PUBLIC SAFETY IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

CITY OF SANTA CLARA
FOUNDED 1854

2603 Santa Clara Dr.
Santa Clara, Utah 84765

May 2020

PREPARED BY:
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FOUNDED 1854

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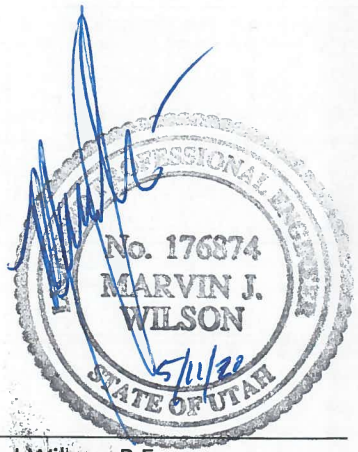

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CITY OF
SANTA CLARA
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PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

SECTION I EXECUTIVE SUMMARY

The purpose of this Public Safety Impact Fee Facilities Plan (IFFP) is to provide Santa Clara City with a summary of recommended capital improvements to meet the City's existing and future demands for their Public Safety Facilities. Public Safety Facilities include fire and EMS, and law enforcement. This Impact Fee Facilities Plan identifies the existing levels of service for the Santa Clara Public Safety Facilities and identifies improvements needed to maintain the level of service throughout the planning period.

It is recommended that public safety improvements be implemented in a timely manner during the planning period. The total estimated cost of recommended future improvements is $4,872,816.00 as shown in Table V-B.1 and includes building expansions to fire and rescue facilities. These recommended improvements will allow Santa Clara City to maintain the required levels of service set by Santa Clara City for the Public Safety Facilities.

SECTION II INTRODUCTION

A. BACKGROUND

To help ensure that the City is prepared to meet the needs of anticipated growth and to ensure up-to-date information is considered in planning efforts, the City of Santa Clara has contracted with Sunrise Engineering, Inc. to provide a Public Safety Impact Fee Facilities Plan and Impact Fee Analysis.

This Public Safety Impact Fee Facilities Plan & Impact Fee Analysis has been prepared for Santa Clara City, located west of St. George, Utah in Washington County along Highway 91. An area and location map showing the location of Santa Clara City, is provided on Exhibit II-A.1 on the following page.

Santa Clara City has experienced significant growth over the past 30 years. At times this growth has been somewhat rapid and has required improvements and upgrades to much of the City's public infrastructure to meet the increased demands. The recession of 2007/2008 brought a drastic drop in the growth rate. However, Santa Clara City's growth rate has substantially increased in the last few years.

The Santa Clara Fire Department and Ivins Fire & Rescue merged together on January 1, 2018. The Santa Clara Police Department and the Ivins City Police Department merged together on July 1, 2012. These mergers were enacted to reduce costs and provide a better service to both Santa Clara City and Ivins City. This plan will evaluate existing facilities and existing demand using both Santa Clara City and applicable Ivins City data, however, evaluations of future demands and needs will only be for Santa Clara City.

B. PURPOSE

The purpose of the Santa Clara City Public Safety Facilities system is to save lives, protect property, provide assistance during disasters, and aid recovery during emergencies. The Santa Clara City Public Safety Facilities system is composed of the following organizations:

1. Fire and Emergency Medical Services
2. Law Enforcement Services
3. Animal Control Services

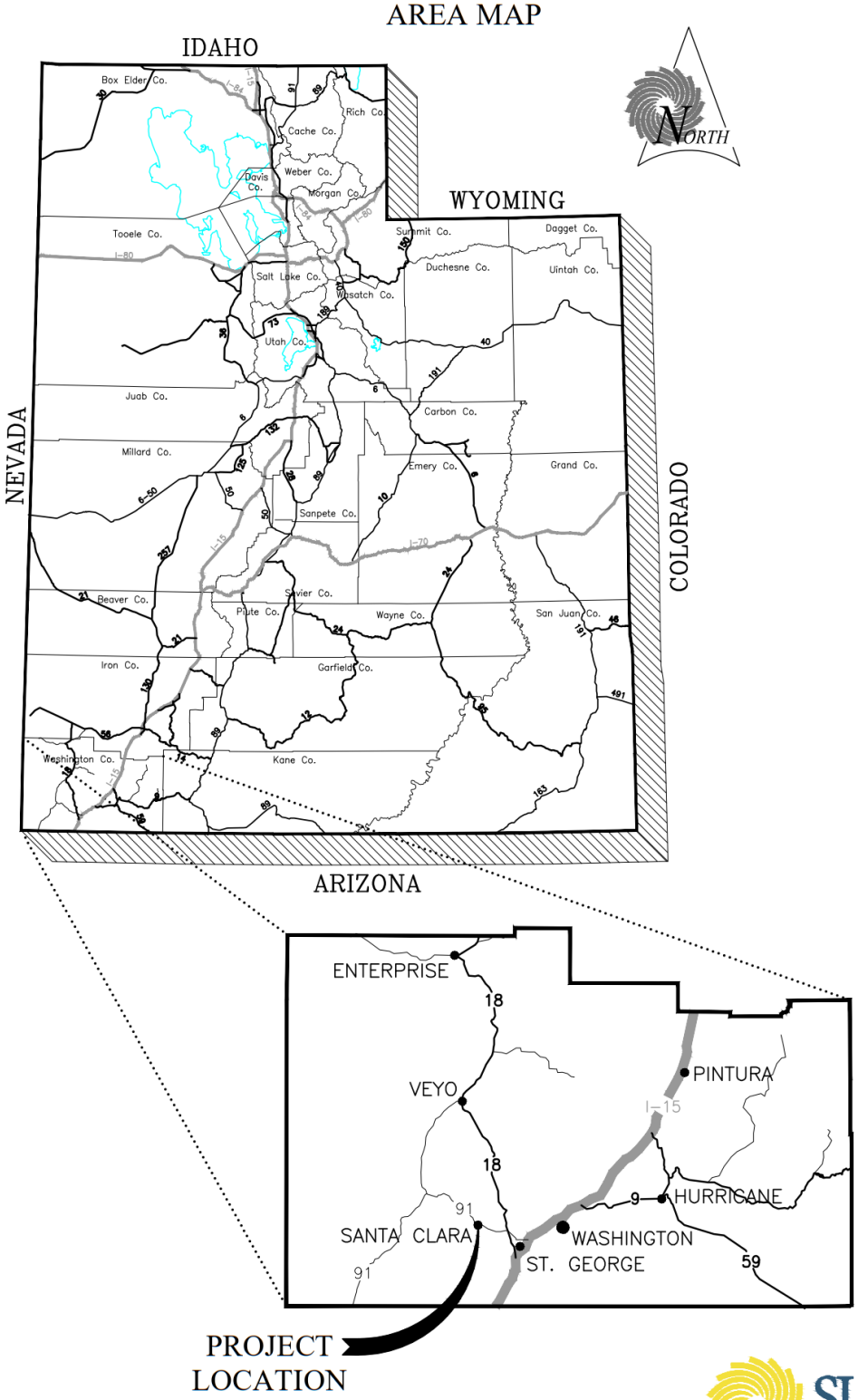
Public safety service providers have well-defined missions that require trained personnel and specialized vehicles, equipment and tools.

C. SCOPE

The scope of the Public Safety Impact Fee Facilities Plan includes the following:

1. Identify existing population and future growth projections.
2. Determine the existing level of service.
3. Define the desired level of service.
4. Recommend Public Safety improvements needed to maintain the existing Levels of Service.
5. Identify possible financing and phasing options to assist Santa Clara City with constructing the recommended improvements.

EXHIBIT II-A.1
AREA MAP



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D. IMPACT FEE RELATED ITEMS

There are a few items related to Impact Fees that Santa Clara City staff should keep in mind when planning for, collecting, and expending impact fees.

Generally, it is a good idea to update this plan at least every five years or more frequently if events necessitate.

City staff should be made aware that, in conformance with Utah Code 11-36a-602, impact fees can only be expended for a system improvement that is identified in the Impact Fee Facilities Plan and that is for the specific public facility type for which the fee was collected (i.e. culinary water impact fees cannot be used for public safety projects). Also, impact fees must be expended or encumbered for a permissible use within six years of their receipt unless 11-36a-602(2)(b) applies.

City staff should also ensure that proper accounting of the Impact Fees occurs (track each fee in and out). See Utah Code 11-36a-601.

