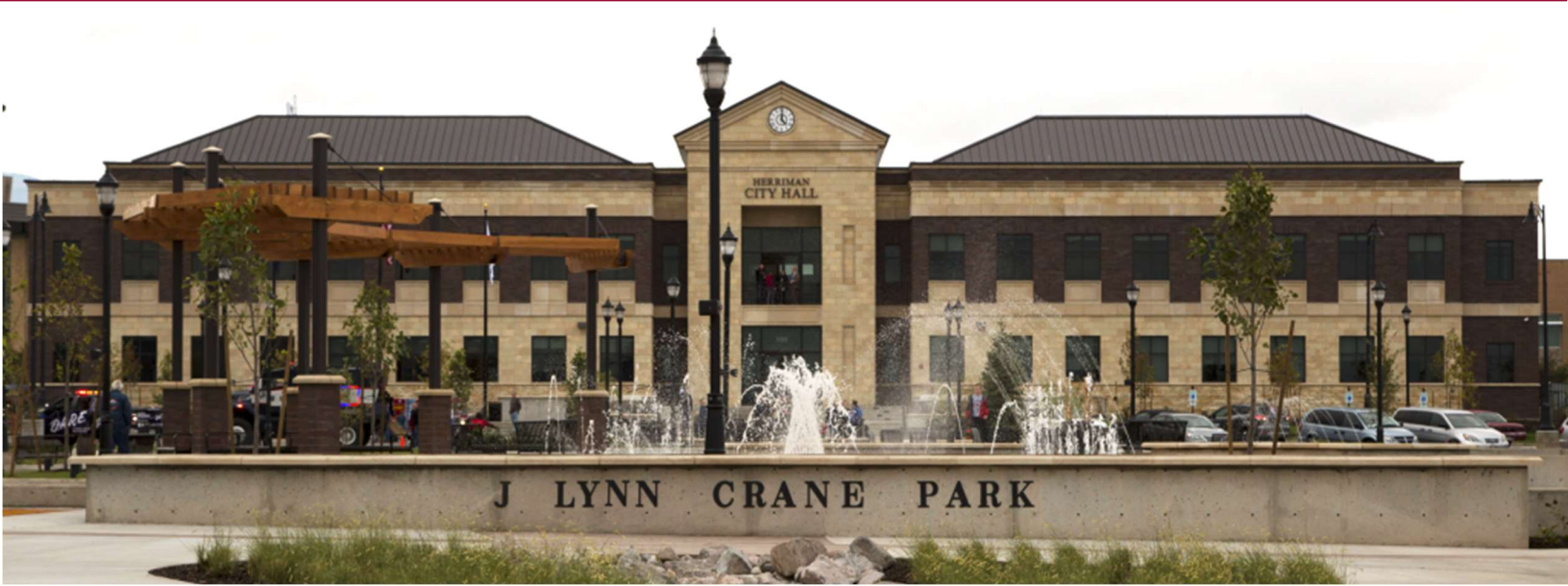


Herriman City



Public Safety Impact Fee Analysis



IMPACT FEE ANALYSIS

Herriman City

Executive Summary

Background

The Impact Fee Analysis (IFA) was prepared to meet the requirements of Utah Code §11-36a. This Public Safety Impact Fee Analysis (IFA) includes only police (law enforcement) capital facilities; it does not include any 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. Herriman has determined that there is one city-wide service area for police services in the City. Therefore, all development in the City will be charged the same public safety impact fee regardless of where the new development takes place.

New Development and Growth

Herriman is experiencing rapid growth. Utah is one of the fastest-growing states in the nation and Herriman is one of the most rapidly-growing cities in the State. Both residential and non-residential growth create the demand for new police capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS

Year	Population	Residential Units	Non-Residential SF
2018	51,681	13,150	3,246,332
2019	58,287	14,831	3,661,287
2020	62,010	15,779	3,895,146
2021	65,700	16,718	4,126,933
2022	69,327	17,640	4,354,762
2023	72,863	18,540	4,576,875
2024	76,284	19,411	4,791,765
2025	79,568	20,246	4,998,049
2026	82,697	21,042	5,194,596
2027	85,659	21,796	5,380,653
2028	88,445	22,505	5,555,656
BUILDOUT	120,000	30,534	7,537,777
Growth 2018-2028	36,764	9,355	2,309,324

Source: Herriman City

Currently, the City averages 0.75064 police calls for service per residential unit and 0.0013032 calls per nonresidential square foot per year.

