

**American Fork**

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**Noticing Draft  
Fire Impact Fee  
Facilities Plan**

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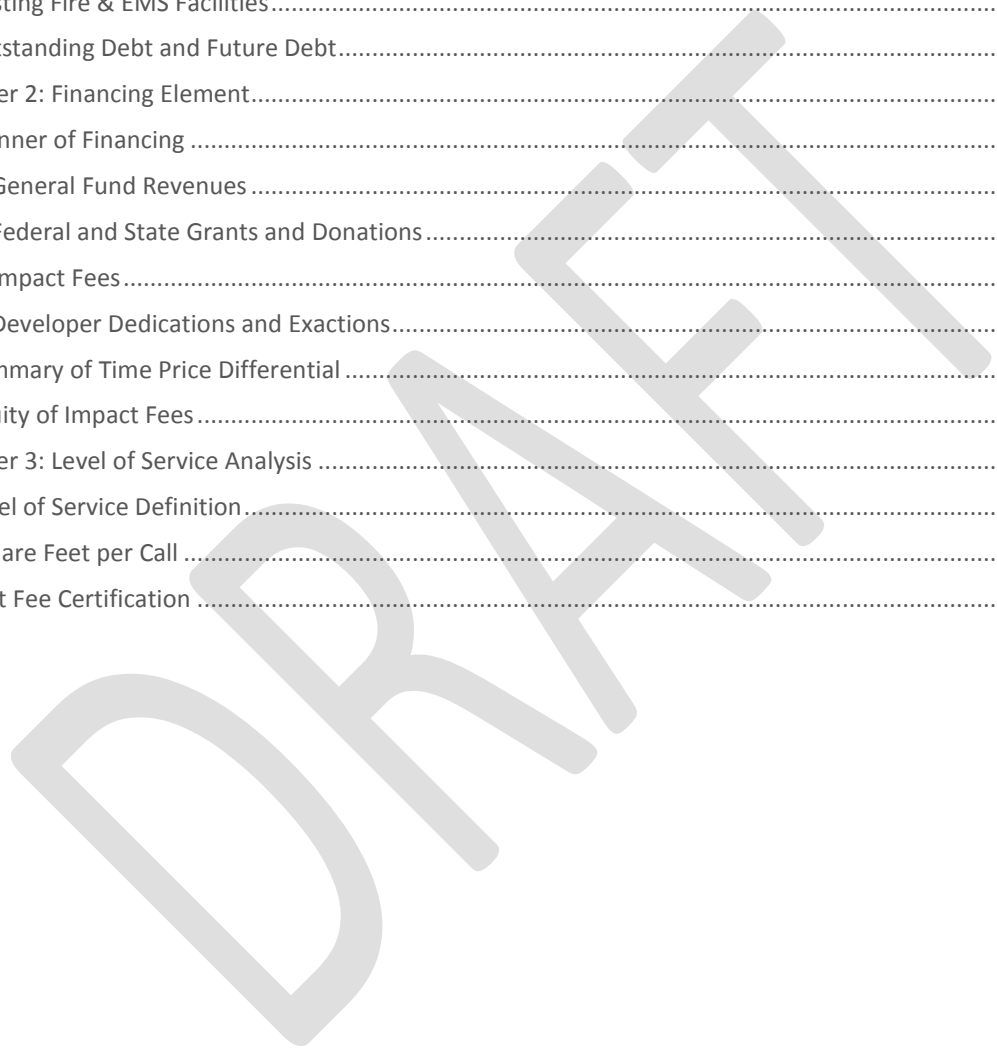
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# EXECUTIVE SUMMARY

## PURPOSE OF THE IMPACT FEE FACILITIES PLAN

The purpose of the Impact Fee Facilities Plan (IFFP) is to provide American Fork (the City) with substantive planning for future fire & EMS capital infrastructure including facility sizes, costs, funding, and allocation to growth. The IFFP also identifies the increasing demands placed upon the City’s existing and future public safety facilities by future development and evaluates how the City will meet these demands. This document will address the future public safety facilities needed to serve the City through the impact fee planning horizon and beyond using current land use planning and the City’s current public safety service area.

The need for future capital projects will be based upon the target level of service standards notably service response times. The existing and future capital projects documented in this IFFP will ensure that the current level of service standard is maintained for all existing and future residents within the service area. The IFFP will also fulfill all financial requirements as established under Title 11, Chapter 36a of the Utah code (the Impact Fee Act). It should also be noted that this analysis does not directly consider public safety services which are provided for areas outside of the City. These services are provided based on mutual aid agreements or are funded through service agreements where the entity receiving the benefit pays a service charge.

## CAPITAL FACILITIES

The Impact Fees Act defines public safety facilities as “a building constructed or leased to house police, fire, or other public safety entities; or a fire suppression vehicle costing in excess of \$500,000.” The facilities must have a life expectancy of ten or more years and must be “owned or operated by or on behalf of a local political subdivision or private entity.” The follow tables list the City’s current facilities, future facilities, and apparatus inventory. Currently a deficiency exists in the existing station call capacity and no station or land costs for the existing station have been included in the impact fee calculation.

FIGURE ES.1: EXISTING FACILITIES INVENTORY

| Existing Fire / EMS Facilities                    |             |               |                     |                 |
|---|-------------|---------------|---------------------|-----------------|
|   | Acres       | SF of Space   | Total Cost          | Qualifying Cost |
| Land Associated with the Existing 96 North Center | 1.30        |               | \$ 419,996          | \$ -            |
| Existing 96 North Center St Facility              |             | 14,596        | 3,586,264           | -               |
| <b>Total</b>                                      | <b>1.30</b> | <b>14,596</b> | <b>\$ 4,006,260</b> | <b>\$ -</b>     |

FIGURE ES.2: FUTURE FACILITIES INVENTORY

| Project   | Year | Floorspace (SF) | Cost per SF/Acre | Land (Acres) | PV Project Expense \$ | Construction Year Expense* | % to Growth | Expansionary Cost   |
|---|------|-----------------|------------------|--------------|-----------------------|----------------------------|-------------|---------------------|
| <b>Future Fire / EMS Facilities Within 10 Years</b>     |      |                 |                  |              |                       |                            |             |                     |
| Land Associated with Future Station #52 780 N 900 E     | 2019 |                 |                  | 1.85         | \$276,923             | \$293,788                  | 100%        | \$293,788           |
| Site Improvements (per Acre)                            | 2019 |                 |                  | 1.85         | \$184,615             | \$195,858                  | 100%        | \$195,858           |
| Future Facility (per SF)                                | 2019 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$3,819,240                | 100%        | \$3,819,240         |
| Land Associated with Future Station #53 200 S 500 W     | 2021 |                 |                  | 2.00         | \$300,000             | \$337,653                  | 100%        | \$337,653           |
| Site Improvements (per Acre)                            | 2021 |                 |                  | 2.00         | \$200,000             | \$225,102                  | 100%        | \$225,102           |
| Future Facility (per SF)                                | 2021 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$4,051,832                | 100%        | \$4,051,832         |
| Land Associated with Future Station #54 700 N 350 W     | 2025 |                 |                  | 2.00         | \$300,000             | \$380,031                  | 100%        | \$380,031           |
| Site Improvements (per Acre)                            | 2025 |                 |                  | 2.00         | \$200,000             | \$253,354                  | 100%        | \$253,354           |
| Future Facility (per SF)                                | 2025 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$4,560,372                | 100%        | \$4,560,372         |
| Land Associated with Future Station #55 500 East Automa | 2029 |                 |                  | 2.00         | \$300,000             | \$427,728                  | 5%          | \$21,386            |
| Site Improvements (per Acre)                            | 2029 |                 |                  | 2.00         | \$200,000             | \$285,152                  | 5%          | \$14,258            |
| Future Facility (per SF)                                | 2029 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$5,132,739                | 5%          | \$256,637           |
| <b>Total Future Fire / EMS Facilities</b>               |      | <b>48,000</b>   |                  |              | <b>\$16,361,538</b>   | <b>\$19,962,849</b>        |             | <b>\$14,409,511</b> |