SECTION III USER ANALYSIS

A. PROJECTED GROWTH RATE

An important element in any community plan is the projection of the City's population growth rate. This projection gives the planner an idea of the future demands the City should plan for throughout the planning period.

Projecting the future population can be a subjective process. With this in mind Table III-A.1 below shows the City's historic growth rate according to the US Census Data and provides an idea of how the community has grown from 1970 to 2017.

Table III-A.1: Santa Clara City Historic Growth

Santa Clara Historic Growth			
Year	**Source**	**Population**	**Percent Growth**
1970	Census	271	-
1980	Census	1,091	15%
1990	Census	2,311	8%
2000	Census	4,630	7%
2010	Census	6,003	3%
2017	Census Estimate	7,418	3%
2019	Estimate	8,632	8%

The City of Santa Clara has grown significantly since 1970. During the 1970's it grew at almost 15% per year. During the 1980's and 1990's the city grew at over 7% per year. Despite this rapid population growth, there has been very little commercial development in Santa Clara. The recession of 2007/2008 brought a drastic drop in the growth rate. However, during the last couple of years the growth rate has rebounded and has seen a substantial growth around 6%. Santa Clara is primarily a residential community supporting the St. George area. Because Santa Clara is bordered by other municipalities, lava flows, flood plains, and environmentally sensitive areas, it is not expected to grow as fast as it historically has.

This plan will use a projected growth of 4% for the duration of the planning period. This growth rate was determined after consultation with the mayor and city staff.

Because the City of Santa Clara will eventually develop all of its available land, build-out projections have been considered in this study. As indicated, this build-out projection is based on all property within the existing city limits, excluding the South Hills area.

Data from the Santa Clara General Plan and General Plan Update was used in determining build-out projections. Population estimates from the General Plan for build-out, excluding the South Hills area, is 20,300. Based on these growth rates, build-out would most likely occur in the year 2040.

It is important to understand that projected growth rates are not the corner stone of this plan. If the projected population is reached earlier or later than anticipated, then future improvements to support growth may either

come earlier or later. Impact Fees should not be significantly affected if the actual rate of growth varies from the rate used in the plan.

B. LENGTH OF PLANNING PERIOD

With build-out occurring sometime in the year 2040, this public safety impact fee facilities plan will use a 20 year planning period, beginning in the fiscal year 2019, and running through fiscal year 2039 when the population has reached 19,717.

C. EQUIVALENT RESIDENTIAL UNITS

An Equivalent Residential Unit (ERU) is used to evaluate the demand on a system and its infrastructure. Commercial buildings, which typically have a larger impact on a system than a residential unit, will have a higher number of ERU's associated with it. For this plan, an Equivalent Residential Unit (ERU) will be taken as the average square footage of a single-family residence.

To determine what an Equivalent Residential Unit is for this plan, square footage data of single-family residences for Santa Clara City was collected and an average square footage per single-family residence was calculated. The average square footage of a residential unit in Santa Clara City is calculated by taking the total square footage of all residential units and dividing by the number of residential units. The average square footage per single-family residence in Santa Clara was calculated to be 2,299. The same calculation was performed for commercial buildings. The average square footage per commercial building was calculated to be 7,343. A summary of the square footage data for residential and commercial is shown in Table III-C.1 below.

Table III-C.1: Existing Santa Clara Residential and Commercial Square Footage

Santa Clara Residential and Commercial Data			
Property Type	**Total Square Feet**	**Total Number of Units**	**Average Square Feet**
Residential	5,912,487	2,572	2,299
Commercial	323,107	141	7,343

For non-residential units, the ERU value will be determined by taking the total square footage of the building, including multiple stories, and dividing by the average residential square footage, 2,299. Any building that has a square footage less than the average residential unit will be considered as 1 ERU. Santa Clara currently has a total of 2,572 residential ERUs and 141 commercial ERUs for a total of 2,713 ERUs. A summary of ERUs is shown in Table III-C.2.

Table III-C.2: Existing Santa Clara ERU Data

Existing Santa Clara ERU Data			
	Residential	**Commercial**	**Total**
Total Existing ERUs	2,572	141	2,713

The existing ERUs will be used to calculate an existing level of service and projected ERUs will be used to calculate the future demand. By assuming that the current number of ERUs will grow at the same rate as the population, we can approximate the future number of ERUs at build-out. With the projected population growth at the end of the planning period there will be a total of 5,945 ERUs. At the end of the planning period, an additional 3,232 ERUs will have been added to the current estimated 2,713 ERUs. The calculation to determine the current number of people per ERU and the corresponding number of ERUs at the end of the planning period is as follows:

Current People/ERU:

$$\left(\frac{8{,}652 People}{2{,}713\ ERUs}\right) = \mathbf{3.19}\ \frac{People}{ERU}$$

Total ERUs at End of Planning Period:

$$\left(\frac{19{,}717}{3.19\ \frac{People}{ERU}}\right) = \mathbf{5{,}945}\ ERUs$$

Projected ERUs:

$$\mathbf{2{,}713}\ ERUs\ (Existing) + \mathbf{3{,}232}\ \ ERUs\ (Projected) = \mathbf{5{,}945}\ ERUs\ (Total\ Projected)$$

By dividing the current population (8,632) by the population estimate at the end of the planning period (19,717), or by dividing the current number of ERUs (2,713) by the end of the planning period ERU estimate (5,945), it can be found that existing population is 45.6% of the end of the planning period population. As a result, Public Safety facilities will experience a 54.4% usage increase. Santa Clara City plans to improve and expand its Public Safety facilities to meet this expected usage growth.

SECTION IV PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

A. EXISTING FACILITIES

FIRE & RESCUE SERVICES

The Santa Clara City and Ivins City Fire & Emergency services currently has a combination of full-time, part-time, and seasonal employees, as well as volunteers. There are currently 7 full-time employees, 19 part-time employees, 5 seasonal-employees, and 19 part-time volunteers. Many of the employees have a diverse skillset and are cross trained for both fire and medical services. There are currently 4 fire and rescue stations to house the employees. See Appendix B for a map of existing public safety facilities.

Station #1 – Station #1 is located at 2771 Circle Dr. in Santa Clara. The building is the original fire station for Santa Clara. The station was constructed in 1981 as a light commercial building with a cinder block shell and wood framing inside. The structure consists of two bays, a training/weight room, one bathroom with stand-up shower, and an outside storage area. Station #1 was originally built to house the fire department, public works, city marshal and animal shelter. Most of the building was built by volunteers and was not built to meet NFPA standards and future needs of a fire department.

Station #2 - Station 2 is located at 2365 Rachel Dr. in Santa Clara. The building was completed in the mid 1990's prior to the original Public Safety Impact Fee Analysis. It is a light commercial building constructed of cinder block and wood framing. The structure consists of three pull-through bays with two attached offices and a training space. There are two storage closets next to the bays and one room for laundry and cleaning. The structure also includes a turnout gear/ready room attached to the bays. This building does not include living space for crew quarters. There is currently no full-time staff at this location. Seasonal wildland crews use this station during the season as their headquarters and staging location.

Station # 3 - The Ivins Center Street station is located at 90 West Center Street in Ivins. This station is currently the headquarters for the Santa Clara Ivins Fire & Rescue. This station was the original town hall for Ivins and had a two-bay fire station for the all-volunteer fire department. In 2002 Ivins began a Police Department and the building became the Public Safety building. The old section of the fire station was remodeled to house the Police department. Office space was needed as the Public Safety Department grew, and the building was once again remodeled to add more office space and evidence rooms.

The main fire station was built in 1995 with four bays on the main floor level and an office area and one restroom. The second level contains a training room, restrooms, and a kitchen area. Living quarters were modified and added in 2007 when full time staff were hired. The building is approximately 10,000 square feet and has become the daily operations building and current headquarters for the Santa Clara Ivins Fire & Rescue since the merger at the beginning of 2018.

Station # 4 - The Kayenta station is located at Coyote Gulch in the Kayenta development in Ivins. This station was built by Kayenta Development Owner Terry Martin. The building was completed in 2012 and has a shared garage storage space leased by Ivins City as a Fire Station. The fire station garage portion is approximately 1,800 square feet. There are two bays that house two brush trucks and an old parade engine. The building is not staffed, but crews check the apparatus weekly.

Table IV-A.1 shows a summary of the facilities for fire and emergency services.

