	Non-Residential Units	Residential Allocated SF – Fire Station	Non-Residential Allocated SF – Fire Station	Residential Excess Capacity SF – Fire Station	Nonresidential Excess Capacity SF – Fire Station
2013	6,780	1,790,809	17,205	1,712	6,238	896
2014	6,941	1,833,334	17,205	1,712	5,978	877
2015	7,102	1,875,859	17,205	1,712	5,717	857
2016	7,262	1,918,120	17,205	1,712	5,459	838
2017	7,423	1,960,645	17,205	1,712	5,198	819
2018	7,584	2,003,170	17,205	1,712	4,938	799
2019	7,745	2,045,695	17,205	1,712	4,677	780
2020	7,906	2,088,220	17,205	1,712	4,417	760
2021	8,067	2,130,746	17,205	1,712	4,157	741
2022	8,227	2,173,007	17,205	1,712	3,898	722
2023	8,388	2,215,532	17,205	1,712	3,637	702

The proposed LOS for fire vehicles is an investment of $0.02 per nonresidential square foot of development. Excess capacity in the fire vehicles remains after 2023.

Police. The following table shows how new development will use existing, excess police station capacity over the next ten years. By the year 2023 there is still excess capacity; therefore, no new facilities are planned.

Table 26: Demand Placed on Existing Police Station

Year	Household Projections	Non-Residential Units	Residential Allocated SF – Police Station	Non-Residential Allocated SF – Police Station	Residential Excess Capacity SF – Police Station	Nonresidential Excess Capacity SF – Police Station
2013	6,780	1,790,809	10,938	8,541	3,966	4,470
2014	6,941	1,833,334	10,938	8,541	3,800	4,374
2015	7,102	1,875,859	10,938	8,541	3,635	4,277

Year	Household Projections	Non-Residential Units	Residential Allocated SF – Police Station	Non-Residential Allocated SF – Police Station	Residential Excess Capacity SF – Police Station	Nonresidential Excess Capacity SF – Police Station
2016	7,262	1,918,120	10,938	8,541	3,470	4,181
2017	7,423	1,960,645	10,938	8,541	3,305	4,084
2018	7,584	2,003,170	10,938	8,541	3,139	3,988
2019	7,745	2,045,695	10,938	8,541	2,974	3,891
2020	7,906	2,088,220	10,938	8,541	2,808	3,794
2021	8,067	2,130,746	10,938	8,541	2,643	3,698
2022	8,227	2,173,007	10,938	8,541	2,478	3,602
2023	8,388	2,215,532	10,938	8,541	2,312	3,505

Proposed Means by which the Political Subdivision will Meet the Growth in Demand - Utah Code 11-36a-302(1)(a)(v)

The public safety facilities located in Syracuse City have excess capacity to meet the projected demands of new development. Therefore, no additional facilities will be required to meet the growth in demand for public safety services. New development will be required to buy into its fair share of the excess capacity of public safety facilities. The actual cost of the existing public facilities is shown in the table below.

Table 27: Actual Cost of Fire Station and Fire Vehicles

Capital Facility	Cost
Fire Station Cost	$5,954,000
Qualified Fire Truck Costs	
Pierce Fire Truck VI (2008)	$639,274
Pierce Ladder Truck (2002)	$542,907
Total Fire Trucks	$1,182,181
Total Costs	$7,136,181

However, only a percentage of these facilities can be allocated to Syracuse as a portion of the facilities is used to service part of unincorporated Davis County. The facility costs that qualify for consideration for impact fees are as follows:

Table 28: Impact-Fee Eligible Costs - Fire

	Residential	Non-Residential	ELIGIBLE
Number of Square Feet	17,205	1,712	18,917
Percent of Cost - Station	$4,551,192.79	$452,815.86	$5,004,008.65
Percent of Cost - Fire Trucks	$903,650.44	$89,907.69	$89,907.69
TOTAL			$5,093,916.35

Police. The actual cost of the police station renovations which converted the former City Hall into a police station was $1,651,286.

Consideration of All Revenue Sources - Utah Code 11-36a-302(2)

As required by Utah law, the Impact Fee Facilities Plan "shall generally consider all revenue sources to finance the impacts on system improvements." This section discusses the variety of revenue sources that may be used to finance public safety facilities.

General Fund Revenues

The City issued a Lease Revenue Bond, Series 2008, for $5,954,000 that was used to fund the Fire Station. This bond was refunded in 2012 for $5,572,000. If impact fees are enacted, appropriate credits will need to be made against the bond payments.

The City issued a Municipal Building Authority Lease Revenue Bond in 2006 in the amount of $9,350,000 for the purpose of building a city hall, a public works addition and remodeling the police station. If impact fees are enacted, appropriate credits will need to be made against the bond payments.

General Obligation ("GO") Bonds

General Obligation (GO) Bonds are generally used to purchase facilities that are widely desired across the community and that benefit all property owners. However, because the Fire Station has already been funded from Lease Revenue bonds, GO bonds are not a likely future source of payment.

Special Assessment Areas ("SAA") Bonds

SAA bonds are used to finance new facilities and place an assessment on real property. Generally these assessments are levied for specific infrastructure improvements in specific geographic areas and are tied to demand – i.e., lot size, frontage, etc. No *new* public safety facilities are required to meet the increased demand for public safety services resulting from population and commercial growth and therefore, SAA bonds are not a viable revenue option.

Grants

As the fire station is already in place, it would not be possible to obtain grant monies.

Impact Fees

Impact fees are a reasonable means of funding growth-related infrastructure which has been built with a capacity designed to serve future development. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City's infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

IFFP Certification

Zions Bank Public Finance 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;
    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;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

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

Appendix A

Entity: Syracuse City

Public Body: City Council

Subject: Fees

Notice Title: Public Notice of Intent

Notice Type: Notice

Notice Date & Time: Feb 1, 2013
5:00 PM

Description/Agenda:

NOTICE OF INTENT TO PREPARE OR AMEND AN IMPACT FEE FACILITIES PLAN AND AN IMPACT FEE WRITTEN ANALYSIS

Syracuse City, a municipality of the State of Utah, located in Davis County, Utah intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plan and Written Impact Fee Analysis for culinary water, secondary water, storm drains, public safety, transportation and parks. This notice is pursuant to the provisions of 11-36a-501. Pursuant to the requirements of Utah Code Ann 11-36a-501 and 11-36a-50, notice is hereby provided of the intent of Syracuse City to create or amend an Impact Fee Facilities Plan and Impact Fee Written Analysis. The service area for the prepared IFFP and IFA includes the entire city limits of Syracuse City.

Notice of Special Accommodations: call Steve Marshall at 801-614-9621 for questions.