

Syracuse City



Public Safety Impact Fee Facilities Plan



IMPACT FEE FACILITIES PLAN SYRACUSE CITY

Executive Summary

Background

This Impact Fee Facilities Plan (IFFP) was prepared to meet the requirements of Utah Code §11-36a. Public safety includes both police (law enforcement) and fire capital facilities. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Syracuse has determined that there is one city-wide service area for police and fire protection services.

New Development and Growth

Syracuse is experiencing solid growth. Residential and non-residential growth creates the demand for new public safety capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2020-2031

Year	Households	Non-Residential Square Feet
2020	8,672	3,261,440
2021	9,072	3,411,875
2022	9,722	3,656,333
2023	10,372	3,900,791
2024	10,862	4,085,074
2025	11,237	4,226,107
2026	11,637	4,376,543
2027	12,077	4,542,022
2028	12,402	4,664,250
2029	12,702	4,777,077
2030	13,102	4,927,512
2031	13,402	5,040,339

Source: Syracuse City; Davis County Assessor's Office

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean public safety buildings, as well as fire vehicles that have been acquired previously or will be acquired within the next six years at a cost of \$500,000 or more.

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

Police. The City had 10,215 calls for service in 2020.¹ With the growth that the City is experiencing, these calls for service will only increase in the future. The City currently has excess capacity in its existing police facilities sufficient to serve the needs of the City through 2031 and therefore will not need to construct new facilities in order to meet the demands of new growth.

During 2020, the City averaged 0.76 police calls per residential dwelling unit and 0.00101 calls per square foot of nonresidential space. With 20,800 police building square feet, this results in an existing service level of 1.95 square feet of police facility space for every projected police call in 2021. The proposed service level is for 1.32 square feet per call calculated by dividing the total police building square feet (20,800) by the projected calls in 2031 (15,787).²

TABLE 2: EXISTING AND PROPOSED LEVEL OF SERVICE – POLICE

	TOTAL*	Residential	Non-Residential
Police Calls 2021	10,686	6,890	3,431
Residential Dwelling Units or Non-Residential SF – 2021		9,072	3,411,875
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.76	0.00101
TOTAL Attributable Police Building SF	20,800	13,412	6,679
Existing LOS - SF per Call	1.95		
Police Calls 2031*	15,787	10,179	5,069
Proposed Police Building SF per Call	1.32		

* Includes pass-thru traffic calls which are not included in the residential and non-residential calls shown in the table.

Fire. The City had 1,201 calls for service that originated from development in Syracuse in 2020.³ With the growth that the City is experiencing, these calls for service will only increase in the future. The City currently has no excess capacity in its existing fire facilities to serve the needs of the City through 2031 and therefore will need to construct new facilities in order to meet the demands of new growth.

¹ Syracuse had 10,686 police calls for service in 2020 which included 348 pass-thru traffic calls. Traffic calls represent 34.1 percent of all calls for service received by the police department. An estimated 10 percent of these traffic calls are attributed to pass-through traffic and therefore cannot be included in the calculation of impact fees.

² Includes residential, non-residential and pass-thru traffic calls.

³ Syracuse had 1,201 fire calls for service in 2020. These calls have been reduced to account for the fact that 10 percent of all fire-related traffic calls are attributed to pass-through traffic that does not originate in Syracuse. Traffic calls represent 8.8 percent of all calls for service received by the fire department. An estimated 10 percent of traffic calls are attributable to pass-through traffic and cannot be included in the calculation of impact fees.