Table IV-A.1: Fire & Rescue Facilities Summary

EXISTING FIRE AND RESCUE FACILITIES		
STATION #	**LOCATION**	**SQUARE FEET**
Station 1	Circle Dr., Santa Clara	1,981
Station 2	Rachel Dr., Santa Clara	6,280
Station 3	Center St., Ivins	10,000
Station 4	Kayenta, Ivins	1,800
	Total	**20,061**

The total square footage for the Ivins and Santa Clara Fire and Rescue facilities is 20,061. The total square footage of Fire and Rescue Services within Santa Clara City boundaries is 8,261. Table IV-A.2 shows a summary of the facilities for the fire and rescue services in Santa Clara.

Table IV-A.2: Santa Clara Fire & Rescue Facilities Summary

SANTA CLARA EXISTING FIRE AND RESCUE FACILITIES		
STATION #	**LOCATION**	**SQUARE FEET**
Station 1	Circle Dr., Santa Clara	1,981
Station 2	Rachel Dr., Santa Clara	6,280
	Total	**8,261**

LAW ENFORCEMENT

Santa Clara City and Ivins City law enforcement currently have one law enforcement facility:

Station #1 - The City of Santa Clara and Ivins police department has one station located in the Santa Clara Town Hall building. The police station uses 3,700 square feet of the total 25,920 square feet. The Town Hall building also has a large 3,793 square foot banquet area which is utilized for public safety training exercises. According to the City, public safety accounts for 10% of the usage of this area (or 379 sf). The total area of the building utilized for public safety is then calculated as 4,079 square feet.

A summary of the Santa Clara and Ivins Law Enforcement facility is shown in Table IV-A.3

Table IV-A.3: Law Enforcement Facilities Summary

EXISTING LAW ENFORCEMENT FACILITIES		
STATION #	**LOCATION**	**SQUARE FEET**
Station 1	Santa Clara Town Hall	4,079

Figure IV-1: Santa Clara Town Hall

B. DEMAND ANALYSIS

It is necessary to establish a level of service (LOS) to evaluate the Public Safety facilities services and recommend improvements. The LOS indicates the capacity per unit of demand for each public facility or service. In the case of public safety, the LOS will be determined by square feet of a public facility type per ERU. Because fire and rescue services differ from law enforcement services, the LOS for each service will be calculated separately.

FIRE AND RESCUE SERVICES

As directed by City Staff, the demand analysis for this report will only analyze the fire and rescue buildings located in the Santa Clara City boundaries. The two existing fire stations located in Santa Clara have a total square footage of 8,261. The existing LOS is calculated by taking the total square footage of all fire and rescue buildings in Santa Clara and dividing by the current number of ERUs. The calculation to determine the existing LOS for fire and rescue is as follows:

Total Fire and Rescue Square Feet/Existing ERUs:

$$\left(\frac{8{,}261\ Sq.Ft.}{2{,}713\ ERUs}\right) = \mathbf{3.04}\ \frac{Sq.Ft.}{ERU}$$

A summary of this information is shown in Table IV-B.1

Table IV-B.1: Fire & Rescue Existing LOS

Existing Fire and Rescue LOS		
Total Square Feet	**Santa Clara Existing ERUs**	**LOS (Square Feet/ Existing ERUs)**
8,261	2,713	3.04

The existing LOS for fire and rescue facilities is 3.04 square feet per ERU. With the projected growth, additional square footage will be needed to maintain the existing level of service. The additional square footage needed to maintain the existing LOS is calculated by multiplying the existing LOS by the additional ERUs. The calculations for the additional square footage needed at the end of the planning period are shown below:

Additional Fire and Rescue
Square Footage Needed at the end of the planning period (2039):

$$(3{,}232\ ERUs) * \left(3.04\frac{Sq.Ft.}{ERU}\right) = \mathbf{9{,}840\ Sq.Ft.}$$

As shown in the calculations above, the additional square footage needed to maintain the LOS at the end of the planning period in 2039 is 9,840. A summation of this information is shown in Table IV-B.2. In coordination with the City, the total 9,840 square feet is not needed in the future. The City has determined that 8,000 additional square feet will be adequate for the fire and rescue needs. In addition to 8,000 square feet, improvements to the existing Rachel Dr. station to add living quarters will be needed.

Table IV-B.2: Projected Fire and Rescue Square Footage Needs

Projected Fire and Rescue Square Footage Needs		
Existing Fire and Rescue Square Footage	**Additional Square Footage Needed to Maintain LOS**	**Total Square Footage Needed to Maintain LOS for Planning Period**
8,261	9,840	18,101

LAW ENFORCEMENT SERVICES

The existing law enforcement station located in Santa Clara has a total square footage of 4,079. The existing LOS is calculated by taking the total square footage of the law enforcement station and dividing by the current number of ERUs. The calculation to determine the existing LOS for law enforcement is as follows:

Total Law Enforcement Square Feet/Existing ERUs:

$$\left(\frac{4{,}079}{2{,}723\ ERUs}\right) = \mathbf{1.50}\ \frac{Sq.Ft.}{ERU}$$

A summary of this information is shown in Table IV-B.3.

Table IV-B.3: Law Enforcement LOS

Existing Law Enforcement LOS		
Total Square Feet	**Santa Clara Existing ERUs**	**LOS (Square Feet/ Existing ERUs)**
4,079	2,713	1.50

Figure IV-2: Circle Drive Fire Station

The existing LOS for law enforcement facilities is 1.50 square feet per ERU. In coordinating with the City, the law enforcement facilities should be adequate for the planning period. The Santa Clara and Ivins Police Department are currently being run by Ivins City. It is anticipated that Ivins City will add another law enforcement building in the future. With the additional law enforcement facility in Ivins, the need for additional law enforcement facilities within Santa Clara is not expected.

C. RESPONSE TIME

The response time of a public safety service is the amount of time it takes to arrive at an incident after the call has been received. Quick response times are an important part of public safety service. Santa Clara Public Safety staff have communicated that they would like to set a goal of 5 minutes or less for their response.

Each public safety station's response time was mapped and evaluated. The response time maps can be seen in Appendix C. It should be noted that Law Enforcement response times are hard to evaluate as it often depends on

the locations of law enforcement vehicles and availability. Fire and Rescue is much easier to evaluate because their services are stationed until a call is received.

The response time map results show that most areas in Santa Clara are within a 5-minute response time area for fire and rescue services, however there is a small area to the southeast that has a response time greater than 5 minutes.

Figure IV-3: Rachel Drive Fire Station

D. PUBLIC SAFETY HEAT MAPS

Identifying areas within a community that are more prone to public safety emergencies and incidents is an important aspect to public safety. For example, recognizing areas that have a higher likelihood for crime to occur can help law enforcement make decisions and assign patrols. Likewise, identifying areas that have a higher concentration of fire and rescue needs can help with decision making and planning future locations of fire and rescue facilities.

Heat maps provide a visual representation of the locations of law enforcement and fire and rescue emergencies and incidents. These heat maps were created using call data from the years 2016 to 2018 that was provided by Santa Clara City.

The public safety heat maps can be found in Appendix D.

E. IMPACT FEE ELIGIBLE EXPENSES

The purpose of this Impact Fee Facilities Plan is to identify the existing demands on the public safety facilities and to establish an existing LOS, project future demands on the system and recommend improvements to the public safety facilities to meet future demands. This plan recommends improvements to existing public safety facilities and new public safety facilities to be completed in the near future. A summary of the recommended improvements is shown in Table IV-E.1.

The existing station on Rachel Drive needs living quarters to support growth and provide full time fire and rescue services. The existing Rachel Drive Station will be improved to provide living quarters in the existing building as well as other improvements to the building. The improvements are estimated to cost $75,000. These improvements are considered to be 100% impact fee eligible due to the growth of Santa Clara and the need of full-time staff due to increasing demand.

The existing facility on Rachel Drive is also in need of some improvements. The building needs new paint, flooring, and other improvements. The bays need an air condition unit to be installed on the roof and the transition from the drive to Rachel Drive needs to be redone for a better transition. These improvements and repairs are not considered impact fee eligible as they are improvements to existing facilities.

The Circle Dr. building is old and deteriorating and needs some improvements. These improvements are to an existing building and do not increase the capacity of the fire and rescue facilities and are therefore not impact fee eligible. Improvements for the Circle Dr. building are estimated around $50,000.