TABLE 2: EXISTING CALLS PER UNIT/SF

	Calls for Service 2018*	Units or SF	Calls per Unit/SF
Residential	9,871	13,150	0.75064
Non-Residential	4,230	3,246,332	0.0013032

Calls for Service 2018*	Units or SF	Calls per Unit/SF
*In addition, the City had 853 pass-thru police calls, thus bringing the total calls for service to 14,955 in 2018.		

This growth is anticipated to result in increased demand on police facilities, as evidenced by an increasing number of police calls for service, assuming the current number of calls per residential unit and nonresidential square foot say constant.

TABLE 3: PROJECTED GROWTH IN DEMAND - POLICE CALLS

Year	Residential Calls	Non-Residential Calls	Pass-Thru Calls ¹	Total Calls for Service
2018	9,871	4,230	853	14,955
2019	11,133	4,771	962	16,867
2020	11,844	5,076	1,024	17,944
2021	12,549	5,378	1,085	19,012
2022	13,242	5,675	1,145	20,061
2023	13,917	5,964	1,203	21,084
2024	14,570	6,244	1,260	22,074
2025	15,198	6,513	1,314	23,025
2026	15,795	6,769	1,366	23,930
2027	16,361	7,012	1,414	24,787
2028	16,893	7,240	1,460	25,593
Growth in Calls, 2018-2028	7,022	3,009	607	10,638

Impact on Consumption of Existing Capacity - Utah Code 11-36a-304(1)(a)

The City has most recently been served by the Unified Police Department (“UPD”) of Salt Lake County. The City now plans on constructing a new, 33,000-square foot police building within the next few years in order to provide its own police services in a manner consistent with those previously provided by UPD. In the interim, police services are housed in Herriman’s City Hall, but this is just a temporary location until the new facilities are built.

Impact on System Improvements by Anticipated Development Activity - Utah Code 11-36a-304(1)(b)

With growth in development, there is increased demand placed on police services. One way of measuring this increased demand is through the additional calls for service that result. These calls require more personnel to respond to police calls, and more space to house the personnel. Therefore, calls for service become the basic demand unit in this study.

¹ Calculated by multiplying the 2018 traffic calls (1,822) by the percentage of traffic calls deemed to be pass-thru calls (46.84%). The percentage of pass-thru traffic calls was provided by Parametrix after an extensive review of traffic on major streets in Herriman. After 2018, the growth in pass-thru calls is projected at the same ratio to total calls as the 2018 ratio.

Service levels are based on police station facilities, as well as interior and exterior storage facilities. Existing service levels for buildings, interior storage and exterior storage are shown below and are stated as the number of square feet per call.

TABLE 4: EXISTING SERVICE LEVELS

	Total	Residential	Non-Residential
Existing Service Levels (Building)			
UPD Police Station Space Previously Used by Herriman and Pass-Thru Traffic - SF	13,204		
UPD Police Station Space Previously Used by Herriman Only (not including pass-thru) - SF	12,450	8,715.23	3,735.10
2018 Calls for Service – Herriman (not including pass-thru calls)	14,102	9,871	4,230
LOS – Existing Police Station Space per Call - SF		0.88290	0.88290
Existing Service Levels (Interior Storage)			
Interior Storage Space Used by Herriman and Pass Thru Traffic - SF	2,600		
Interior Storage Space Used by Herriman Only - SF	2,452	1,716.17	735.50
2018 Calls for Service – Herriman (not including pass-thru)	14,102	9,871	4,230
LOS – Existing Interior Storage SF per Call		0.17386	0.17386
Existing Service Levels (Exterior Storage)			
Exterior Storage Space Used by Herriman and Pass Thru Traffic – SF	8,134		
Exterior Storage Space Used by Herriman Only - SF	7,669	5,368.60	2,300.83
2018 Calls for Service – Herriman (not including pass-thru)	14,102	9,871	4,230
LOS – Existing Exterior Storage SF per Call		0.54387	0.54387