During 2020, the City averaged 0.11 fire calls per residential dwelling unit and 0.00007798 calls per square foot of nonresidential space. With 22,408 square feet of fire building space, this results in an existing service level of 17.84 square feet of fire facility space for every projected fire call in 2021. The City anticipates adding 12,000 additional square feet of fire building space by 2031 since current facilities are at capacity. The proposed service level is for 18.54 square feet per call calculated by dividing the total fire building square feet (34,408) by the projected calls in 2031 (1,856).⁴

TABLE 3: EXISTING AND PROPOSED SERVICE LEVELS – FIRE

	TOTAL*	Residential	Non-Residential
Fire Calls 2021	1,256	979	266
Residential Dwelling Units or Non-Residential SF – 2021		9,072	3,411,875
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.11	0.00007798
Total Attributable Fire Building SF – 2021	22,408	17,465	4,745
Existing LOS - SF per Call	17.84		
Fire Calls 2031	1,856	1,447	393
Total Attributable Fire Building SF – 2031	34,408	26,818	7,286
Proposed Fire Building SF per Call	18.54		
*Includes pass-thru traffic calls which are not included in the residential and non-residential calls shown in the table.			

The City has one existing transportation engine with excess capacity. It was acquired in 2018 at a cost of \$745,713. This vehicle will be considered in the impact fee calculation for nonresidential development. The City also intends to acquire a \$1,250,000 ladder truck and two \$750,000 engines within the next 10 years that can be considered in the calculation of impact fees. The additional vehicles are needed to serve the increased demands from future development.

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

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

Police. The existing police department has excess capacity sufficient to serve the needs of new development through 2031. Therefore, no new facilities are needed in order to meet growth demands in the City. At the proposed service level of 1.32 building square feet per call, new residential and non-residential development will need a total of 20,800 square feet of space by 2031. At that time there will be no remaining capacity in the police facilities.

Fire. The existing fire department has no excess capacity. The City has plans to construct a new fire station in the next 10 years to address this need and add 12,000 square feet of additional fire station space to facilitate the increased demands created by growth. At the proposed service level of 18.54

⁴ Includes residential, non-residential and pass-thru traffic calls

building square feet per call, new residential and non-residential development will need a total of 34,408 square feet of space by 2031. However, new development will only be charged to maintain the existing level of service which will require a total of 33,103 square feet – an increase of 10,695 square feet.

Identify How the Growth Demands Will Be Met

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

Police. New growth will need to buy into the excess capacity of the existing police facilities. The actual cost of existing police facilities is \$1,677,835.

Fire. New growth will need to fund the new facilities needed to meet the demands of growth by constructing additional fire station space. It is anticipated that the new facility will be built by 2027. The estimated cost of the new fire facilities is \$5,970,261.

TABLE 4: FUTURE FIRE FACILITY COSTS

Fire Facility	Amount
Estimated Cost of Station 32	\$5,970,261

The estimated construction cost (land and building) for the new fire station is \$498 per square foot.

There is also existing capacity in the City's 2018 Pierce transport engine which was acquired at a cost of almost \$750,000 and for which new growth will need to buy into its proportionate share.

New growth will also need to pay for its fair share of the new ladder truck and engines which are anticipated to be purchased within the next 10 years at a total cost of approximately \$2,750,000.

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for public safety improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an IFFP which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and

- (f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

Existing Service Levels

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 5: GROWTH PROJECTIONS, 2020-2031

Year	Households	Non-Residential Square Feet
2020	8,672	3,261,440
2021	9,072	3,411,875
2022	9,722	3,656,333
2023	10,372	3,900,791
2024	10,862	4,085,074
2025	11,237	4,226,107
2026	11,637	4,376,543
2027	12,077	4,542,022
2028	12,402	4,664,250
2029	12,702	4,777,077
2030	13,102	4,927,512
2031	13,402	5,040,339

Source: Syracuse City; Davis County Assessor's Office

Residential and nonresidential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur.

Police: The increased police calls for service are projected as follows for residential and non-residential development in Syracuse. Additional calls may be received for pass-through traffic, but these demand units are not included in the calculation of impact fees.