FIGURE ES.3: APPARATUS INVENTORY

| Apparatus Inventory                  |         |               |                     |                               |                                |                                 |
|--------------------------------------|---------|---------------|---------------------|-------------------------------|--------------------------------|---------------------------------|
| Apparatus Description                | Station | Year Acquired | Apparatus Cost      | Impact Fee Qualifying Portion | New Apparatus (Fully Equipped) | Impact Fee Qualifying Apparatus |
| 2006 Ladder Engine                   | 51      | 2006          | \$ 682,000          | 0%                            | \$ 682,000                     | \$ -                            |
| Custom Chassis Engine for Station 52 | 52      | 2019          | 700,000             | 100%                          | 742,630                        | 742,630                         |
| Ambulance for Station 52             | 52      | 2019          | -                   | 0%                            | -                              | -                               |
| Brush Truck for Station 52           | 52      | 2019          | -                   | 0%                            | -                              | -                               |
| Ladder Engine for Station 53         | 53      | 2021          | 1,050,000           | 100%                          | 1,181,784                      | 1,181,784                       |
| Ambulance for Station 53             | 53      | 2021          | -                   | 0%                            | -                              | -                               |
| Brush Truck for Station 53           | 53      | 2021          | -                   | 0%                            | -                              | -                               |
| Custom Chassis Engine for Station 54 | 54      | 2023          | 700,000             | 100%                          | 835,837                        | 835,837                         |
| Ambulance for Station 54             | 54      | 2023          | -                   | 0%                            | -                              | -                               |
| Brush Truck for Station 54           | 54      | 2023          | -                   | 0%                            | -                              | -                               |
| Custom Chassis Engine for Station 55 | 55      | 2025          | 700,000             | 5%                            | 886,739                        | 44,337                          |
| Ambulance for Station 55             | 55      | 2025          | -                   | 0%                            | -                              | -                               |
| Brush Truck for Station 55           | 55      | 2025          | -                   | 0%                            | -                              | -                               |
| <b>Total</b>                         |         |               | <b>\$ 3,832,000</b> |                               | <b>\$ 4,328,990</b>            | <b>\$ 2,804,588</b>             |

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# CHAPTER 1: EXISTING & FUTURE FACILITIES

## OVERVIEW OF AMERICAN FORK

American Fork is located in Utah County, Utah. In 2016, the population was estimated to be 28,933. American Fork is part of the Provo-Orem Metropolitan Statistical Area and is roughly 30 miles south of Salt Lake City. American Fork Fire Department was organized as a volunteer organization in 1910 and the American Fork Ambulance Service was founded in 1970. Today American Fork Fire/Rescue is a very progressive department, ensuring the utilization and delivery of cutting edge services to the citizens of American Fork.

## EXISTING PUBLIC SAFETY COVERAGE

As more homes, businesses, and other types of development are built, the number of public safety calls increase. This increase in call volume affects the fire & EMS services in two major ways.

First, much of the newer development comes from undeveloped land that is often located farther away from a city’s center. This increases response times—taking longer for public safety personnel to reach emergency situations.

Second, as the call volume increases, so does the likelihood that multiple calls will occur at the same moment and compete for emergency resources. This also increases the average response time. When response times increase the risk of property damage and loss of life also increases. New infrastructure must be built to maintain adequate response times while providing adequate space for the additional equipment and emergency vehicles needed to serve a greater volume of emergency calls.

## EXISTING FIRE & EMS FACILITIES

The fire department currently maintains 14,596 SF of infrastructure. A summary of the existing facilities is contained in the following tables. Generally, as more homes, businesses, and other types of development are built, the number of emergency calls increase. With new development and growth, the fire department will need to expand. The analysis will show the current station is deficient in call capacity and none of the cost for the current facility has been included in the impact fee eligible costs. By 2030, the City anticipates building four additional stations. According to the Impact Fee Act, increases to an existing level of service cannot be funded with impact fee revenues. Given the deficiency in the existing station, the impact fee analysis will include a credit to ensure costs are fairly shared without requiring new growth to pay for an increase in the level of service for existing residents. Figure 1.1 shows the existing facility costs.

FIGURE 1.1: SUMMARY OF EXISTING FACILITIES

| Existing Fire / EMS Facilities                    |             |               |                     |                 |
|---|-------------|---------------|---------------------|-----------------|
|   | Acres       | SF of Space   | Total Cost          | Qualifying Cost |
| Land Associated with the Existing 96 North Center | 1.30        |               | \$ 419,996          | \$ -            |
| Existing 96 North Center St Facility              |             | 14,596        | 3,586,264           | -               |
| <b>Total</b>                                      | <b>1.30</b> | <b>14,596</b> | <b>\$ 4,006,260</b> | <b>\$ -</b>     |

Figure 1.2 shows the additional stations that will be built. The impact fee qualifying costs for the future facilities are shown in the “Expansionary Costs” column. Only 5% of the Station #55 cost is included as impact fee qualifying because the Fire Chief feels that Station #55 will primarily be constructed as a level of service increase and is not entirely needed to meet future call volume, but rather, will help the City with efficiencies for incident response time.

FIGURE 1.2: SUMMARY OF FUTURE INFRASTRUCTURE

| Project   | Year | Floorspace (SF) | Cost per SF/Acre | Land (Acres) | PV Project Expense \$ | Construction Year Expense* | % to Growth | Expansionary Cost   |
|---|------|-----------------|------------------|--------------|-----------------------|----------------------------|-------------|---------------------|
| <b>Future Fire / EMS Facilities Within 10 Years</b>     |      |                 |                  |              |                       |                            |             |                     |
| Land Associated with Future Station #52 780 N 900 E     | 2019 |                 |                  | 1.85         | \$276,923             | \$293,788                  | 100%        | \$293,788           |
| Site Improvements (per Acre)                            | 2019 |                 |                  | 1.85         | \$184,615             | \$195,858                  | 100%        | \$195,858           |
| Future Facility (per SF)                                | 2019 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$3,819,240                | 100%        | \$3,819,240         |
| Land Associated with Future Station #53 200 S 500 W     | 2021 |                 |                  | 2.00         | \$300,000             | \$337,653                  | 100%        | \$337,653           |
| Site Improvements (per Acre)                            | 2021 |                 |                  | 2.00         | \$200,000             | \$225,102                  | 100%        | \$225,102           |
| Future Facility (per SF)                                | 2021 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$4,051,832                | 100%        | \$4,051,832         |
| Land Associated with Future Station #54 700 N 350 W     | 2025 |                 |                  | 2.00         | \$300,000             | \$380,031                  | 100%        | \$380,031           |
| Site Improvements (per Acre)                            | 2025 |                 |                  | 2.00         | \$200,000             | \$253,354                  | 100%        | \$253,354           |
| Future Facility (per SF)                                | 2025 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$4,560,372                | 100%        | \$4,560,372         |
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| Site Improvements (per Acre)                            | 2029 |                 |                  | 2.00         | \$200,000             | \$285,152                  | 5%          | \$14,258            |
| Future Facility (per SF)                                | 2029 | 12,000          | \$ 300.00        | -            | \$3,600,000           | \$5,132,739                | 5%          | \$256,637           |
| <b>Total Future Fire / EMS Facilities</b>               |      | <b>48,000</b>   |                  |              | <b>\$16,361,538</b>   | <b>\$19,962,849</b>        |             | <b>\$14,409,511</b> |

It should be noted that the future plans for the stations may change as American Fork officials judge how the City as a whole would be best served with additional facilities. This analysis should be updated periodically to ensure that the most accurate and current plans and cost information are used to calculate fair and equitable impact fees.

**OUTSTANDING DEBT AND FUTURE DEBT**

The City has outstanding debt which relates to the existing fire & EMS facility, however, given the deficiency in the existing system these costs are not shared with future growth. The impact fee analysis will include a credit to account for the debt service which the City is still paying towards the outstanding fire debt. To accurately estimate the future costs, Zions worked closely with City staff to make accurate estimates on land and construction costs. Based on the anticipated construction year, these costs were then inflated at 3% annually to account for the increasing cost of construction with time. The City also anticipates issuing future bonds to fund the future fire stations. The proposed bonds will be included in the impact fee analysis.

