



Mountain Green Fire Protection District

Amended Fire Impact Fee Facilities Plan

January 2024



ZIONS PUBLIC FINANCE, INC.

AMENDED IMPACT FEE FACILITIES PLAN MOUNTAIN GREEN FIRE PROTECTION DISTRICT

Executive Summary

Background

This 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 special district. Mountain Green Fire Protection District (District) is one service area that covers the Mountain Green area of Morgan County.

New Development and Growth

Residential and non-residential growth create the demand for new fire public safety capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS

| Year | Total Households | Commercial Square Feet | Churches | Airplane Hangars |
|------|------------------|------------------------|----------|------------------|
| 2023 | 1,066 | 267,597 | 3 | 49 |
| 2030 | 1,224 | 307,260 | 4 | 57 |

Source: Morgan County; ZPFI

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 buildings, as well as fire vehicles that were or will be acquired within the next six years at a cost of \$500,000 or more.

Existing service levels are based on the current capital facilities (i.e., building square feet) as measured per demand unit. Demand units increase with development which generates more calls for service and, therefore, the need for more public building space. In addition, existing service levels for fire include fire vehicles acquired at a cost of \$500,000 or more.

The District currently has 6,000 square feet of building space in its fire station and does not plan to build additional fire facilities before 2030 with the exception of adding a small new storage shed.

The District has estimated a total of 252 calls for service in 2022. Projections for the year 2023 are for 257 total calls. After allocating traffic calls (not including pass-thru traffic calls)¹ to residential, commercial, churches and airplane hangar land uses, the District had 220 residential calls, 16 commercial, 4 calls from churches and another 4 calls originating from airplane hangars.

TABLE 2: CALLS PER UNIT

| Land Use | Units | Calls* | Calls per Unit |
|------------------|---------|--------|----------------|
| Residential | 1,066 | 220 | 0.20669 |
| Commercial | 267,597 | 16 | 0.00006 |
| Churches | 3 | 4 | 1.28366 |
| Airplane Hangars | 49 | 4 | 0.07859 |

Pass-thru traffic calls are in addition

Source: Mountain Green Fire District; ZPFI

On average, there are 0.2067 calls per residential dwelling unit annually, 0.00006 calls annually per commercial square feet of building space, 1.28 calls per church and 0.079 square feet per airplane hangar.

With 6,000 square feet of building space in 2023, the current level of service (LOS) is 23.35 square feet per call calculated by dividing the 6,000 square feet by 257 total calls in 2023. The existing building has capacity through 2030 when 295 calls are projected. Therefore, the proposed level of service is 20.33 square feet per call.

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

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

Additional personnel will be needed, and space must be available to accommodate them, to meet the demands from the additional calls for service associated with new development.

Identify How the Growth Demands Will Be Met

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

New development will consume a portion of the excess capacity in the existing fire station. With a proposed service level of 20.33 square feet per call, and projected growth of 38 calls between 2023 and 2030, new development will consume nearly 777 square feet of building space or roughly 13 percent of capacity.

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 public safety improvements. These revenue sources include grants, bonds, impact fees and any anticipated or accepted dedications of system improvements.

¹ Pass-thru traffic calls are traffic calls where the trip does not originate or have a destination within the District.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities 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 Plan (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 fire safety facilities will come from both residential and non-residential growth. The number of existing residential units, commercial square feet, church buildings and airplane hangars was taken from the Morgan County Assessor's database. Growth projections were estimated at 2.0 percent per year.

TABLE 3: GROWTH PROJECTIONS, 2023-2030

| Year | Residential Units | Commercial SF | Churches | Airplane Hangars |
|------|-------------------|---------------|----------|------------------|
| 2023 | 1,066 | 267,597 | 3 | 49 |
| 2024 | 1,087 | 272,933 | 3 | 49 |
| 2025 | 1,109 | 278,376 | 3 | 52 |
| 2026 | 1,131 | 283,926 | 3 | 53 |
| 2027 | 1,154 | 289,588 | 3 | 54 |
| 2028 | 1,177 | 295,363 | 3 | 55 |
| 2029 | 1,200 | 301,252 | 3 | 56 |
| 2030 | 1,224 | 307,260 | 4 | 57 |

Source: Morgan County Assessor; ZPFI

Residential and nonresidential growth will create increased demand for fire safety services as demonstrated by the increased calls for service that are projected to occur. The increased calls for service are projected as shown in the following table. While calls are received for pass-through traffic, these calls are not included in the calculation of impact fees.

TABLE 4: PROJECTED GROWTH IN CALLS FOR SERVICE

| Year | Residential Calls | Commercial Calls | Church Calls | Airplane Hangar Calls | Pass-Thru Calls | Total Calls |
|------|-------------------|------------------|--------------|-----------------------|-----------------|-------------|
| 2023 | 220 | 16 | 4 | 4 | 13 | 257 |
| 2024 | 225 | 16 | 4 | 4 | 14 | 262 |
| 2025 | 229 | 16 | 4 | 4 | 14 | 267 |
| 2026 | 234 | 17 | 4 | 4 | 14 | 273 |
| 2027 | 238 | 17 | 4 | 4 | 14 | 278 |
| 2028 | 243 | 17 | 4 | 4 | 15 | 284 |
| 2029 | 248 | 18 | 4 | 4 | 15 | 289 |
| 2030 | 253 | 18 | 4 | 4 | 15 | 295 |

Source: Mountain Green Fire District; ZPFI

Existing Service Levels

The District had 252 calls for service in 2022. Projections for the current year (2023) are for 257 total calls. After allocating traffic calls (not including pass-thru traffic calls)² to residential, commercial, churches and airplane hangar land uses, the District had 220 residential calls, 16 commercial, 4 calls from churches and another 4 calls originating from airplane hangars.

TABLE 5: EXISTING LEVEL OF SERVICE – 2023

| Land Use | Units | Calls* | Calls per Unit |
|------------------|---------|--------|----------------|
| Residential | 1,066 | 220 | 0.20669 |
| Commercial | 267,597 | 16 | 0.00006 |
| Churches | 3 | 4 | 1.28366 |
| Airplane Hangars | 49 | 4 | 0.07859 |

Pass-thru traffic calls are in addition
 Source: Mountain Green Fire District; ZPFI

With 6,000 square feet of building space in 2023, the current level of service (LOS) is 23.35 square feet per call calculated by dividing the 6,000 square feet by total 257 calls in 2023.

Proposed Level of Service

The existing building has capacity through 2030 when 295 calls are projected. Therefore, the proposed level of service is 20.33 square feet per call.

Excess Capacity

The District's existing fire station has 6,000 square feet and was acquired at a cost of \$469,557.50. No new facilities are planned before 2030 and, therefore, new development will need to buy into its fair share of the actual cost of the existing facilities. With 295 calls projected for the anticipated capacity year of 2030, the proposed level of service is 20.33 square feet per call. With growth of an estimated 38 calls by 2030, new development will consume nearly 777 square feet of space, or 13 percent of total existing capacity.

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

Demand will come from the increased residential and non-residential development, with calls for service increasing by 38 calls over the timeframe of this study. With a proposed service level of 20.33 square feet per call, new development will consume roughly 777 square feet of capacity in the existing fire station by 2030.

² Pass-thru traffic calls are traffic calls where the trip does not originate or have a destination within the District.

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

The District will meet growth demands by requiring new development to buy into existing excess capacity and will also construct a storage shed for \$5,000 to meet the increased demand.

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-driven fire safety facilities.

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, and that benefit existing development, 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.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order 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.

Bonds

The District has one outstanding bond that will be paid off in 2027.

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;

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