TABLE 6: POLICE – PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL CALLS
2020	6,587	0.760	3,280	0.00101	9,867	10,215
2021	6,890	0.760	3,431	0.00101	10,322	10,686
2022	7,384	0.760	3,677	0.00101	11,061	11,452
2023	7,878	0.760	3,923	0.00101	11,801	12,217
2024	8,250	0.760	4,108	0.00101	12,358	12,795
2025	8,535	0.760	4,250	0.00101	12,785	13,236
2026	8,839	0.760	4,402	0.00101	13,240	13,708
2027	9,173	0.760	4,568	0.00101	13,741	14,226
2028	9,420	0.760	4,691	0.00101	14,110	14,609

Year	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL CALLS
2029	9,647	0.760	4,804	0.00101	14,452	14,962
2030	9,951	0.760	4,956	0.00101	14,907	15,433
2031	10,179	0.760	5,069	0.00101	15,248	15,787
2032	10,506	0.760	5,232	0.00101	15,737	16,293
2033	10,832	0.760	5,394	0.00101	16,227	16,800
2034	11,159	0.760	5,557	0.00101	16,716	17,306
2035	11,485	0.760	5,720	0.00101	17,205	17,813
2036	11,812	0.760	5,882	0.00101	17,694	18,319
2037	12,139	0.760	6,045	0.00101	18,184	18,826
2038	12,465	0.760	6,208	0.00101	18,673	19,332
2039	12,792	0.760	6,370	0.00101	19,162	19,839
2040	13,118	0.760	6,533	0.00101	19,651	20,345
2041	13,445	0.760	6,696	0.00101	20,141	20,852

Fire: The increased fire calls for service, originating in Syracuse, are projected as shown in the following table. Additional calls may be received for pass-through traffic, but these calls are not included in the calculation of impact fees.

TABLE 7: FIRE – PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL Calls
2020	936	0.11	254	0.000078	1,190	1,201
2021	979	0.11	266	0.000078	1,245	1,256
2022	1,049	0.11	285	0.000078	1,335	1,346
2023	1,120	0.11	304	0.000078	1,424	1,436
2024	1,172	0.11	319	0.000078	1,491	1,504
2025	1,213	0.11	330	0.000078	1,542	1,556
2026	1,256	0.11	341	0.000078	1,597	1,612
2027	1,304	0.11	354	0.000078	1,658	1,673
2028	1,339	0.11	364	0.000078	1,702	1,718
2029	1,371	0.11	373	0.000078	1,744	1,759
2030	1,414	0.11	384	0.000078	1,799	1,815
2031	1,447	0.11	393	0.000078	1,840	1,856
2032	1,493	0.11	406	0.000078	1,899	1,916
2033	1,539	0.11	418	0.000078	1,958	1,975
2034	1,586	0.11	431	0.000078	2,017	2,035
2035	1,632	0.11	443	0.000078	2,076	2,094
2036	1,679	0.11	456	0.000078	2,135	2,154

Year	Residential Calls	Residential Ratio	Non-Residential Calls	Non-Residential Call Ratio	Total Impact-Fee Eligible Calls	TOTAL Calls
2037	1,725	0.11	469	0.000078	2,194	2,213
2038	1,772	0.11	481	0.000078	2,253	2,273
2039	1,818	0.11	494	0.000078	2,312	2,332
2040	1,864	0.11	507	0.000078	2,371	2,392
2041	1,911	0.11	519	0.000078	2,430	2,452

Existing Service Levels

Police. The existing police department has excess capacity sufficient to serve the needs of new development through 2031. Therefore, no new facilities are needed in order to meet growth demands in the City. At the proposed service level of 1.32 building square feet per call, new residential and non-residential development will need a total of 20,800 square feet of space by 2031. At that time there will be no remaining capacity in the police facilities.

During 2020, the City averaged 0.76 police calls per residential dwelling unit and 0.00101 calls per square foot of nonresidential space. With 20,800 police building square feet, this results in an existing service level of 1.95 square feet of police facility space for every projected police call in 2021.