Relationship of Anticipated Impacts to Anticipated Development Activity - Utah Code 11-36a-304(1)(c)

New facilities will need to be constructed. The City plans on constructing a new, 33,000-square foot police building within the next few years in order to provide its own police services in a manner consistent with those previously provided by UPD. This new facility will serve the community throughout buildout and will only increase existing service levels slightly – from 0.88290 building square feet per call to 0.950 square feet per call.² The City will need 9,533 square feet of space to serve the increased demands from new development in Herriman between 2018 and 2028 at the proposed

² The new police facility is designed for 33,000 square feet and will have the capacity to serve the City at buildout, which is anticipated to reach 34,724 calls for service. The proposed level of service is calculated by dividing the total building square feet (33,000) by the buildout calls for service (34,724), which results in 0.950 building square feet per call.

service level; it will need 8,857 square feet of building space at the existing service level. Existing service levels have been used in the calculation of impact fees.

The City also needs to acquire an additional 1,744 square feet of interior storage space and 5,456 square feet of exterior storage space within the next ten years in order to maintain existing service levels.

Proportionate Share Analysis - Utah Code 11-36a-304(1)(d)

The cost per call for police is \$384.34, as shown in the following table.

TABLE 5: POLICE COST PER CALL CALCULATION

Summary of TOTAL Costs	Amount
Building	\$347.81
Interior Storage	\$31.09
Exterior Storage	\$4.64
Consultant Costs	\$0.80
TOTAL Cost per Call	\$384.34

The cost per call of \$384.34 is then multiplied by the number of calls per residential unit or per non-residential square foot to arrive at the total cost for police facilities.

TABLE 6: POLICE COST PER RESIDENTIAL UNIT AND NONRESIDENTIAL SF

	Calls per Unit/ SF	Cost (per Residential Unit or per Non-Residential Square Foot)
Residential	0.75064	\$288.50
Non-Residential	0.00130	\$0.50

Utah Code Legal Requirements

Preparation of Impact Fee Analysis. Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

how anticipated impacts are reasonably related to the anticipated development activity

the proportionate share of:

costs for existing capacity that will be recouped; and

costs of impacts on system improvement that are reasonably related to the new development activity; and

how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

the cost of system improvements for each public facility;

other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;

the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

extraordinary costs, if any, in servicing the newly developed properties; and

the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

construction contract price;

cost of acquiring land, improvements, materials, and fixtures;

cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and

for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Impact Fee Analysis

Utah Code allows cities to include only police buildings, and no police vehicles, in the calculation of impact fees. This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity – Utah Code 11-36a-304((1)(a))

Demand Placed on Facilities by New Development Activity

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

TABLE 7: GROWTH PROJECTIONS

Year	Population	Residential Units	Non-Residential SF
2018	51,681	13,150	3,246,332
2019	58,287	14,831	3,661,287
2020	62,010	15,779	3,895,146
2021	65,700	16,718	4,126,933
2022	69,327	17,640	4,354,762
2023	72,863	18,540	4,576,875
2024	76,284	19,411	4,791,765
2025	79,568	20,246	4,998,049
2026	82,697	21,042	5,194,596

Year	Population	Residential Units	Non-Residential SF
2027	85,659	21,796	5,380,653
2028	88,445	22,505	5,555,656
BUILDOUT	120,000	30,534	7,537,777
Growth 2018-2028	36,764	9,355	2,309,324

Source: Herriman City

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.

TABLE 8: POLICE – PROJECTED GROWTH IN CALLS FOR SERVICE

Year	Residential Calls	Non-Residential Calls	Pass-Thru Calls	Total Calls for Service	Residential Units	Non-Residential SF	Calls per Residential Unit	Calls per Non-Residential SF
2018	9,871	4,230	853	14,955	13,150	3,246,332	0.7506	0.0013032
2019	11,133	4,771	962	16,867	14,831	3,661,287	0.7506	0.0013032
2020	11,844	5,076	1,024	17,944	15,779	3,895,146	0.7506	0.0013032
2021	12,549	5,378	1,085	19,012	16,718	4,126,933	0.7506	0.0013032
2022	13,242	5,675	1,145	20,061	17,640	4,354,762	0.7506	0.0013032
2023	13,917	5,964	1,203	21,084	18,540	4,576,875	0.7506	0.0013032
2024	14,570	6,244	1,260	22,074	19,411	4,791,765	0.7506	0.0013032
2025	15,198	6,513	1,314	23,025	20,246	4,998,049	0.7506	0.0013032
2026	15,795	6,769	1,366	23,930	21,042	5,194,596	0.7506	0.0013032
2027	16,361	7,012	1,414	24,787	21,796	5,380,653	0.7506	0.0013032
2028	16,893	7,240	1,460	25,593	22,505	5,555,656	0.7506	0.0013032
Growth, 2018-2028	7,022	3,009	607	10,638	9,355	2,309,324		