It is anticipated that another fire and rescue station will be needed in Santa Clara for the planning period. It is recommended that the station be built down in the Santa Clara valley to have better response times to the community in the Valley and surrounding area. The City has decided that an 8,000 square foot building with 3 bays (approximately 3,600 square feet) and office space (approximately 4,400 square feet) will be adequate for fire and rescue needs in the future. These improvements are considered 100% impact fee eligible.

In speaking with the City and Fire Chief Randy Hancey, the City of Santa Clara will also need a new ladder truck within build-out projections. The apparatus would cost an estimated $1,000,000, however Ivins City has said that they would cover half the cost of the new ladder truck for a total of $500,000 for Santa Clara. The ladder truck is considered to be 100% impact fee eligible.

The existing City Hall Law Enforcement Facilities are considered 95.1% impact fee eligible. This percentage was determined in the previous 2013 plan and is still considered valid. The percentage was determined by taking the square footage of law enforcement facilities prior to moving to the Town Hall (200 sf) and dividing by the law enforcement square footage of the new Town Hall building (4,079 sf). This results in 4.9% of the Town Hall building not being impact fee eligible. From the previous 2013 plan, $1,396,850 was the remaining debt service for the law enforcement portion of the building. Since then, Santa Clara City has paid $312,922, which leaves a remaining debt service balance of $1,083,928.

F. TIMING OF IMPROVEMENTS

Current provisions of the Impact Fee Act found in Section 11-36a-602 of the Utah Code, require that a municipality shall expend or encumber impact fees for a permissible use within six years of their receipt. The provisions also

allow a municipality to hold the fees longer than six years if it identifies in writing, an extraordinary and compelling reason why the fees should be held longer than six years, and an absolute date by which the fees will be expended. It is imperative that the City make arrangements to expend or encumber collected impact fees within six years of the date they are collected.

SECTION V PUBLIC SAFETY IMPACT FEE ANALYSIS

A. EXISTING IMPACT FEE

Existing Public Safety Impact Fees for Santa Clara City are set at $874 per ERU. This value was set by the City based on recommendations in the 2013 Public Safety Impact Fee Analysis.

B. PROPOSED IMPACT FEE

The Impact Fee Facilities Plan, included as Section III, outlined demands to be placed on the Santa Clara public safety facilities by growth and development. The plan also provides recommended improvements or means whereby the City will be able to meet those demands and maintain the existing level of service relating to public safety facilities.

Table V-B.1 summarizes the recommendations outlined in the Impact Fee Facilities Plan along with total costs for each recommendation, percentages of the costs considered to be Impact Fee Eligible, and the Impact Fee Eligible Cost. The detailed breakdown of costs for each project is included in Appendix E – Opinions of Probable Cost.

Table V-B.1: Impact Fee Eligible Projects

Impact Fee Eligible Projects			
Project	**Total Cost**	**% IF Eligible**	**IF Eligible Cost**
New Santa Clara Valley Fire Station	$ 2,825,000	100%	$ 2,825,000
Rachel Drive Existing Station Improvements	$ 165,000	45.5%	$ 75,000
Circle Drive Improvements	$ 50,000	0.0%	$ -
New Apparatus's	$ 500,000	100%	$ 500,000
City Hall (Law Enforcement Portion)	$ 1,083,928	95.1%	$ 1,030,816
Engineering & Miscellaneous	$ 456,000	96.9%	$ 442,000
Total	$5,079,928	**95.9%**	**$ 4,872,816**

The total remaining amount that is impact fee eligible is found by subtracting the amount of public safety impact fees previously collected by the City from the total impact fee eligible costs shown in Table IV.B-1. The proposed impact fee per ERU is found by dividing this number by the total number of future ERUs. This method is demonstrated in Table V-B.2.

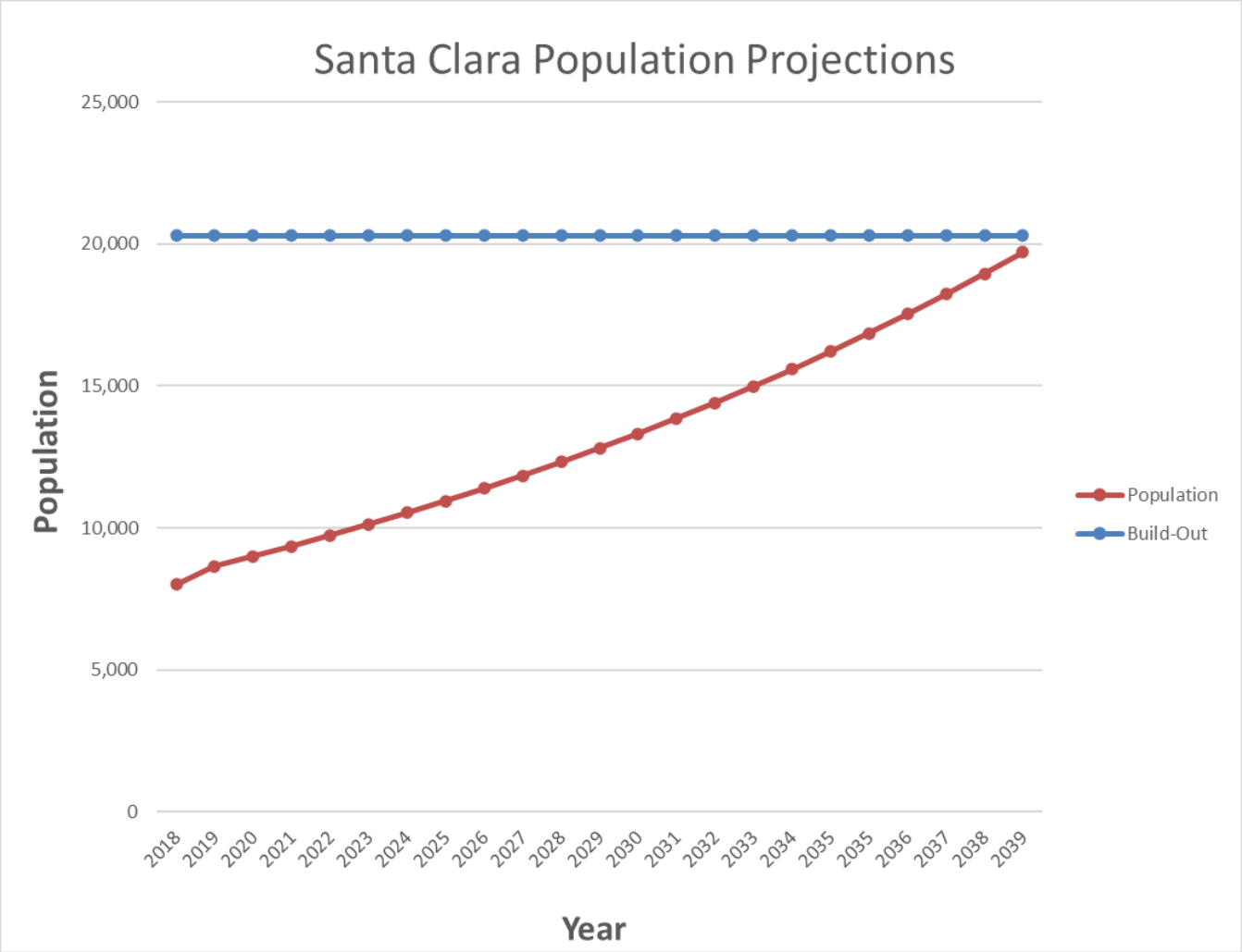
Table V-B.2: Proposed Impact Fee

CITY OF SANTA CLARA IMPACT FEE ANALYSIS PUBLIC SAFETY FACILITY PLAN				
			May-20	
IMPACT FEE CALCULATIONS				
Total Estimated Project Cost		$ 5,079,928		
% of Projects Cost Due to New Growth	95.9%		$ 4,872,816	
Previously Collected Impact Fees			$ 365,723	
Impact Fee Eligible Cost			$ 4,507,093	
Existing No. of ERUs (2019)			2,713	
No. of ERUs (2039)			5,945	
No. of New ERU's Due to Growth			3,232	
Projected Additional Residential Units			3,064	
Residiential IF Eligible Cost			$ 4,273,589	
Residential Maximum Impact Fee = Total Eligible Cost / New ERU's			**$ 1,390**	/ERU
Average Square Feet/ERU			2,299	
Projected Additional Commercial Units			167	
Total Commercial Square Footage			384,860	
Commercial IF Eligible Cost			$ 233,503.75	
Non Residential Proposed Impact Fee for Santa Clara City (FY2019) =			**$ 0.61**	/sq. ft.