## CHAPTER 2: FINANCING ELEMENT

### MANNER OF FINANCING

The City has funded the capital facilities through a combination of different revenue sources. Impact fees cannot reimburse costs funded through grants and other funds that the City has received for capital improvements without an obligation to repay. Public safety departments often receive grants for equipment and training but rarely for the construction of public safety facilities or for the purchase of apparatus. The station construction costs included in this calculation are those that will be funded by residents and businesses through impact fees and taxes.

Additionally, the Impact Fee Act requires the proportionate share analysis included in the impact fee analysis to demonstrate that impact fees paid by new development are an equitable method for funding growth-related facilities. The need for future station expansion is primarily necessitated by future growth and those costs will be fairly passed on to new development through impact fees. However, the Impact Fee Act requires the IFPP to identify all possible methods of funding new facilities which are listed below.

### GENERAL FUND REVENUES

Tax revenues—property and sales—are the primary source of revenue for the City. The City has authority to collect a portion of the property and sales taxes within its boundaries. The revenues collected can cover the operational expenses, non-impact fee qualifying capital expenses and other general needs of the fire & EMS department.

### FEDERAL AND STATE GRANTS AND DONATIONS

Grants and donations are not currently contemplated in this analysis. If grants are available for constructing stations, they will be used. Grants or other funds that do not require repayment (not including any developer exactions in lieu of impact fee payments) must be credited against the cost of facilities included in the impact fee analysis. An impact fee should not be collected for a project or expense otherwise covered through a grant without an appropriate credit.

### IMPACT FEES

It is recommended that impact fees be used to fund growth-related capital projects as they help to maintain an adequate level of service and prevent existing users from subsidizing the capital needs for new growth. Impact fees have become an ideal mechanism for funding growth-related facilities. Impact fees are charged to ensure new growth pays its proportionate share of the costs for the development of public infrastructure.

Impact fee revenues can also be attributed to the future expansion of public facilities if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues without a way to pass the costs of an increased level of service back to new growth. This typically results in a credit against the impact fee for the level of service cost that will be collected through non-impact fee revenues. As has been previously discussed, American Fork's fire impact fee analysis will include a credit both for outstanding debt service relating to the existing station debt and a deficiency credit.

### DEVELOPER DEDICATIONS AND EXACTIONS

Developer exactions are not the same as grants (which should be credited from the impact fee). If a developer constructs a station or dedicates land for facilities to the City, the value of the dedication is credited against their impact fee liability. It is rare for developers to construct an entire station for a credit, but land dedications are not unheard of. Fire stations are considered system improvements, not project improvements. Thus, an impact fee credit would be due to the developer and the dedication/exaction would be classified in the inventory as if it had been funded directly by the City through impact fees collected.

If the value of the dedication/exaction is less than the development's impact fee liability, the developer owes the balance of the liability to the City. If the value of the improvements dedicated is worth more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments. No developer exactions are currently anticipated.

**SUMMARY OF TIME PRICE DIFFERENTIAL**

The Impact Fee Act allows for the inclusion of a time price differential to ensure that the costs incurred at a later date are accurately calculated. As discussed previously, the cost estimates for future projects are inflated at 3% annually to a future value cost based on the year of anticipated construction.

**EQUITY OF IMPACT FEES**

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. This method results in an equitable fee as future users will not be expected to fund any portion of the projects that will benefit existing residents. This method also addresses current deficiencies by assuming that facilities are sized optimally to cover the City without deficiencies or excesses at buildout.

The impact fee calculations are structured for impact fees to fund 100% of the growth-related portion of facilities identified in the proportionate share analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. Other revenues will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees once sufficient impact fee revenues have been collected.

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## CHAPTER 3: LEVEL OF SERVICE ANALYSIS

### LEVEL OF SERVICE DEFINITION

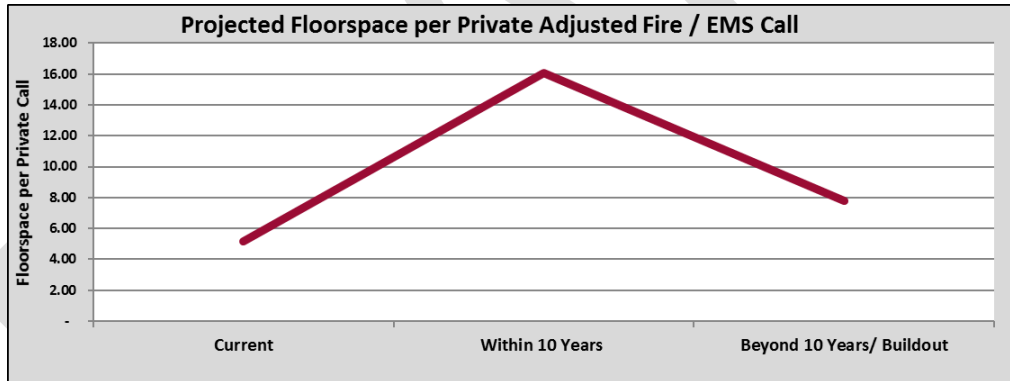
According to State statute, impact fees cannot be used to correct deficiencies in the system or increase the level of service (LOS) over what currently exists without accounting for existing users share of costs. One way to determine if the level of service has been exceeded is to measure the current square footage of facilities per emergency call and compare it to what is planned for the future.

### SQUARE FEET PER CALL

The challenge with public safety infrastructure is that it cannot be added piece by piece but must be added station by station. In other words, if call volume increases by five percent, the infrastructure cannot simply be increased by 5%. When new infrastructure is needed to serve a new area of the City—even if the overall call volume of that area is low—the City is justified in building infrastructure to serve areas of need to meet adequate. When that infrastructure is constructed the level of service must therefore be viewed not in terms of the call volume it currently serves, but the total call volume it was built to serve. The true square-foot per call at buildout is the true level of service calculation. Any square foot per call calculations that exceed the buildout amount include unused excess capacity. As shown in Figure 3.1, a deficiency exists in the current station capacity. The buildout 8.47 SF per call is the target level of service.

FIGURE 3.1: CURRENT AND PROJECTED FACILITY FLOOR SPACE LEVEL OF SERVICE

| Time Frame                | Floorspace | Current /<br>Projected Calls | SF per Call |
|---------------------------|------------|------------------------------|-------------|
| Current                   | 14,596     | 2,837                        | 5.14        |
| Within 10 Years           | 62,596     | 3,903                        | 16.04       |
| Beyond 10 Years/ Buildout | 62,596     | 8,047                        | 7.78        |



## IMPACT FEE CERTIFICATION

Zions Public Finance, Inc. has prepared this report in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to Utah municipal capital facilities plans and impact fee analyses. The accuracy of this report relies upon the planning, engineering, and other source data which was provided by the City and their designees.

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc., makes the following certification:

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

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
  - d. impact fee is paid;
2. Does not include:
  - a. costs of operation and maintenance of public facilities;
  - b. cost 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
    - i. that is consistent with generally accepted cost accounting practices and the methodological
    - ii. standards set forth by the federal Office of Management and Budget for federal grant
    - iii. reimbursement;
3. Offset costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act.