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands – *Utah Code 11-36a-304((1)(b))*

Police Station. Police building facilities will need to expand by 8,857 square feet by 2028 in order to maintain existing service levels, based on increased demand from Herriman development (not including pass-thru traffic). This reflects the existing service level of 0.8829 building square feet per call.

TABLE 9: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) TO MAINTAIN EXISTING POLICE SERVICE LEVELS

Year	Residential Calls	Non-Residential Calls	Total Calls Herriman	SF - Existing Attributable to Herriman	SF per Call	SF Needed - Herriman Existing Service Levels	SF Needed - Herriman Proposed Service Levels
2018	9,871	4,230	14,102	12,450	0.8829	12,450	13,402
2019	11,133	4,771	15,904	12,450	0.7828	14,042	15,115
2020	11,844	5,076	16,920	12,450	0.7358	14,939	16,080
2021	12,549	5,378	17,927	12,450	0.6945	15,828	17,037
2022	13,242	5,675	18,917	12,450	0.6582	16,701	17,977
2023	13,917	5,964	19,881	12,450	0.6262	17,553	18,894
2024	14,570	6,244	20,815	12,450	0.5981	18,377	19,781
2025	15,198	6,513	21,711	12,450	0.5735	19,169	20,633
2026	15,795	6,769	22,565	12,450	0.5518	19,922	21,444

Year	Residential Calls	Non-Residential Calls	Total Calls Herriman	SF - Existing Attributable to Herriman	SF per Call	SF Needed - Herriman Existing Service Levels	SF Needed - Herriman Proposed Service Levels
2027	16,361	7,012	23,373	12,450	0.5327	20,636	22,212
2028	16,893	7,240	24,133	12,450	0.5159	21,307	22,935
Growth, 2018-2028	7,022	3,009	10,031			8,857	9,533

Interior Storage. In addition to construction of the new police station, Herriman needs to acquire 1,744 square feet of interior storage space by 2028 in order to maintain existing service levels.

TABLE 10: FACILITIES NEEDED (POLICE INTERIOR STORAGE SQUARE FEET) TO MAINTAIN EXISTING POLICE SERVICE LEVELS

Year	Residential Calls	Non-Residential Calls	Total Calls Herriman	Existing Storage SF	SF per Call	SF Needed - Herriman Maintain Existing Service Levels
2018	9,871	4,230	14,102	2,452	0.1739	2,452
2019	11,133	4,771	15,904	2,452	0.1542	2,765
2020	11,844	5,076	16,920	2,452	0.1449	2,942
2021	12,549	5,378	17,927	2,452	0.1368	3,117
2022	13,242	5,675	18,917	2,452	0.1296	3,289
2023	13,917	5,964	19,881	2,452	0.1233	3,457
2024	14,570	6,244	20,815	2,452	0.1178	3,619
2025	15,198	6,513	21,711	2,452	0.1129	3,775
2026	15,795	6,769	22,565	2,452	0.1087	3,923
2027	16,361	7,012	23,373	2,452	0.1049	4,064
2028	16,893	7,240	24,133	2,452	0.1016	4,196
Growth, 2018-2028	7,022	3,009	10,031			1,744

Exterior Storage. Herriman also needs to acquire 5,456 square feet of exterior storage space by 2028 in order to maintain existing service levels.