TABLE 8: EXISTING AND PROPOSED LEVEL OF SERVICE – POLICE

	TOTAL*	Residential	Non-Residential
Police Calls 2021	10,686	6,890	3,431
Residential Dwelling Units or Non-Residential SF – 2021		9,072	3,411,875
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.76	0.00101
TOTAL Attributable Police Building SF	20,800	13,412	6,679
Existing LOS – SF per Call	1.95		

* Includes pass-thru traffic calls which are not included in the residential and non-residential calls shown in the table.

Fire. The existing fire department has no excess capacity. The City has plans to construct a new fire station in the next 10 years to address this need and add 12,000 square feet of additional fire station space to facilitate the increased demands created by growth. At the proposed service level of 18.54 building square feet per call, new residential and non-residential development will need a total of 34,408 square feet of space by 2031. However, new development will only be charged to maintain the existing service level of 17.84 square feet per call which requires 10,695 additional square feet by 2031.

During 2020, the City averaged 0.11 fire calls per residential dwelling unit and 0.00007798 fire calls per nonresidential square foot of space. With 22,408 building square feet, this results in an existing service level of 17.84 square feet of fire facility for every projected fire call in 2021.

TABLE 9: EXISTING LEVEL OF SERVICE – FIRE

	TOTAL*	Residential	Non-Residential
Fire Calls 2021	1,256	979	266
Residential Dwelling Units or Non-Residential SF – 2021		9,072	3,411,875
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.11	0.00007798
Total Attributable Fire Building SF – 2021	22,408	17,465	4,745
Existing LOS - SF per Call	17.84		

* Includes pass-thru traffic calls which are not included in the residential and non-residential calls shown in the table.

Proposed Level of Service

Police. New growth will need to buy into the excess capacity of the existing police facilities. The actual cost of existing police facilities is \$1,677,835. The proposed level of service is 1.32 police building square feet per call; the existing service level is 1.95 square feet per call.

TABLE 10: PROPOSED LEVEL OF SERVICE – POLICE

	TOTAL*	Residential	Non-Residential
Police Calls 2021	10,686	6,890	3,431
Residential Dwelling Units or Non-Residential SF – 2021		9,072	3,411,875
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.76	.00101
TOTAL Attributable Police Building SF – 2031	20,800	13,412	6,679
Police Calls 2031	15,787	10,179	5,069
Proposed Police Building SF per Call	1.32		

* Includes pass-thru traffic calls which are not included in the residential and non-residential calls shown in the table.

Fire. New growth will need to fund the new facilities needed to meet the demands of growth by constructing additional fire station space. It is anticipated that the new facility will be built by 2027. The estimated cost of the new fire facilities is \$5,970,261. The anticipated cost of the new fire station is \$498 per square foot (including land and building).

TABLE 11: FIRE FACILITY COSTS

Fire Facility	Amount
Estimated Cost of Station 32	\$5,970,261

The proposed level of service is 18.54 building square feet per call.

TABLE 12: PROPOSED LEVEL OF SERVICE – FIRE

	TOTAL*	Residential	Non-Residential
Fire Calls 2021*	1,256	979	266
Residential Dwelling Units or Non-Residential SF – 2021		9,072	3,411,875
Average Annual Calls per Residential Dwelling Unit or Nonresidential SF		0.11	0.00007798
Total Attributable Fire Building SF – 2031	34,408	26,818	7,286
Fire Calls 2031*	1,856	1,447	393
Proposed Fire Building SF per Call	18.54		

* Includes pass-thru traffic calls which are not included in the residential and non-residential calls shown in the table.

The proposed level of service for the new fire truck and engines to be acquired within the next 10 years is a 20-year life.

Excess Capacity

Police. The existing police department has excess capacity sufficient to serve the needs of new development through 2031. Therefore, no new facilities are needed in order to meet growth demands in the City. At the proposed service level of 1.32 building square feet per call, new development will need a total of 20,800 square feet of space by 2031. At that time there will be no remaining capacity in the police facilities.