The number above represents the maximum amount that can be charged per ERU and per square foot for non-residential units. It is up to the city council to determine the actual rate that will be charged.

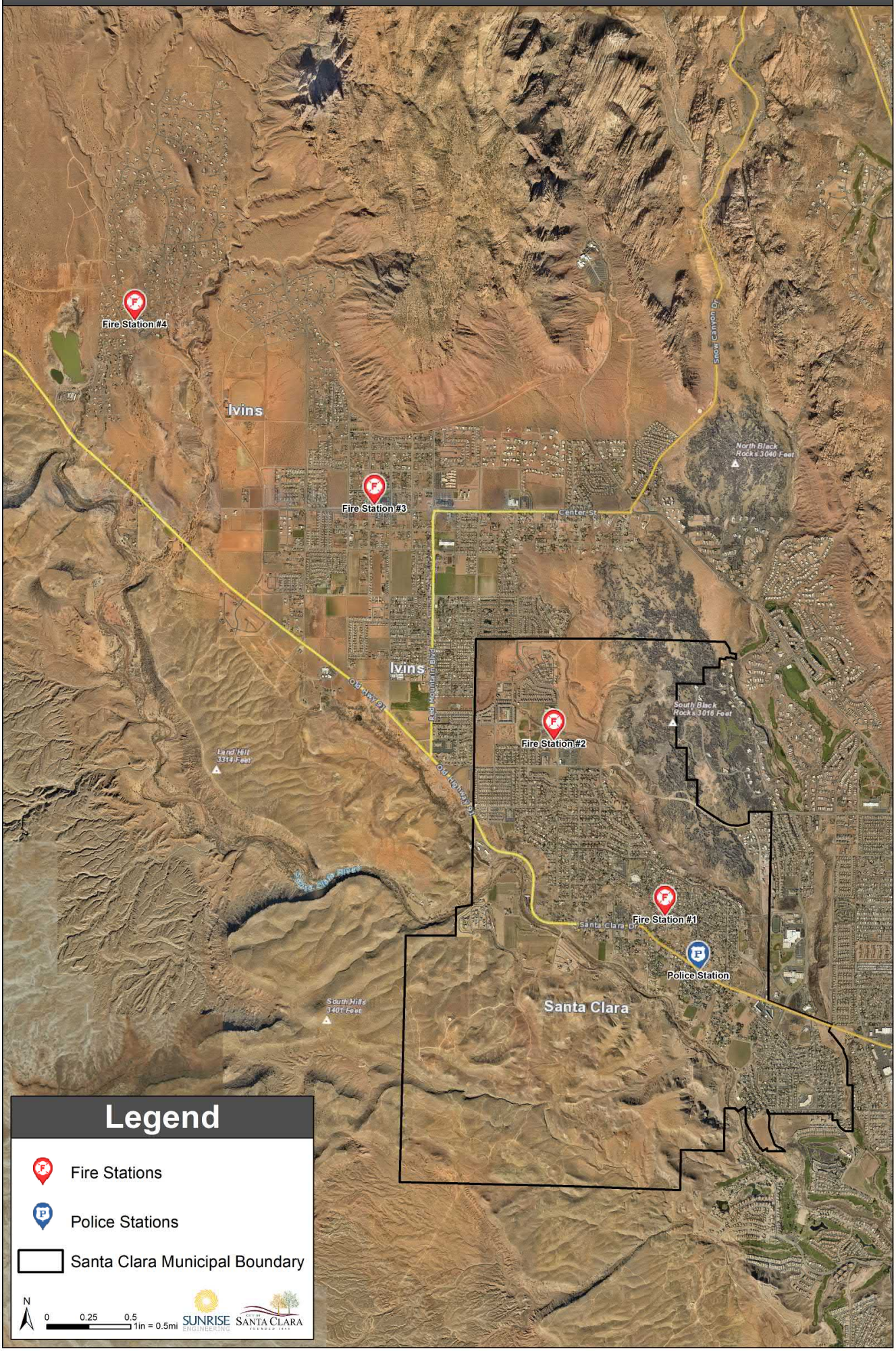
APPENDIX A
POPULATION AND BUILDOUT PROJECTIONS

Santa Clara Population & Growth Projections				
Year	**Source**	**Population**	**Percent Growth**	**ERUs**
1970	Census	271	-	-
1980	Census	1,091	14.9%	-
1990	Census	2,311	7.8%	-
2000	Census	4,630	7.2%	-
2010	Census	6,003	2.6%	-
2017	Census Estimate	7,418	3.1%	-
2018	Estimate	8,011	8.0%	0
2019	Estimate	8,652	8.00%	2713
2020	Estimate	8,998	4.0%	2,822
2021	Estimate	9,358	4.0%	2,934
2022	Estimate	9,733	4.0%	3,052
2023	Estimate	10,122	4.0%	3,174
2024	Estimate	10,527	4.0%	3,301
2025	Estimate	10,948	4.0%	3,433
2026	Estimate	11,386	4.0%	3,570
2027	Estimate	11,841	4.0%	3,713
2028	Estimate	12,315	4.0%	3,861
2029	Estimate	12,808	4.0%	4,016
2030	Estimate	13,320	4.0%	4,177
2031	Estimate	13,853	4.0%	4,344
2032	Estimate	14,407	4.0%	4,517
2033	Estimate	14,983	4.0%	4,698
2034	Estimate	15,582	4.0%	4,886
2035	Estimate	16,206	4.0%	5,945
2035	Estimate	16,854	4.0%	5,081
2036	Estimate	17,528	4.0%	5,285
2037	Estimate	18,229	4.0%	5,496
2038	Estimate	18,958	4.0%	5,716
2039	Estimate	19,717	4.0%	5,945


Santa Clara Population Projections
25,000
20,000
15,000
10,000
5,000
0
Population
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2035
2036
2037
2038
2039
Year
Population
Build-Out