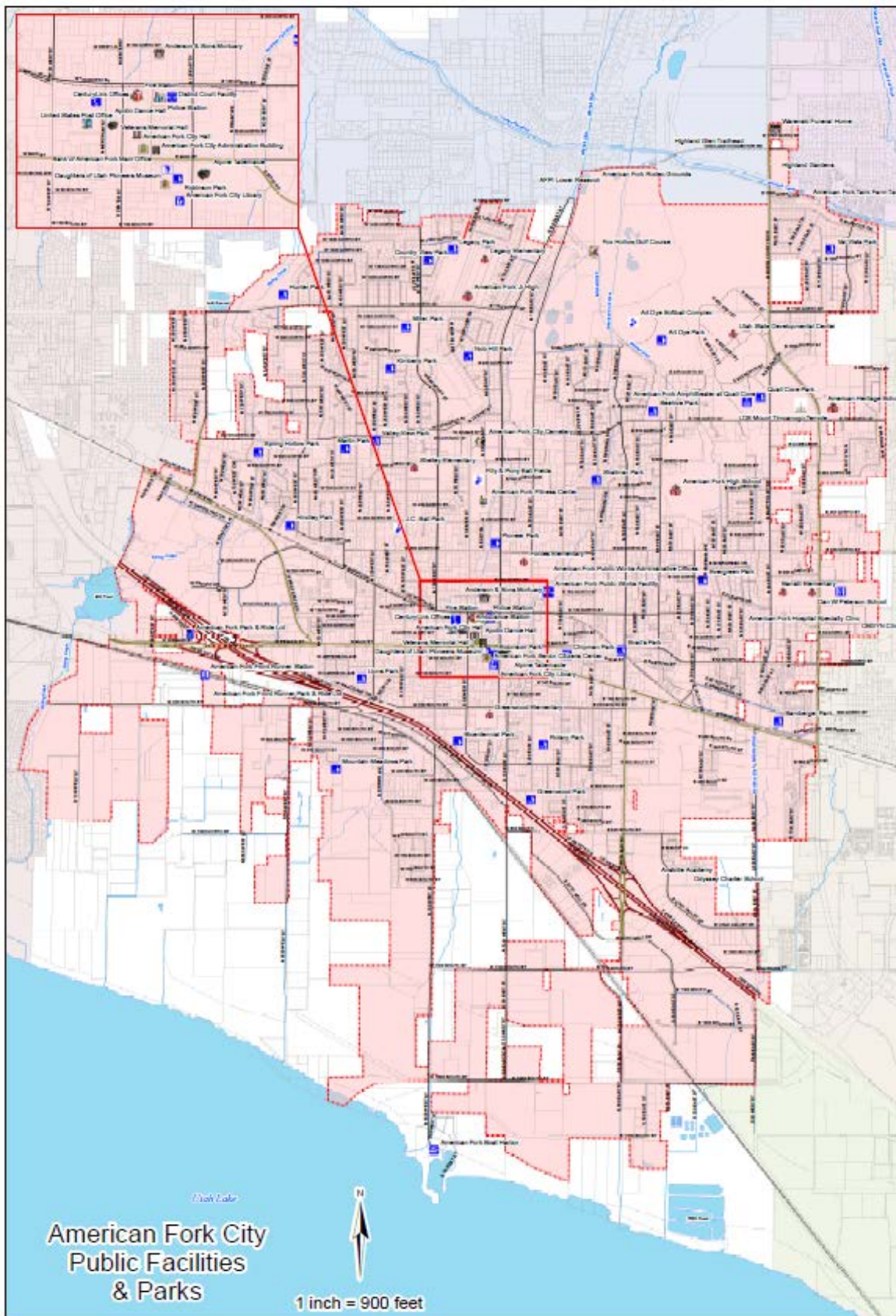
Zions Public Finance, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the impact fee analysis are followed in their entirety by American Fork.
2. If all or a portion of the IFFP or impact fee analysis are modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc., its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by American Fork and outside sources.

Dated: June 29, 2017

ZIONS PUBLIC FINANCE, INC.

# APPENDIX A: SERVICE AREA MAP



## APPENDIX B: GROWTH FORECAST

|    | A  | B                 | C                  | D                       | E                    |    |
|----|--|-------------------|--------------------|-------------------------|----------------------|----|
| 1  | <b>Historic and Future Population Growth</b>             |                   |                    |                         |                      | 1  |
| 2  | <b>Historic and Future Population and Call Estimates</b> |                   |                    |                         |                      | 2  |
| 3  | <b>Year</b>  | <b>Population</b> | <b>Total Calls</b> | <b>Calls per Capita</b> | <b>% Call Growth</b> | 3  |
| 4  | 2013   |                   |                    |                         |                      | 4  |
| 5  | 2014   |                   | 2,560              |                         |                      | 5  |
| 6  | 2015   |                   | 2,846              |                         | 11.2%                | 6  |
| 7  | <b>2016</b>  | <b>28,933</b>     | <b>2,837</b>       | <b>0.09805</b>          | <b>-0.3%</b>         | 7  |
| 8  | 2017   | 29,540            | 2,955.41           | 0.10005                 | 4.2%                 | 8  |
| 9  | 2018   | 30,147            | 3,074              | 0.10196                 | 4.0%                 | 9  |
| 10 | 2019   | 30,832            | 3,192              | 0.10354                 | 3.9%                 | 10 |
| 11 | 2020   | 32,566            | 3,311              | 0.10166                 | 3.7%                 | 11 |
| 12 | 2021   | 34,373            | 3,429              | 0.09976                 | 3.6%                 | 12 |
| 13 | 2022   | 36,180            | 3,547              | 0.09805                 | 3.5%                 | 13 |
| 14 | 2023   | 37,987            | 3,666              | 0.09650                 | 3.3%                 | 14 |
| 15 | 2024   | 39,794            | 3,784              | 0.09510                 | 3.2%                 | 15 |
| 16 | 2025   | 41,601            | 3,903              | 0.09381                 | 3.1%                 | 16 |
| 17 | <b>2026</b>  | <b>43,407</b>     | <b>4,021</b>       | <b>0.09264</b>          | <b>3.0%</b>          | 17 |
| 18 | 2030   | 50,635            | 4,495              | 0.08877                 | 2.7%                 | 18 |
| 19 | 2040   | 71,472            | 5,679              | 0.07946                 | 26.3%                | 19 |
| 20 | 2050   | 77,794            | 6,863              | 0.08822                 | 20.9%                | 20 |
| 21 | 2060   | 82,694            | 8,047              | 0.09731                 | 17.3%                | 21 |
|    | A  | B                 | C                  | D                       | E                    |    |

## APPENDIX C: EMERGENCY FIRE CALL DETAILS

|                              | A            | B            | C            | D                 | E              | F                 | G |
|------------------------------|--------------|--------------|--------------|-------------------|----------------|-------------------|---|
| 1 Fire & EMS Calls           |              |              |              |                   |                |                   |   |
| 2 <b>Category</b>            | <b>2014</b>  | <b>2015</b>  | <b>2016</b>  | <b>3 yr Total</b> | <b>Average</b> | <b>% of Total</b> |   |
| 3 Single Family Residential* | 689          | 739          | 700          | 2,128             | 709            | 25.8%             |   |
| 4 Multifamily Residential    | 147          | 190          | 195          | 532               | 177            | 6.5%              |   |
| 5 Private Non Residential    | 429          | 475          | 499          | 1,403             | 468            | 17.0%             |   |
| 6 Public Buildings and Land  | 72           | 72           | 64           | 208               | 69             | 2.5%              |   |
| 7 Traffic                    | 271          | 343          | 338          | 952               | 317            | 11.5%             |   |
| 8 Mutual Aid                 | 29           | 42           | 49           | 120               | 40             | 1.5%              |   |
| 9 Undefined **               | 923          | 985          | 992          | 2,900             | 967            | 35.2%             |   |
| 10 <b>All Calls</b>          | <b>2,560</b> | <b>2,846</b> | <b>2,837</b> | <b>8,243</b>      | <b>2,748</b>   | <b>100.0%</b>     |   |

11 *\* Single Family = single family detached, all others are considered "Multifamily" for impact fee assessment purposes*

12 *\*\* Undefined includes all other calls not able to be assigned to a private land use within the service area*