Fire. The existing fire department has no excess capacity in its fire station. The City has plans to construct a new fire station in the next 10 years to address this need and add 12,000 square feet of additional fire station space to facilitate the increased demands created by growth. At the proposed service level of 18.54 building square feet per call, new residential and non-residential development will need a total of 34,408 square feet of space by 2031; it will need 10,695 square feet to maintain existing service levels.

There is excess capacity in the City's 2018 Pierce transport engine. New growth will need to buy-into the capacity remaining in this vehicle which cost in excess of \$500,000.

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

Police. New development will consume 6,720 additional square feet of the excess capacity in the existing police station by 2031.

TABLE 13: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) FOR PROPOSED POLICE SERVICE LEVEL

Year	Residential Calls	Non-Residential Calls	Total Police SF Needed
2021	6,890	3,431	14,080
2022	7,384	3,677	15,089
2023	7,878	3,923	16,097
2024	8,250	4,108	16,858
2025	8,535	4,250	17,440
2026	8,839	4,402	18,061
2027	9,173	4,568	18,744
2028	9,420	4,691	19,248
2029	9,647	4,804	19,714
2030	9,951	4,956	20,334
2031	10,179	5,069	20,800
Growth, 2021-2031	3,289	1,638	6,720

Fire. Existing fire facilities are at capacity. The City has plans to build a new fire station which will add 12,000 square feet of new facility space.

TABLE 14: FACILITIES NEEDED (FIRE BUILDING SQUARE FEET) FOR PROPOSED AND EXISTING FIRE SERVICE LEVELS

Year	Residential Calls	Non-Residential Calls	Building SF Needed for Proposed Service Level	Building SF Needed to Maintain Current Service Level
2021	979	266	22,408	22,408
2022	1,049	285	24,960	24,014
2023	1,120	304	26,629	25,619
2024	1,172	319	27,887	26,829
2025	1,213	330	28,850	27,756
2026	1,256	341	29,877	28,744
2027	1,304	354	31,006	29,830
2028	1,339	364	31,841	30,633
2029	1,371	373	32,611	31,374
2030	1,414	384	33,638	32,362
2031	1,447	393	34,408	33,103
Growth, 2021-2031	468	127	12,000	10,695

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

Police. The City will meet the proposed growth demands by allowing new development to buy into the existing excess capacity of the police station. The existing station has 6,720 square feet of excess capacity. By 2031, Syracuse will require 6,720 additional square feet of space that will be consumed as part of the excess capacity in the existing police station. New development will therefore need to buy into the cost of the existing, excess capacity of the police station. Total actual cost of the existing police station is \$1,677,835.

Fire. Existing fire facilities are at capacity; therefore, the City will meet the proposed growth demands by constructing a new fire facility within the next 10 years. New development will pay for its share of the new fire station. The new station will provide 12,000 square feet of space. Total actual cost of the new fire station facility is \$5,970,261. New construction costs are estimated at \$498 per square foot (land and building).

Manner of Financing for Public Facilities

Utah Code 11-36a-304(2)(c)(d)(e)

Impact fees will be used to fund the established growth-driven public safety services for law enforcement and fire.

Credits Against Impact Fees

Utah Code 11-36a-304(2)(f)

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the City before construction of the improvements.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding must be identified.

Grants

The City is unaware of any potential grant sources for future public safety facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

Bonds

On April 21, 2021 the City reissued its Series 2016 bonds for a \$6,420,000 Lease Revenue Refunding Bond with a maturity date in 2028. The cost of the bond has been allocated to the police and fire stations based on their proportionate costs and cash contributed to the project. Credits must be made so that new development is not charged twice – once for impact fees and then again in bond payments.

Transfer from General Fund

To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated, they will be used to reach the Proposed Service Levels recommended in the City's Master Plan and not to offset the demands generated by new development, which is anticipated to be offset with impact fees.

Impact Fees

Because of the growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis may be prepared and the City may charge impact fees for public safety.

Anticipated or Accepted Dedications of System Improvements

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

Certification

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

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. Complies in each and every relevant respect with the Impact Fees Act.