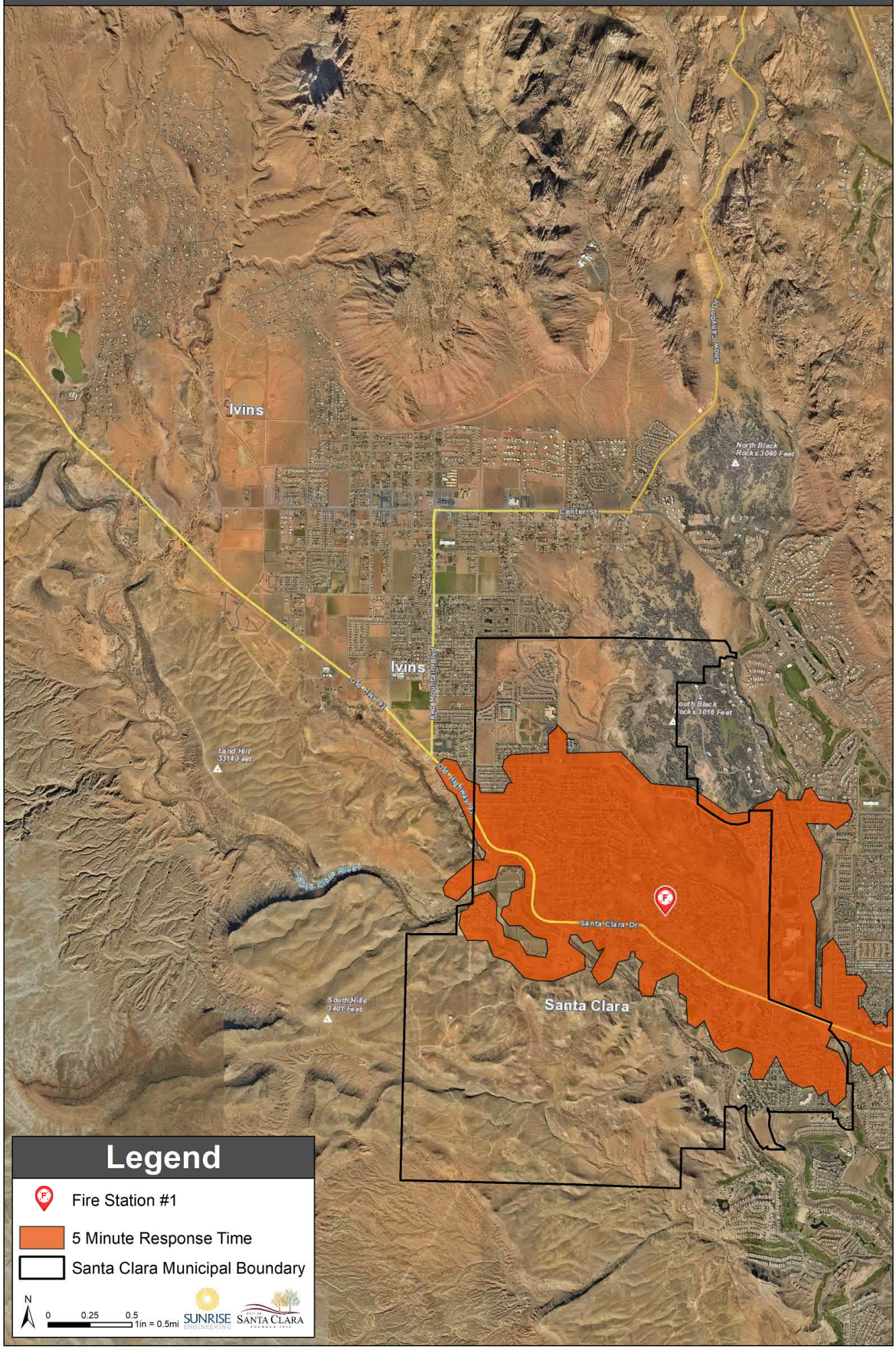
APPENDIX B
EXISTING FACILITIES MAP

Santa Clara Police and Fire Station Locations

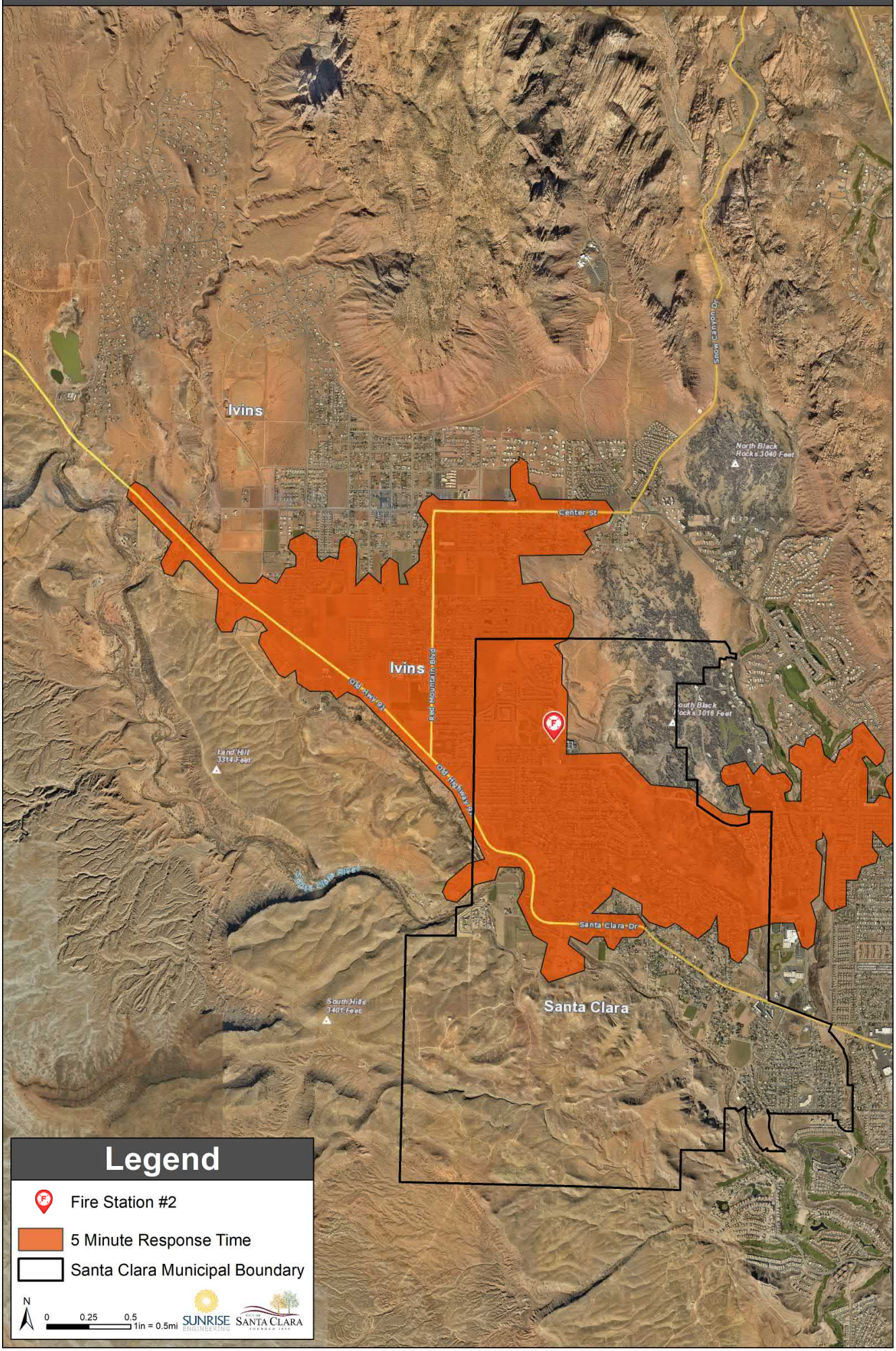


APPENDIX C
RESPONSE TIME MAPS

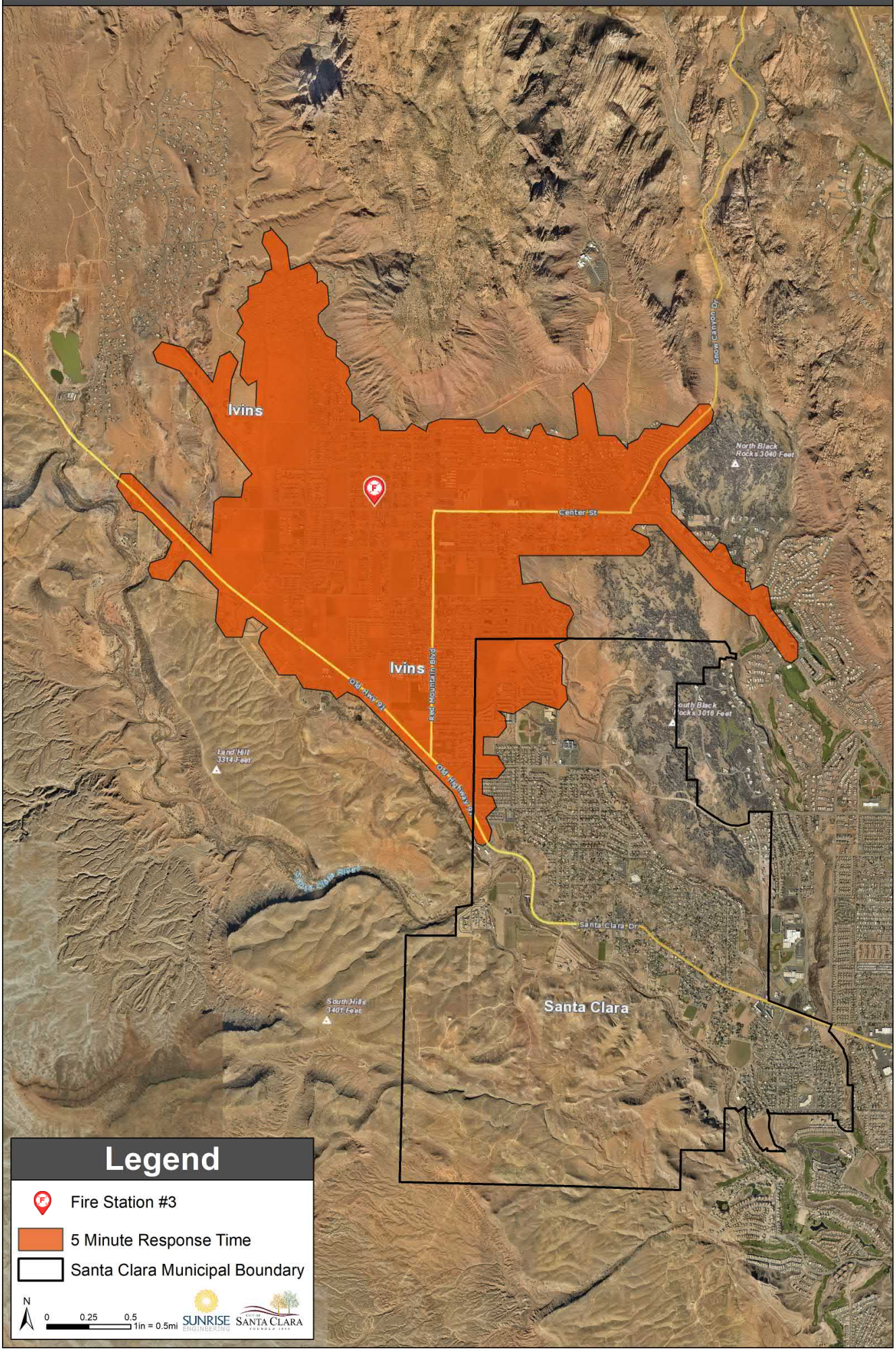
5 Minute Response Time Santa Clara Fire Station #1