A B C D E F G

# APPENDIX D: FORECAST OF DEVELOPMENT UNITS

|    | A   | B                       | C                    | D                                     | E                    | F                        | G                     |    |
|----|---|-------------------------|----------------------|---------------------------------------|----------------------|--------------------------|-----------------------|----|
| 1  | <b>Existing and Future Population, Residential Units, and Private Non Residential Floor Space</b>   |                         |                      |                                       |                      |                          |                       | 1  |
| 2  |   | <b>2015 Development</b> |                      | <b>Future Development to be Added</b> |                      | <b>Existing + Future</b> |                       | 2  |
| 3  | <b>Residential Units</b>  | <b>Population</b>       | <b>Total Units</b>   | <b>Population</b>                     | <b>Units</b>         | <b>Population</b>        | <b>Adjusted Units</b> | 3  |
| 4  | Single Family   | 22,171                  | 6,454                | 23,007                                | 8,090                | 45,178                   | 14,543                | 4  |
| 5  | Multi Family  | 6,762                   | 1,968                | 30,754                                | 10,109               | 37,516                   | 12,077                | 5  |
| 6  | <b>Total</b>  | <b>28,933</b>           | <b>8,422</b>         | <b>53,761</b>                         | <b>18,198</b>        | <b>82,694</b>            | <b>26,620</b>         | 6  |
| 7  | <b>Non-Residential Units</b>  | <b>SF per capita</b>    | <b>Estimated kSF</b> | <b>SF per capita</b>                  | <b>Estimated kSF</b> | <b>SF per capita</b>     | <b>Estimated kSF</b>  | 7  |
| 8  | Non-Residential Units   | 362.03                  | 10,539               | 265.8                                 | 14,292               | 300.3                    | 24,831                | 8  |
| 9  |   |                         |                      |                                       |                      |                          |                       | 9  |
| 10 | <b>Total</b>  |                         | <b>10,539</b>        | <b>493.95</b>                         | <b>14,292</b>        | <b>858.22</b>            | <b>24,831</b>         | 10 |
| 11 | <i>It is estimated that non-residential development will increase at a rate proportionate to the rate of increase seen in population growth</i> |                         |                      |                                       |                      |                          |                       | 11 |
|    | A   | B                       | C                    | D                                     | E                    | F                        | G                     |    |

## APPENDIX E: ALLOCATION OF CALLS TO PUBLIC/PRIVATE LAND USES

|   | A                                  | B                  | C                       | D   | E                            | F            | G                   | H                             | I | J | K |
|---|------------------------------------|--------------------|-------------------------|---|------------------------------|--------------|---------------------|-------------------------------|---|---|---|
| 1 |                                    | <b>Total Calls</b> | <b>% of Total Calls</b> | <b>Direct Calls Allocated to Land Use</b> | <b>Indirect Public Areas</b> | <b>Roads</b> | <b>Non-Resident</b> | <b>Summary of Total Calls</b> |   |   |   |
| 2 | Direct Calls Allocated to Land Use | 1,394              | 49%                     | 1,394                                     | -                            | -            | -                   | <b>1,394</b>                  |   |   |   |
| 3 | Public Buildings and Land          | 64                 | 2%                      | 42  | -                            | -            | 22                  | <b>64</b>                     |   |   |   |
| 4 | Traffic                            | 338                | 12%                     | -   | -                            | 169          | 169                 | <b>338</b>                    |   |   |   |
| 5 | Mutual Aid                         | 49                 | 2%                      | -   | -                            | -            | 49                  | <b>49</b>                     |   |   |   |
| 6 | Undefined                          | 992                | 35%                     | 750                                       | 34                           | 182          | 26                  | <b>992</b>                    |   |   |   |
| 7 | <b>Total</b>                       | <b>2,837</b>       | <b>100%</b>             | <b>2,186</b>                              | <b>34</b>                    | <b>351</b>   | <b>266</b>          | <b>2,837</b>                  |   |   |   |

### Undefined Calls Allocated to Land Use by Direct Calls

|    | A                         | B                               | C                           | D                                   | E               | F | G | H | I | J | K |
|----|---------------------------|---------------------------------|-----------------------------|-------------------------------------|-----------------|---|---|---|---|---|---|
| 10 | <b>Land Use Type</b>      | <b>Calls To Direct Land Use</b> | <b>% to Direct Land Use</b> | <b>Undefined Calls to Land Uses</b> | <b>Adjusted</b> |   |   |   |   |   |   |
| 11 | <b>Residential</b>        |                                 |                             |                                     |                 |   |   |   |   |   |   |
| 12 | Single Family             | 700                             | 38%                         | 376                                 | 1,076           |   |   |   |   |   |   |
| 13 | Multi Family              | 195                             | 11%                         | 105                                 | 300             |   |   |   |   |   |   |
| 14 | <b>Non-Residential</b>    |                                 |                             |                                     |                 |   |   |   |   |   |   |
| 15 | Non-Residential           | 499                             | 27%                         | 268.30                              | 767             |   |   |   |   |   |   |
| 16 | <b>Public Land Uses</b>   |                                 |                             |                                     |                 |   |   |   |   |   |   |
| 17 | Public Buildings and Land | 64                              | 3%                          | 34                                  | 98              |   |   |   |   |   |   |
| 18 | Traffic                   | 338                             | 18%                         | 182                                 | 520             |   |   |   |   |   |   |
| 19 | Mutual Aid                | 49                              | 3%                          | 26                                  | 75              |   |   |   |   |   |   |
| 20 | Undefined                 | 992                             | -                           | -                                   | -               |   |   |   |   |   |   |
| 21 | <b>Total</b>              | <b>2,837</b>                    | <b>100%</b>                 | <b>992</b>                          | <b>2,837</b>    |   |   |   |   |   |   |

22 A B C D E F G H I J K

## APPENDIX F: AVERAGE CALLS PER UNIT

1                    A                    B                    C                    D                    E                    F                    G                    H                    1

1 **Average Historic Calls per Unit to Development Types**

| 2  | Land Use Type                             | 2016 Calls To Direct Land Use | Undefined Calls to LU | Calls to Public Areas | Calls to Roads | 2016 Total Calls | 2016 Land Use Unit | Calls per Unit | 2  |
|----|---|-------------------------------|-----------------------|-----------------------|----------------|------------------|--------------------|----------------|----|
| 3  | <b>Residential</b>                        |                               |                       |                       |                |                  |                    |                | 3  |
| 4  | Single Family                             | 700                           | 376                   | 33                    | 130            | <b>1,239</b>     | 6,454              | <b>0.192</b>   | 4  |
| 5  | Multi Family                              | 195                           | 105                   | 9                     | 36             | <b>345</b>       | 1,968              | <b>0.175</b>   | 5  |
| 6  | <b>Non-Residential</b>                    |                               |                       |                       |                |                  |                    |                | 6  |
| 7  | Non-Residential                           | 499                           | 268                   | 23                    | 93             | <b>883</b>       | 10,539             | <b>0.084</b>   | 7  |
| 8  | <b>Non-Qualifying Calls</b>               |                               |                       |                       |                |                  |                    |                | 8  |
| 9  | Calls Allocated to Outside City Residents | 49                            | 26                    | 34                    | 260            | <b>369</b>       |                    |                | 9  |
| 10 | <b>Total</b>                              | <b>1,443</b>                  | <b>776</b>            | <b>98</b>             | <b>520</b>     | <b>2,837</b>     |                    |                | 10 |

12 **Projected Future Calls**

| 13 <b>Projected Future Fire / EMS Calls - 10 Year</b> |                          |                         |                      |
|---|--------------------------|-------------------------|----------------------|
| 14 <b>Development Type</b>                            | <b>Future Units</b>      | <b>Calls per Unit</b>   | <b>Future Calls*</b> |
| 15 <b>Residential</b>                                 |                          |                         |                      |
| 16 Single Family                                      | 8,090                    | 0.192                   | 1,554                |
| 17 Multi Family                                       | 10,109                   | 0.175                   | 1,773                |
| 18 <b>Non-Residential</b>                             |                          |                         |                      |
| 19 Non-Residential                                    | 14,292                   | 0.084                   | 1,198                |
| 20 <b>Non-Resident Calls</b>                          |                          |                         |                      |
| 21 <b>Development Type</b>                            | <b>Future Population</b> | <b>Calls per Capita</b> | <b>Future Calls*</b> |
| 22 Calls Allocated to Outside City Residents          | 53,761                   | 0.013                   | 685                  |
| 23 <b>Total Undeveloped Future Private Calls</b>      |                          |                         | <b>5,210</b>         |