TABLE 10: FACILITIES NEEDED (POLICE EXTERIOR STORAGE SQUARE FEET) TO MAINTAIN EXISTING POLICE SERVICE LEVELS

Year	Residential Calls	Non-Residential Calls	Total Calls Herriman	Existing Storage SF	SF per Call	SF Needed - Herriman Maintain Existing Service Levels
2018	9,871	4,230	14,102	7,669	0.5439	7,669
2019	11,133	4,771	15,904	7,669	0.4822	8,650
2020	11,844	5,076	16,920	7,669	0.4533	9,202
2021	12,549	5,378	17,927	7,669	0.4278	9,750
2022	13,242	5,675	18,917	7,669	0.4054	10,288
2023	13,917	5,964	19,881	7,669	0.3858	10,813
2024	14,570	6,244	20,815	7,669	0.3685	11,320
2025	15,198	6,513	21,711	7,669	0.3533	11,808
2026	15,795	6,769	22,565	7,669	0.3399	12,272
2027	16,361	7,012	23,373	7,669	0.3281	12,712

Year	Residential Calls	Non-Residential Calls	Total Calls Herriman	Existing Storage SF	SF per Call	SF Needed - Herriman Maintain Existing Service Levels
2028	16,893	7,240	24,133	7,669	0.3178	13,125
Growth, 2018-2028	7,022	3,009	10,031			5,456

The City will meet the estimated growth demands by constructing additional police station space, as well as exterior and interior storage space. It is estimated that the City will need an additional 8,857 square feet of police station space by 2028 at a cost of \$393.94 per square foot (including land and building), for a total cost of \$3,489,008, just to meet the demands from growth and development in Herriman.

It is estimated that the City will need an additional 1,744 square feet of interior storage space by 2028 at a cost of \$178.82 per square foot, for a total cost of \$311,867.09, just to meet the demands from growth and development in Herriman.

It is estimated that the City will need an additional 5,456 square feet of exterior storage space by 2028 at a cost of \$8.54 per square foot, for a total cost of \$46,592.11 just to meet the demands from growth and development in Herriman.

Relationship of Anticipated Impacts to Anticipated Development Activity – Utah Code 11-36a-304((1)(c))

Additional police facilities are needed due to new development and growth. One way of measuring the increased demand for services is through the number of calls for service. As calls for service increase, public safety departments are forced to expand and need more space to house their activities.

Proportionate Share Analysis – Utah Code 11-36a-304((1)(d))

The proportionate share analysis for police includes the following steps:

- 1) Project increased population and nonresidential growth
- 2) Project increased calls for service, keeping the ratio of calls for service for residential units and nonresidential square feet constant with existing ratios
- 3) Project the need for increased building and storage floor space based on the current ratio of building and storage square feet per call
- 4) Calculate the cost per call by dividing the cost of the increased public safety building and storage square feet needed by the growth in calls
- 5) Allocate the cost per call to residential and nonresidential units based on the number of calls per residential unit and nonresidential square feet, respectively

The first step is to take the projected residential and nonresidential growth and project the increased demand that will result. This is done using the current ratio of 0.75064 calls per residential unit and 0.00130 calls for every square foot of nonresidential space.

TABLE 11: PROJECTED GROWTH, 2018-2028

Building	Residential Units	Non-Residential SF	Residential Calls	Non-Residential Calls	Total Calls Herriman
2018	13,225	3,246,332	9,871	4,230	14,102
2019	13,978	3,431,139	11,133	4,771	15,904
2020	14,731	3,615,946	11,844	5,076	16,920
2021	15,484	3,800,752	12,549	5,378	17,927
2022	16,236	3,985,559	13,242	5,675	18,917
2023	16,989	4,170,366	13,917	5,964	19,881
2024	17,742	4,355,173	14,570	6,244	20,815
2025	18,495	4,539,979	15,198	6,513	21,711
2026	19,248	4,724,786	15,795	6,769	22,565
2027	20,001	4,909,593	16,361	7,012	23,373
2028	20,754	5,094,400	16,893	7,240	24,133
Growth, 2018-2028	9,355	2,309,324	7,022	3,009	10,031

The next step calculates the number of building square feet needed, as well as the number of exterior and interior storage space square feet needed, based on a constant ratio of square feet per call.