5 Minute Response Time Santa Clara Fire Station #2



5 Minute Response Time Santa Clara Fire Station #3



Legend

- Fire Station #3
- 5 Minute Response Time
- Santa Clara Municipal Boundary

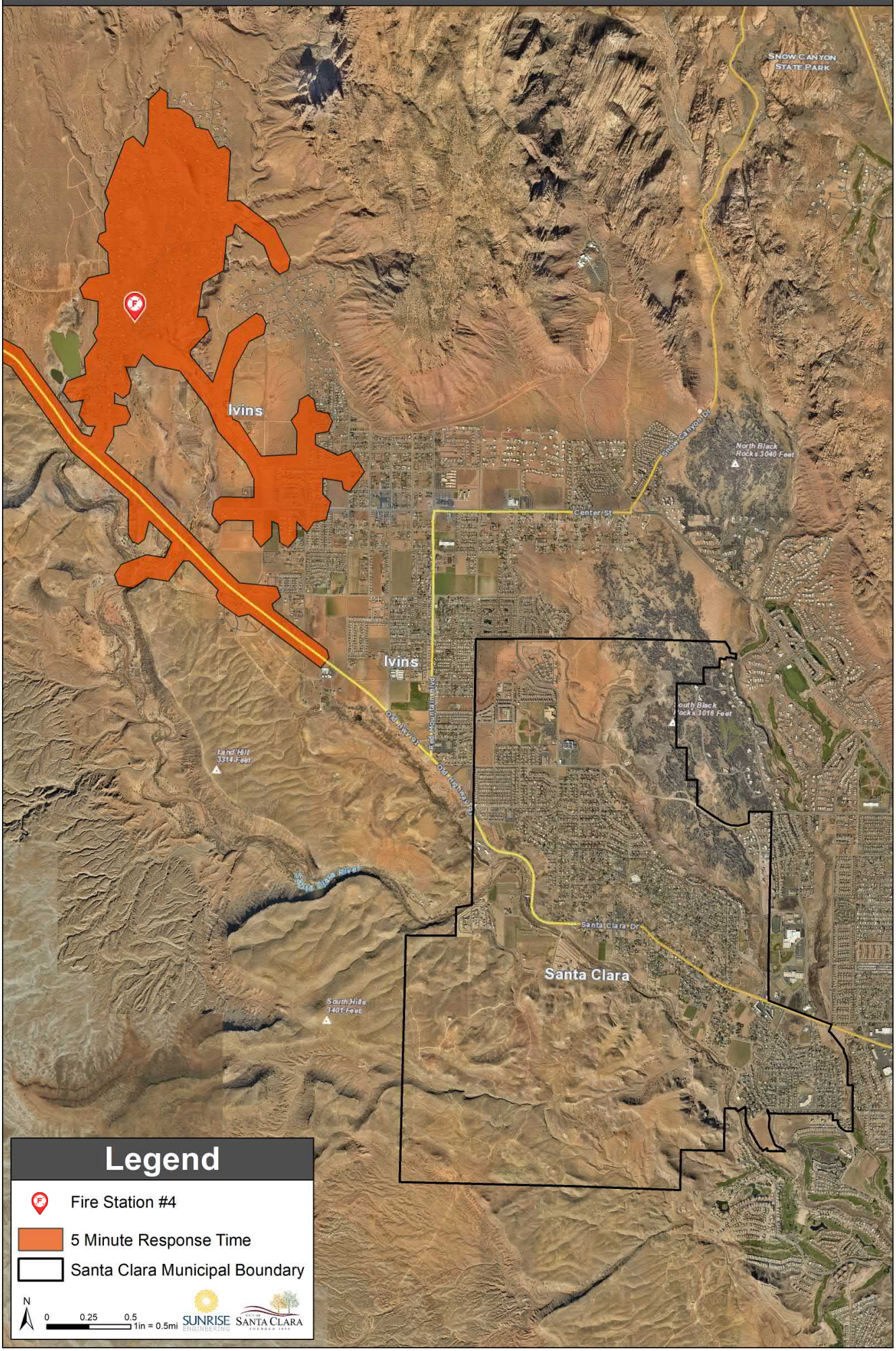
N

0 0.25 0.5 1in = 0.5mi

SUNRISE ENGINEERING

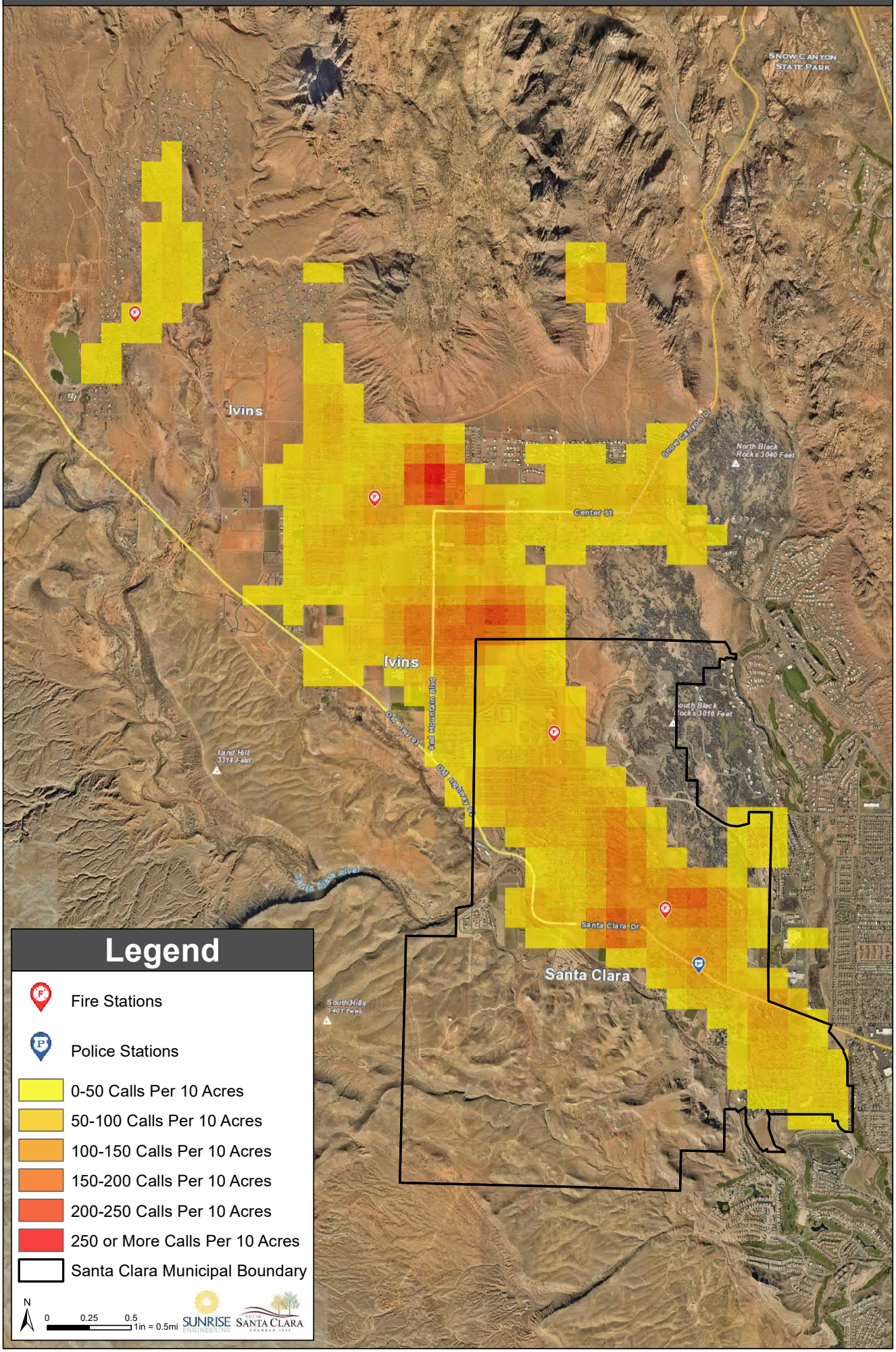
SANTA CLARA

5 Minute Response Time Santa Clara Fire Station #4

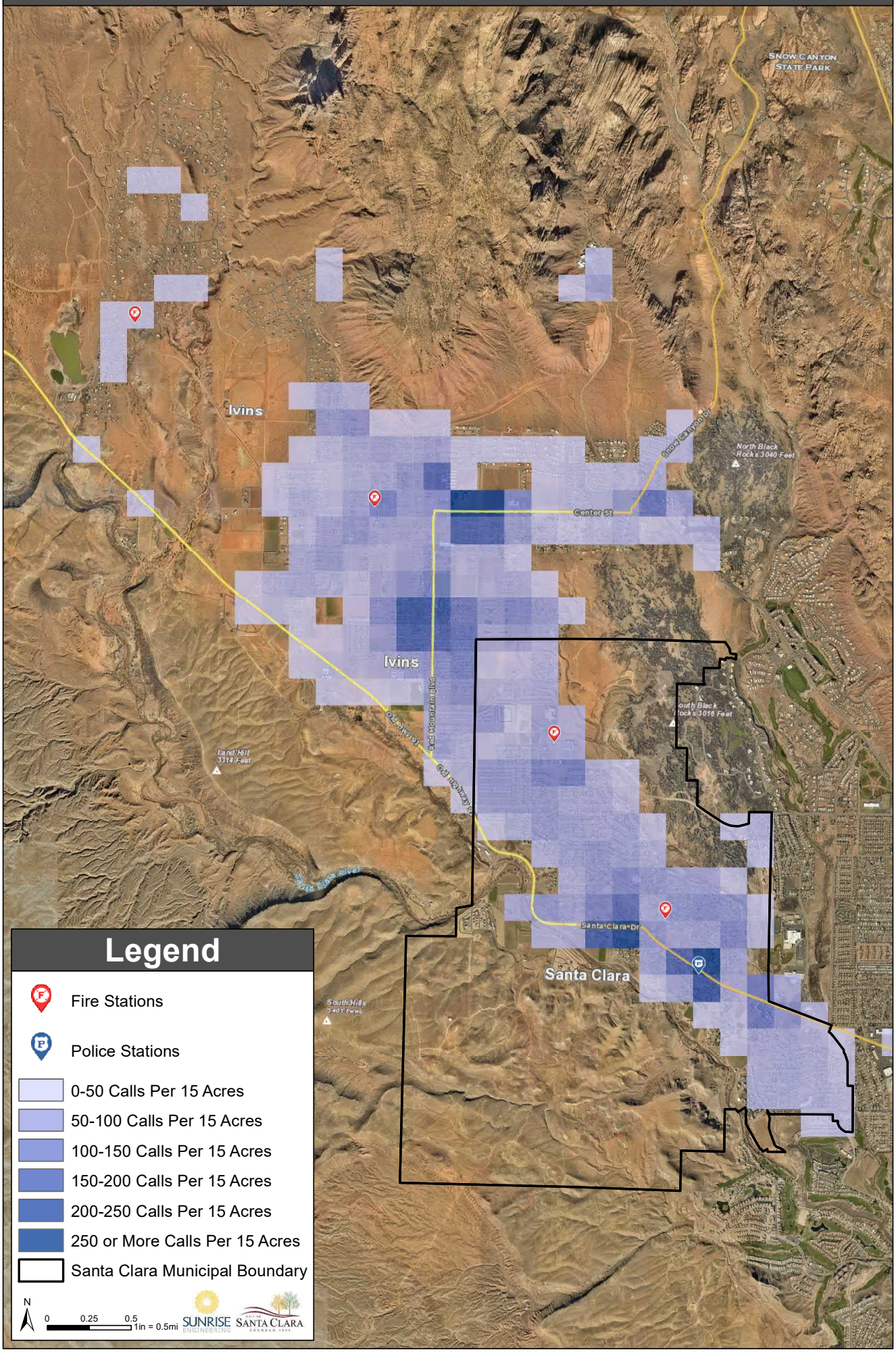


APPENDIX D
PUBLIC SAFETY HEAT MAPS

Santa Clara Fire & Rescue 3 Year Call Data Hot Spots



Santa Clara Law Enforcement 3 Year Call Data Hot Spots



APPENDIX E
ENGINEERS OPINION OF PROBABLE COSTS

SUNRISE ENGINEERING, INC.

11 North 300 West, Washington, Utah 84780

Tel: (435) 652-8450 Fax: (435) 652-8416

Engineer's Opinion of Probable Cost

2019 - PUBLIC SAFETY IMPACT FEE ANALYSIS May-20

Santa Clara, Utah TLN

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributible to New Growth	Total Cost	Total IF Eligible Cost
New Santa Clara Valley Fire Station							
1	Fire Station Building	8,000	SF	$ 300.00	100.0%	$ 2,400,000	$ 2,400,000
2	Land Acquisition	1	LS	$ 425,000.00	100.0%	$ 425,000	$ 425,000
Rachel Drive Existing Station Improvements							
3	Existing Building Interior Improvememts	1.0	LS	$ 75,000.00	100.0%	$ 75,000	$ 75,000
4	Driveway Improvements	1.0	LS	$ 75,000.00	0.0%	$ 65,000	$ -
5	Air Conditioning Improvements	1.0	LS	$ 20,000.00	0.0%	$ 25,000	$ -
Circle Drive Improvements							
1	Improvements	1	LS	$ 50,000.00	0.0%	$ 50,000	$ -
	Construction Sub-Total					**$ 3,040,000**	**$ 2,900,000**
	Contingency	10%	EST		95.4%	$ 304,000	$ 290,000
	Contstruction Total					**$ 3,344,000**	**$ 3,190,000**
New Apparatus's							
6	Aerial Ladder Truck	1.0	EA	$ 500,000.00	100.0%	$ 500,000	$ 500,000
City Hall (Law Enforcement Portion)							
7	Police Station Area	1.0	LS	$ 1,083,928.00	95.1%	$ 1,083,928	$ 1,030,816
Engineering & Incidentals							