24 *\*Projected Future Calls are based on future units in addition to existing calls from existing units*

A                    B                    C                    D                    E                    F                    G                    H



## APPENDIX G: EXISTING AND FUTURE STATIONS

|    | A  | B           | C                      | D                       | E                   | F                            | G                                 | H                  | I                        |
|----|--|-------------|------------------------|-------------------------|---------------------|------------------------------|-----------------------------------|--------------------|--------------------------|
| 1  | <b>Summary of Existing Fire Facilities</b>             |             |                        |                         |                     |                              |                                   |                    |                          |
| 2  | <b>Existing Fire / EMS Facilities</b>                  |             |                        |                         |                     |                              |                                   |                    |                          |
| 3  |  | Acres       | SF of Space            | Total Cost              |                     | Qualifying Cost              |                                   |                    |                          |
| 4  | St Facility  | 1.30        |                        | \$ 419,996              |                     | \$ -                         |                                   |                    |                          |
| 5  | Existing 96 North Center St Facility                   |             | 14,596                 | 3,586,264               |                     | -                            |                                   |                    |                          |
| 6  | <b>Total</b>   | <b>1.30</b> | <b>14,596</b>          | <b>\$ 4,006,260</b>     |                     | <b>\$ -</b>                  |                                   |                    |                          |
| 7  |  |             |                        |                         |                     |                              |                                   |                    |                          |
| 8  | <b>Projection of Future Fire Facilities</b>            |             |                        |                         |                     |                              |                                   |                    |                          |
| 9  | <b>Project</b>   | <b>Year</b> | <b>Floorspace (SF)</b> | <b>Cost per SF/Acre</b> | <b>Land (Acres)</b> | <b>PV Project Expense \$</b> | <b>Construction Year Expense*</b> | <b>% to Growth</b> | <b>Expansionary Cost</b> |
| 10 | <b>Future Fire / EMS Facilities Within 10 Years</b>    |             |                        |                         |                     |                              |                                   |                    |                          |
| 11 | Land Associated with Future Station #52 780 N 900 E    | 2019        |                        |                         | 1.85                | \$276,923                    | \$293,788                         | 100%               | \$293,788                |
| 12 | Site Improvements (per Acre)                           | 2019        |                        |                         | 1.85                | \$184,615                    | \$195,858                         | 100%               | \$195,858                |
| 13 | Future Facility (per SF)                               | 2019        | 12,000                 | \$ 300.00               | -                   | \$3,600,000                  | \$3,819,240                       | 100%               | \$3,819,240              |
| 14 | Land Associated with Future Station #53 200 S 500 W    | 2021        |                        |                         | 2.00                | \$300,000                    | \$337,653                         | 100%               | \$337,653                |
| 15 | Site Improvements (per Acre)                           | 2021        |                        |                         | 2.00                | \$200,000                    | \$225,102                         | 100%               | \$225,102                |
| 16 | Future Facility (per SF)                               | 2021        | 12,000                 | \$ 300.00               | -                   | \$3,600,000                  | \$4,051,832                       | 100%               | \$4,051,832              |
| 17 | Land Associated with Future Station #54 700 N 350 W    | 2025        |                        |                         | 2.00                | \$300,000                    | \$380,031                         | 100%               | \$380,031                |
| 18 | Site Improvements (per Acre)                           | 2025        |                        |                         | 2.00                | \$200,000                    | \$253,354                         | 100%               | \$253,354                |
| 19 | Future Facility (per SF)                               | 2025        | 12,000                 | \$ 300.00               | -                   | \$3,600,000                  | \$4,560,372                       | 100%               | \$4,560,372              |
| 20 | Land Associated with Future Station #55 500 East Autom | 2029        |                        |                         | 2.00                | \$300,000                    | \$427,728                         | 5%                 | \$21,386                 |
| 21 | Site Improvements (per Acre)                           | 2029        |                        |                         | 2.00                | \$200,000                    | \$285,152                         | 5%                 | \$14,258                 |
| 22 | Future Facility (per SF)                               | 2029        | 12,000                 | \$ 300.00               | -                   | \$3,600,000                  | \$5,132,739                       | 5%                 | \$256,637                |
| 23 |  |             |                        |                         |                     |                              |                                   |                    |                          |
| 24 | <b>Total Future Fire / EMS Facilities</b>              |             | <b>48,000</b>          |                         |                     | <b>\$16,361,538</b>          | <b>\$19,962,849</b>               |                    | <b>\$14,409,511</b>      |
| 25 |  |             | <b>Total SF</b>        | <b>48,000</b>           |                     |                              |                                   |                    |                          |
| 26 |  |             | Current Year           | 2017                    |                     | Inflation Rate               | 3.00%                             |                    |                          |
|    | A  | B           | C                      | D                       | E                   | F                            | G                                 | H                  | I                        |

## APPENDIX H: OUTSTANDING AND FUTURE DEBT

|    | A                                      | B                  | C                | D                  |  |
|----|--|--------------------|------------------|--------------------|--|
|    | <b>1st Additional Fire Station</b>     |                    |                  | \$ 2,154,443       |  |
| 1  | <b>\$2,198,411</b>                     |                    |                  |                    |  |
| 2  | <b>American Fork City</b>              |                    |                  |                    |  |
| 3  | <b>2019 Series G.O. Bond</b>           |                    |                  |                    |  |
| 4  | <b>Estimated Debt Service Schedule</b> |                    |                  |                    |  |
| 5  | Date                                   | Principal          | Interest         | Total P&I          |  |
| 6  | 2016                                   | 81,815             | 65,952           | 147,768            |  |
| 7  | 2017                                   | 84,270             | 63,498           | 147,768            |  |
| 8  | 2018                                   | 86,798             | 60,970           | 147,768            |  |
| 9  | 2019                                   | 89,402             | 58,366           | 147,768            |  |
| 10 | 2020                                   | 92,084             | 55,684           | 147,768            |  |
| 11 | 2021                                   | 94,847             | 52,921           | 147,768            |  |
| 12 | 2022                                   | 97,692             | 50,076           | 147,768            |  |
| 13 | 2023                                   | 100,623            | 47,145           | 147,768            |  |
| 14 | 2024                                   | 103,641            | 44,126           | 147,768            |  |
| 15 | 2025                                   | 106,751            | 41,017           | 147,768            |  |
| 16 | 2026                                   | 109,953            | 37,815           | 147,768            |  |
| 17 | 2027                                   | 113,252            | 34,516           | 147,768            |  |
| 18 | 2028                                   | 116,649            | 31,119           | 147,768            |  |
| 19 | 2029                                   | 120,149            | 27,619           | 147,768            |  |
| 20 | 2030                                   | 123,753            | 24,015           | 147,768            |  |
| 21 | 2031                                   | 127,466            | 20,302           | 147,768            |  |
| 22 | 2032                                   | 131,290            | 16,478           | 147,768            |  |
| 23 | 2033                                   | 135,228            | 12,539           | 147,768            |  |
| 24 | 2034                                   | 139,285            | 8,482            | 147,768            |  |
| 25 | 2035                                   | 143,464            | 4,304            | 147,768            |  |
| 26 | <b>Total</b>                           | <b>\$2,198,411</b> | <b>\$756,944</b> | <b>\$2,955,355</b> |  |

