

SALEM CITY PUBLIC SAFETY IMPACT FEE **FACILITIES PLAN AND ANALYSIS**



January 24, 2017

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Certification

Salem City Public Safety Impact Fee Analysis and Facilities Plan

I certify that the attached **Impact Fee Analysis** and **Impact Fee Facilities Plan**:

1. Includes only the cost 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 of 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. Offsets costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act

Bruce R. Ward, P.E.
Salem City Engineer

, 2017

CHAPTER 1 - INTRODUCTION

Salem City, located in south Utah County, is a small residential community of approximately 7,500 people. Salem is a full service community providing water, sewer, pressurized irrigation, electrical, public safety, cemetery, streets, and parks and recreation services. Commercial development is growing as the population increases.

Salem City projects its buildout population, under current zoning to be around 76,000 residents and is actively planning for the future. This forecasted growth will result in an increased demand placed on the City's infrastructure and services.

The purpose of this study is to comply with Utah Code Ann. Title 11 Chapter 36a "Impact Fee Act".

This study is divided into two parts:

Chapter 2: Public Safety Impact Fee Facilities Plan

Chapter 3: Public Safety Impact Fee Analysis

Additional support information for these two purposes will be included as necessary. This study will also recommend a Public Safety Impact Fee that will help to fund future infrastructure needed to support growth.

Salem City recently contracted with Forsgren Associates to complete a capital facilities plan for their wastewater system. Demographic information from that analysis will be used and is presented in the table below. (Average 3.2 people per connection)

Salem City Estimated Growth Rate			
Year	Population	Growth Rate	Annual Increase
2016	7,500	4%	300
2017	7,800	4%	312
2018	8,112	4%	324
2019	8,436	4%	337
2020	8,774	4%	351
2021	9,125	4%	365
2022	9,490	4%	380
2023	9,869	4%	395
2024	10,264	4%	411
2025	10,675	4%	427
2026	11,102	4%	444
2027	11,546	4%	462
2028	12,008	4%	480
2029	12,488	4%	500
2030	12,988	4%	520
2031	13,507	4%	540
2032	14,047	4%	562
2033	14,609	4%	584
2034	15,194	4%	608
2035	15,801	4%	632
2036	16,433	4%	657

CHAPTER 2 - PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

Salem City provides 24-hour public safety protection services for its citizens. Following provides an analysis of existing facilities and future requirements.

2.1 Existing Level of Service (LOS)

In most cases, police forces are proportional to the population of a city, although many other factors such as crime rate determine the number of officers needed. Law enforcement needs must be assessed on a case by case basis by the city and its local police departments.

Salem City police department currently employs 10 officers and 1 support staff or approximately 1.47 employees per 1000 residents. As a comparison, the 2015 Uniform Crime Report published by the Federal Bureau of Investigation reports that on average, cities with less than 10,000 inhabitants in the Mountain West employ 4.4 persons per 1,000 residents. For cities with populations in excess of 10,000, this number decreases to 2.2 employees per 1,000 residents. At the current level, Salem is well below not only the national average, but also the lower regional Mountain West average.

The Salem City Public Safety Department currently has 12,128 sq.ft. usable facilities space. The table below illustrates how that area is utilized.

SALEM CITY IMPACT FEE ANALYSIS EXISTING PUBLIC SAFETY FACILITIES January 2017			
Facility	Dimensions Length (Ft.)	Width (Ft.)	Size (Sq.Ft)
Police Facilities			
Chief's Office	19.33	12.00	231.96
Storage unit	10.00	20.00	200.00
Animal Control/Records Room	10.50	10.33	108.47
General Office Space	13.00	22.67	294.71
Interview Room	7.33	10.16	74.47
Booking Room	6.33	10.00	63.30
Evidence Room	5.83	10.00	58.30
Sergeant's Office	10.33	11.67	120.55
Closet	4.42	10.33	45.66
Detective's Office	10.33	10.00	103.30
Other Police Facilities			3224.00
Fire/Ambulance Facilities			
Fire House Bays	37.00	70.00	2590.00
Fire House Meeting Rooms	37.00	70.00	2590.00
Fire/Ambulance Bays	80.00	30.30	2424.00
Total Facilities			12,128.72

The existing level of service for public safety facilities is shown below.

Existing Public Safety Sq.Ft. Level of Service			
Year	Population	SQFT of Fac.	L.O.S. (sf/1000)
2017	7,500	12,128.72	1,617

Salem City desires to maintain its LOS of 1,617 sf of safety facilities per 1,000 residents.

2.2 Future Facilities

This study analyzes the 20 year planning period from 2017 to 2036. As Salem City's population increases from approximately 7,500 to an estimated 16,433 in 2036, an additional 14,446 square feet of new public safety facilities will be required to maintain the current level of service. The table below illustrates this calculation.