8	Engineering & Architectural Design	5.0%	EST		100%	$ 152,000	$ 152,000
	TOTAL PROJECT COST					**$ 5,079,928.00**	**$ 4,872,816.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

APPENDIX F
CERTIFICATION OF IMPACT FEE ANLYSIS

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated § 11-36a-306, Marvin J Wilson, P.E., on behalf of Sunrise Engineering, Inc., make the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

1. Includes only the costs of public facilities that are:
    a. Allowed under the Impact Fees Act; and
    b. Actually incurred; or
    c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; or
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and that methodological standards set forth by the Federal Office of Management and Budget for federal grant reimbursement;

3. Offsets costs with grants or other alternate sources of payment; and

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

Marvin J Wilson, P.E., makes this certification with the following qualifications:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan ("IFFP") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by the Santa Clara, Utah, staff, and elected officials.

2. If all or a portion of the IFFP or Impact Fee Analyses are modified or amended, this certification is no longer valid.

3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers, is assumed to be correct, complete and accurate. This includes information provided by Santa Clara City, Utah, and outside sources.

4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.

5. The foregoing Certification is an expression of professional opinion based on the undersigned's best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.

6. The foregoing certification is made only to Santa Clara City, Utah, and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Sunrise Engineering, Inc.

By: _____

Dated: 5/11/20