|    | F                                      | G                  | H                | I                  |  |
|----|--|--------------------|------------------|--------------------|--|
|    | <b>2nd Additional Fire Station</b>     |                    |                  | \$ 2,307,293       |  |
| 1  | <b>\$2,354,381</b>                     |                    |                  |                    |  |
| 2  | <b>American Fork City</b>              |                    |                  |                    |  |
| 3  | <b>2021 Series G.O. Bond</b>           |                    |                  |                    |  |
| 4  | <b>Estimated Debt Service Schedule</b> |                    |                  |                    |  |
| 5  | Date                                   | Principal          | Interest         | Total P&I          |  |
| 6  | 2019                                   | 87,620             | 70,631           | 158,251            |  |
| 7  | 2020                                   | 90,249             | 68,003           | 158,251            |  |
| 8  | 2021                                   | 92,956             | 65,295           | 158,251            |  |
| 9  | 2022                                   | 95,745             | 62,507           | 158,251            |  |
| 10 | 2023                                   | 98,617             | 59,634           | 158,251            |  |
| 11 | 2024                                   | 101,576            | 56,676           | 158,251            |  |
| 12 | 2025                                   | 104,623            | 53,629           | 158,251            |  |
| 13 | 2026                                   | 107,761            | 50,490           | 158,251            |  |
| 14 | 2027                                   | 110,994            | 47,257           | 158,251            |  |
| 15 | 2028                                   | 114,324            | 43,927           | 158,251            |  |
| 16 | 2029                                   | 117,754            | 40,497           | 158,251            |  |
| 17 | 2030                                   | 121,286            | 36,965           | 158,251            |  |
| 18 | 2031                                   | 124,925            | 33,326           | 158,251            |  |
| 19 | 2032                                   | 128,673            | 29,579           | 158,251            |  |
| 20 | 2033                                   | 132,533            | 25,718           | 158,251            |  |
| 21 | 2034                                   | 136,509            | 21,742           | 158,251            |  |
| 22 | 2035                                   | 140,604            | 17,647           | 158,251            |  |
| 23 | 2036                                   | 144,822            | 13,429           | 158,251            |  |
| 24 | 2037                                   | 149,167            | 9,084            | 158,251            |  |
| 25 | 2038                                   | 153,642            | 4,609            | 158,251            |  |
| 26 | <b>Total</b>                           | <b>\$2,354,381</b> | <b>\$810,647</b> | <b>\$3,165,027</b> |  |

|    | A                                      | B                  | C                | D                  |  |
|----|--|--------------------|------------------|--------------------|--|
|    | <b>3rd Additional Fire Station</b>     |                    |                  | \$ 2,596,879       |  |
| 29 | <b>\$2,649,876</b>                     |                    |                  |                    |  |
| 30 | <b>American Fork City</b>              |                    |                  |                    |  |
| 31 | <b>2025 Series G.O. Bond</b>           |                    |                  |                    |  |
| 32 | <b>Estimated Debt Service Schedule</b> |                    |                  |                    |  |
| 33 | Date                                   | Principal          | Interest         | Total P&I          |  |
| 34 | 2019                                   | 98,617             | 79,496           | 178,113            |  |
| 35 | 2020                                   | 101,576            | 76,538           | 178,113            |  |
| 36 | 2021                                   | 104,623            | 73,491           | 178,113            |  |
| 37 | 2022                                   | 107,761            | 70,352           | 178,113            |  |
| 38 | 2023                                   | 110,994            | 67,119           | 178,113            |  |
| 39 | 2024                                   | 114,324            | 63,789           | 178,113            |  |
| 40 | 2025                                   | 117,754            | 60,359           | 178,113            |  |
| 41 | 2026                                   | 121,286            | 56,827           | 178,113            |  |
| 42 | 2027                                   | 124,925            | 53,188           | 178,113            |  |
| 43 | 2028                                   | 128,673            | 49,440           | 178,113            |  |
| 44 | 2029                                   | 132,533            | 45,580           | 178,113            |  |
| 45 | 2030                                   | 136,509            | 41,604           | 178,113            |  |
| 46 | 2031                                   | 140,604            | 37,509           | 178,113            |  |
| 47 | 2032                                   | 144,822            | 33,291           | 178,113            |  |
| 48 | 2033                                   | 149,167            | 28,946           | 178,113            |  |
| 49 | 2034                                   | 153,642            | 24,471           | 178,113            |  |
| 50 | 2035                                   | 158,251            | 19,862           | 178,113            |  |
| 51 | 2036                                   | 162,999            | 15,114           | 178,113            |  |
| 52 | 2037                                   | 167,889            | 10,224           | 178,113            |  |
| 53 | 2038                                   | 172,926            | 5,188            | 178,113            |  |
| 54 | <b>Total</b>                           | <b>\$2,649,876</b> | <b>\$912,390</b> | <b>\$3,562,266</b> |  |

|    | F                                      | G                  | H                  | I                  |  |
|----|--|--------------------|--------------------|--------------------|--|
|    | <b>4th Additional Fire Station</b>     |                    |                    | \$ 2,922,810       |  |
| 29 | <b>\$2,982,459</b>                     |                    |                    |                    |  |
| 30 | <b>American Fork City</b>              |                    |                    |                    |  |
| 31 | <b>2029 Series G.O. Bond</b>           |                    |                    |                    |  |
| 32 | <b>Estimated Debt Service Schedule</b> |                    |                    |                    |  |
| 33 | Date                                   | Principal          | Interest           | Total P&I          |  |
| 34 | 2022                                   | 110,994            | 89,474             | 200,468            |  |
| 35 | 2023                                   | 114,324            | 86,144             | 200,468            |  |
| 36 | 2024                                   | 117,754            | 82,714             | 200,468            |  |
| 37 | 2025                                   | 121,286            | 79,182             | 200,468            |  |
| 38 | 2026                                   | 124,925            | 75,543             | 200,468            |  |
| 39 | 2027                                   | 128,673            | 71,795             | 200,468            |  |
| 40 | 2028                                   | 132,533            | 67,935             | 200,468            |  |
| 41 | 2029                                   | 136,509            | 63,959             | 200,468            |  |
| 42 | 2030                                   | 140,604            | 59,864             | 200,468            |  |
| 43 | 2031                                   | 144,822            | 55,646             | 200,468            |  |
| 44 | 2032                                   | 149,167            | 51,301             | 200,468            |  |
| 45 | 2033                                   | 153,642            | 46,826             | 200,468            |  |
| 46 | 2034                                   | 158,251            | 42,217             | 200,468            |  |
| 47 | 2035                                   | 162,999            | 37,469             | 200,468            |  |
| 48 | 2036                                   | 167,889            | 32,579             | 200,468            |  |
| 49 | 2037                                   | 172,926            | 27,543             | 200,468            |  |
| 50 | 2038                                   | 178,113            | 22,355             | 200,468            |  |
| 51 | 2039                                   | 183,457            | 17,011             | 200,468            |  |
| 52 | 2040                                   | 188,960            | 11,508             | 200,468            |  |
| 53 | 2041                                   | 194,629            | 5,839              | 200,468            |  |
| 54 | <b>Total</b>                           | <b>\$2,982,459</b> | <b>\$1,026,903</b> | <b>\$4,009,362</b> |  |

# APPENDIX I: APPARATUS PLAN AND IMPACT FEE

1 A B C D E F G H I J K 1

2 2

| Inventory of Qualifying Apparatus    |                |               |             |                         |                           |                         |                       |                        |                         | Buildout Calls |  |
|--------------------------------------|----------------|---------------|-------------|-------------------------|---------------------------|-------------------------|-----------------------|------------------------|-------------------------|----------------|--|
| Asset Description                    | Equipment      | Purchase Year | Useful Life | Historic Apparatus Cost | Historic Apparatus Cost   | 10 Year Financing Costs | Annual Apparatus Cost | Projected Annual Calls | Apparatus Cost per Call |                |  |
| 2006 Ladder Engine                   | Fully Equipped | 2006          | 1           | \$ 682,000              | \$ 682,000                | \$ -                    | \$ 682,000            | 8,047                  | \$ 84.75                |                |  |
| Asset Description                    | Equipment      | Purchase Year | Useful Life | 2017 Apparatus Cost*    | Inflated Apparatus Cost** | 10 Year Financing Costs | Annual Apparatus Cost | Projected Annual Calls | Apparatus Cost per Call |                |  |
| Custom Chassis Engine for Station 52 | Fully Equipped | 2019          | 1           | \$ 700,000              | \$ 742,630                | \$ 185,658              | \$ 928,288            | 8,047                  | \$ 115.36               |                |  |
| Ladder Engine for Station 53         | Fully Equipped | 2021          | 1           | 1,050,000               | 1,181,784                 | 295,446                 | 1,477,230             | 8,047                  | 183.57                  |                |  |
| Custom Chassis Engine for Station 54 | Fully Equipped | 2023          | 1           | 700,000                 | 835,837                   | 208,959                 | 1,044,796             | 8,047                  | 129.84                  |                |  |
| Custom Chassis Engine for Station 55 | Fully Equipped | 2025          | 1           | 700,000                 | 886,739                   | 221,685                 | 1,108,424             | 8,047                  | 137.74                  |                |  |
| <b>Totals:</b>                       |                |               |             | <b>\$3,832,000</b>      | <b>\$4,328,990</b>        | <b>\$911,747</b>        | <b>\$5,240,737</b>    |                        | <b>\$651.26</b>         |                |  |

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22 A B C D E F G H I J K 22

Apparatus costing over \$500,000 when purchased and equipped can be assessed to non residential development on a square foot basis. Residential development cannot be assessed an apparatus fee. The costs of the apparatus are divided by the total calls within the service area, including residential, and industrial to calculate a fair average cost per call.