TABLE 12: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) TO MAINTAIN EXISTING POLICE SERVICE LEVELS

Year	SF Needed - Herriman - Existing Service Levels Police Station	SF Needed - Herriman – Existing Service Levels Interior Storage	SF Needed - Herriman – Existing Service Levels Exterior Storage
2018	12,450	2,452	7,669
2019	14,042	2,765	8,650
2020	14,939	2,942	9,202
2021	15,828	3,117	9,750
2022	16,701	3,289	10,288
2023	17,553	3,457	10,813
2024	18,377	3,619	11,320
2025	19,169	3,775	11,808
2026	19,922	3,923	12,272
2027	20,636	4,064	12,712
2028	21,307	4,196	13,125
Growth, 2018-2028	8,857	1,744	5,456

The next step calculates the cost of the police facilities needed by 2028. Costs are then divided by the 10,031 additional police calls for service (residential and nonresidential) projected by 2028.

New development's proportionate share of the new police station cost is \$3,489,008, considering only new growth that will occur between 2018 and 2028.

TABLE 13: CALCULATION OF POLICE STATION COST PER POLICE CALL

Description	Amount
Police Station SF	33,000
Construction Cost	\$13,000,000
Cost per SF	\$393.94
Calls for Service 2018, Herriman	14,102
Calls for Service 2028	24,133
Growth in Calls, 2018-2028	10,031
Capacity Calls	34,724
Building SF per Call - Proposed LOS	0.882900
Police SF Needed, 2018-2028, Proposed Service Levels	8,857
Cost Attributable to New Development, 2018-2028	\$3,489,008
Cost per Call	\$347.81

New development's proportionate share of the additional interior storage space cost is \$311,867.09 considering only new growth that will occur between 2018 and 2028.

TABLE 14: CALCULATION OF INTERIOR STORAGE SPACE COST PER POLICE CALL

Description	Amount
Interior Storage SF per Call	0.17386
Cost per SF for Interior Storage	\$178.82
Calls for Service 2018, Herriman	14,102
Calls for Service 2028	24,133
Growth in Calls, 2018-2028	10,031
Interior Storage SF Needed, 2018-2028, Existing Service Levels	1,744.03
Cost Attributable to New Development, 2018-2028	\$311,867.09
Cost per Call	\$31.09

New development's proportionate share of the additional exterior storage space cost is \$46,592.11 considering only new growth that will occur between 2018 and 2028.

TABLE 15: CALCULATION OF EXTERIOR STORAGE SPACE COST PER POLICE CALL

Description	Amount
Interior Storage SF per Call	0.543867763
Cost per SF for Interior Storage	\$8.54
Calls for Service 2018, Herriman	14,102
Calls for Service 2028	24,133
Growth in Calls, 2018-2028	10,031
Interior Storage SF Needed, 2018-2028, Existing Service Levels	5,455.75
Cost Attributable to New Development, 2018-2028	\$46,592.11
Cost per Call	\$4.64

In addition, the cost of preparing the Impact Fee Facilities Plan and Impact Fee Analysis can be included in the calculation of impact fees. Total growth in calls for service by 2028 (including pass-thru calls) is 10,638; however, only demand from Herriman is considered in the calculation of impact fees, thus reducing total growth in calls in 2028 to 10,031 for the purposes of analysis.

TABLE 16: POLICE COST PER CALL CALCULATION – CONSULTANT COSTS

Consultant Costs (Financial and Legal)	Amount
IFFP and IFA	\$8,000
Growth in Herriman Calls for Service, 2018-2028	10,031
Cost per Call	\$0.80

Total costs per call are summarized as follows:

TABLE 17: POLICE COST PER CALL CALCULATION - SUMMARY

Summary of TOTAL Costs	Amount
Building	\$347.81
Interior Storage	\$31.09
Exterior Storage	\$4.64
Consultant Costs	\$0.80
TOTAL Cost per Call	\$384.34

The cost per call is then multiplied by the number of calls per residential unit or per non-residential square foot to arrive at the total cost per residential unit and non-residential square foot for police facilities.

TABLE 18: POLICE COST PER RESIDENTIAL UNIT AND NONRESIDENTIAL SQUARE FOOT CALCULATION

	Calls per Residential Unit/Nonresidential SF	Cost (per Residential Unit or per Non-Residential Square Foot)
Residential	0.75064	\$288.50
Non-Residential	0.00130	\$0.50

Certification per Utah Code 11-36a-306(2)

Zions Public Finance, Inc. certifies that the attached Impact Fee Analysis:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

3. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.