20 Year Public Safety Sq.Ft. Requirement			
Year	Population	SQFT of Fac.	L.O.S. (sf/1000)
2017	7,500	12,128.72	1,617
2036	16,433	26,574.83	1,617
Sq.Ft. of additional PS Fac. Needed		14,446.11	

In addition to the facilities shown above, growth and development of both residential and commercial structures have created the need for Salem City to enhanced fire protection services in the form of ladder truck which is shown in the facilities plan below. The ladder truck is needed due to the construction of a multi-level medical services facility that recently opened and is being expanded as of the date of this evaluation. Growth of residential homes has also caused the construction of new schools for the Nebo School District that will need the services a ladder truck can provide. Large commercial buildings also require a ladder truck to adequately provide fire protection services. Large residential structures will also benefit from a new ladder truck.

2.3 Facilities Plan

The table below outlines the public safety facilities that will be purchased and/or constructed during the next 6 year planning window. These items will be included in the calculation of the impact fee.

Public Safety Facilities Plan			
Short Term Project	Sq.Ft.	Budgetary Cost	Year
Impact Fee Update	0	\$ 4,000.00	2017
Purchase Land (7.64 Acres)	0	\$ 730,000.00	2017
Public Safety Complex	14500	\$ 3,262,500.00	2021
Interest Cost	0	\$ 1,414,000.00	2021
Ladder Truck	0	\$ 1,000,000.00	2022
Sub-total		\$ 6,410,500.00	

Cost estimates shown in the table above are based on actual cost with the following exceptions:

Public Safety Complex: Based on \$225 per square foot.

Interest Cost: Based on 2.5%, 20 Years, \$4,996,500.

CHAPTER 3 - IMPACT FEE ANALYSIS

As provided by Utah State Law, impact fees provide communities with a legal means to obtain funds from growth and development to finance the construction of infrastructure improvements that are needed to serve new growth. Impact fees are assessed for many types of infrastructure and facilities that are provided by a community, such as public safety facilities. State law recommends that impact fees be spent within the next six year window. Throughout this study, existing conditions have been analyzed as well as future needs due to growth and development. This section defines the financial impact that new development will have on Salem City in the next 6 years. It also recommends impact fees for public safety by providing infrastructure for future developments and to maintain existing levels of service throughout the City. It does not consider existing deficiencies in the system.

3.1 Public Safety Impact Fee Analysis

As previously shown, improvements to Salem City public safety facilities will be required during the next 6 years, as well the next 20 years, in order to maintain the City's current level of service to its residents. The table below uses the information presented above to calculate the maximum allowable Impact Fee that may be charged to new residential units. The improvements have been spread over an estimated useful life based on maintaining the existing level of service.

Salem City Public Safety Impact Fee Facilities Plan and Analysis							
January 2017							
			Impact Fee Update	Purchase Land (7.64 Acres)	Ladder Truck	Public Safety Complex	Interest Cost
Year	Population	ERU's	\$ 4,000.00	\$730,000.00	\$1,000,000.00	\$3,262,500.00	\$1,414,000.00
2016	7,500	2,344					
2017	7,800	2,438	\$ 4,000.00	\$730,000.00			
2018	8,112	2,535					
2019	8,436	2,636					
2020	8,774	2,742					
2021	9,125	2,852				\$3,262,500.00	\$1,414,000.00
2022	9,490	2,966			\$1,000,000.00		
2023	9,869	3,084					
2024	10,264	3,208					
2025	10,675	3,336					
2026	11,102	3,469					
2027	11,546	3,608					
2028	12,008	3,752					
2029	12,488	3,903					
2030	12,988	4,059					
2031	13,507	4,221					
2032	14,047	4,390					
2033	14,609	4,565					
2034	15,194	4,748					
2035	15,801	4,938					
2036	16,433	5,135					
Sub-Totals			\$ 4,000.00	\$ 730,000.00	\$ 1,000,000.00	\$ 3,262,500.00	\$ 1,414,000.00

Maximum Allowable Impact Fee						
Short Term Project	Sq.Ft.	Budgetary Cost	Year	ERU's	Useful Life (Yrs)	Impact Fee
Impact Fee Update	0	\$ 4,000	2017	528	6	\$ 7.57
Purchase Land (7.64 Acres)	0	\$ 730,000	2017	2,698	20	\$ 270.58
Ladder Truck	0	\$ 1,000,000	2022	2,698	20	\$ 370.65
Public Safety Complex	14500	\$ 3,262,500	2021	2,698	20	\$ 1,209.25
Interest Cost	0	\$ 1,414,000	2021	2,698	20	\$ 524.10
Sub-total		\$ 6,410,500				\$ 2,382.16

Public Safety Impact Fee Information

Maintaining the current LOS will require an impact fee of **\$2,382.16 per residence or 2,000 s.f. of nonresidential building space.**

The impact fees shown in this report are the maximum fees that the city can charge.