This average cost per call is then multiplied by the calls per 1,000 square feet of floorspace for non residential land uses. The result is the fee that only non residential land uses can pay per 1,000 Sf of floorspace.

| Apparatus Cost per Call |                          |            | \$651                   |
|-------------------------|--------------------------|------------|-------------------------|
| Non-Residential LU      | Annual Calls to Land Use | Impact Fee | Impact Fee per 1,000 SF |
| Non-Residential         | 883                      | \$ 575,387 | \$ 54.59                |

# APPENDIX J: LEVEL OF SERVICE

A B C D E F G H I J

## 1 Fire / EMS

| Time Frame                | Floorspace | Current / Projected Calls | SF per Call |
|---------------------------|------------|---------------------------|-------------|
| Current                   | 14,596     | 2,837                     | 5.14        |
| Within 10 Years           | 62,596     | 3,903                     | 16.04       |
| Beyond 10 Years/ Buildout | 62,596     | 8,047                     | 7.78        |

| Time Frame                       | Floorspace    | Population    | SF per Population |
|----------------------------------|---------------|---------------|-------------------|
| Current                          | 14,596        | 28,933        | 0.50              |
| Within 10 Years                  | 62,596        | 34,939        | 1.79              |
| <b>Beyond 10 Years/ Buildout</b> | <b>62,596</b> | <b>82,694</b> | <b>0.76</b>       |

### FLOOR SPACE LEVEL OF SERVICE

The City's level of service ("LOS") is based primarily on floorspace. The City currently provides 11.93 SF of floorspace per private fire / EMS call. The future projects to be built within the next ten years and through buildout will provide a buildout level of service of 7.94 SF per private fire / EMS call. Because impact fees cannot be used to increase a level of service and because the level of service drops slightly over time, the data demonstrates compliance

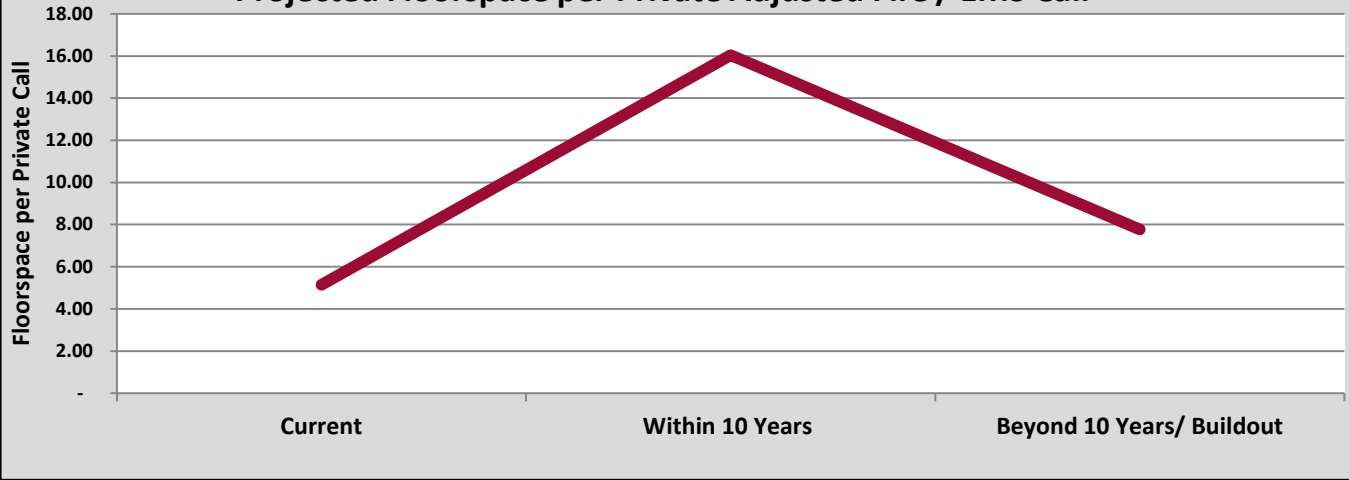
### RESPONSE TIME LEVEL OF SERVICE

The City's level of service ("LOS") is based partially on response time. The City's goal is to provide first responder services to 90% of its territory within four minutes. This is the NFPA 1710 national standard for emergency call response times--four minutes being a critical turning point in the size of a fire and also in effectiveness of medical response.

Factors affecting response time include the number of calls for service and the location of the incidents relative to a fire station. As development occurs, the number of calls for service will increase, creating pressure on the existing response system. Also, new development of residential and business areas tend to occur in areas farther removed from an existing station.

The City intends to build its fire stations so that they are strategically located to provide a four minute response time.

### Projected Floorspace per Private Adjusted Fire / EMS Call



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## APPENDIX K: PROPORTIONATE SHARE ANALYSIS

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### Summary of Fire / EMS Facilities

| Time Frame                          | Station Floorspace | % of Buildout Floor Space | Station Capacities (Call) | 2016 Calls to Stations | Future Calls to Stations | % to Serve Existing Users | % to Serve Future Growth |
|-------------------------------------|--------------------|---------------------------|---------------------------|------------------------|--------------------------|---------------------------|--------------------------|
| Existing                            | 14,596             | 23.3%                     | 1,876                     | 1,876                  | -                        | 100.0%                    | 0.0%                     |
| Within 10 Years                     | 48,000             | 76.7%                     | 6,171                     | 961                    | 5,210                    | 15.6%                     | 84.4%                    |
| Beyond 10 Years                     | -                  | 0.0%                      | -                         | -                      | -                        | 0.0%                      | 0.0%                     |
| <b>At Buildout</b>                  | <b>62,596</b>      | <b>100.0%</b>             | <b>8,047</b>              | <b>2,837</b>           | <b>5,210</b>             | <b>35.3%</b>              | <b>64.7%</b>             |
| Existing                            | 14,596             | 23.3%                     | 1,876                     | 1,876                  | -                        | 0.0%                      | 0.0%                     |
| Within 10 Years                     | 48,000             | 76.7%                     | 6,171                     | 961                    | 5,210                    | 15.6%                     | 84.4%                    |
| <b>Existing and Within 10 Years</b> | <b>62,596</b>      | <b>100.0%</b>             | <b>8,047</b>              | <b>2,837</b>           | <b>5,210</b>             | <b>35.3%</b>              | <b>64.7%</b>             |

### Proportionate Share of Fire / EMS Facilities

| Timeframe       | Impact Fee Qualifying Cost of Facilities | % of Allocated to Future Development | Amount to be Paid by Future Growth |
|-----------------|--|--------------------------------------|------------------------------------|
| Existing        | \$ 4,006,260                             | 0.00%                                | \$ -                               |
| Within 10 Years | 14,409,511                               | 84.43%                               | 12,166,357                         |
| <b>Total</b>    | <b>\$ 18,415,771</b>                     | <b>42.22%</b>                        | <b>\$ 12,166,357</b>               |

A                      B                      C                      D                      E                      F                      G                      H