

Section 9 – Public Safety

An impact fee for public safety may include both fire and police protection facilities. Kanab City maintains a volunteer fire department with two fire stations and a full time police force. The police station is leased and the city does not have significant assets (land and buildings) related to police protection.

A. Capital Facilities Plan

1. SERVICE STANDARD

Fire Protection

In the previous capital facilities plan the fire department estimated that at build-out, the city would need three stations the approximate size of the existing main fire stations or 24,537 square feet (8,179 s.f. x 3). The result of this estimate is 0.50 square feet of fire station space per citizen.

Police Protection

Rich Townsend (Director Officer of Standards and Training) with the State of Utah recommends that cities within Utah meet the same officer to citizen ratio as the State of Utah. Currently Utah has approximately one officer per every 1,750 citizens. At build-out conditions 28 officers would be needed to meet this standard (49,538 people x 1.0 Officers/1,750 people).

2. INVENTORY OF EXISTING FACILITIES

Fire Protection

Kanab owns two fire stations. The main station, located near the south end of Kanab proper, has an area of 6,279 square feet and a replacement cost of approximately \$630,110 (Assuming a value of \$90 per square foot (Fawcett, 2005) and \$65,000 for each lot (Clarke, 2006)). The second fire station, located in the *Ranchos* area of town, has an approximate size of 1,900 square feet and a replacement cost of approximately \$207,500 (cost per square foot reduced to

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\$75 due to building condition). The combined value of the existing fire stations is estimated to be \$837,610.

Police Protection

Kanab is currently leasing the police station that the force occupies. Therefore, the city has no significant assets (land and buildings) related to police protection.

3. METHOD OF FINANCING OF EXISTING FACILITIES

Fire Protection

Existing fire stations have been largely financed through the general fund, either directly, or through repayment of bonds. There is an outstanding *general obligation bond* in the approximate amount of \$171,544, due in annual principal and interest installments of \$24,752, bearing interest at 5.75%, maturing January 1, 2014. There are approximately 8 years of payments yet to be made, equaling \$198,016 that will come from the general fund.

Police Protection

Since Kanab is currently leasing the police station there are no existing facilities to finance.

4. EXCESS CAPACITY

Fire Protection

With an area required at build-out of 0.50 square feet of station per person the present population would need 1,364 square feet leaving an excess capacity of 6,385 (78.07%) square feet with excess capacity valued at \$653,887, an estimated replacement cost of \$613,350.

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Police Protection

Kanab is currently leasing the police station so it is assumed that there is no excess capacity.

5. ADDITIONAL FACILITIES NEEDED AT PRESENT

Fire Protection

No additional facilities are needed at present.

Police Protection

No additional facilities are needed at present.

6. ADDITIONAL FACILITIES NEEDED AT BUILDOUT

Fire Protection

Three stations whose sizes sum to 24,537 square feet will be needed at build-out. With 8,179 s.f. of fire station existing, an additional 16,358 s.f. of station will be needed at build-out. At an approximate replacement cost of \$90 per square foot for the buildings and \$65,000 for land (Clarkson, 2006), the total value of additional fire station square footage needed at build-out would be \$1,537,220.

Police Protection

The City of St. George has a police station that is 16,000 s.f. in size and is made to house 75 police officers. The area per officer is approximately 213 s.f.. Based upon this ratio and 36 officers at build-out, a police station 7,680 s.f. in size would be required. At an approximate cost of \$65,000 for 0.5 acres of land and \$90 per s.f. of building, the total cost to construct a building 7,680 square feet in size would be \$756,200.

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7. METHOD OF FINANCING NEEDED FACILITIES

Additional facilities are needed due to growth will be financed through impact fees.

B. Development Impact Fee Analysis

1. SERVICE AREA

Fire Protection

The City of Kanab is considered to be a single service area because of the expected service overlap between stations and crews.

Police Protection

The City of Kanab is considered to be a single service area.

2. PROPORTIONATE SHARE

Fire Protection

Fire response data for the last 5 years was made available by the Kanab City volunteer fire department. Responses included fire, vehicle accidents, and false alarms. The data shows that the average number of responses per year is 50. When divided over 1,521 units (3,589 people/2.36 people per unit), the response rate per unit per year is 0.033 responses per unit. The data received from the fire department did not indicate whether the responses were for residential or commercial. However, a study recently performed for the Town of Virgin resulted in 17.74 responses per commercial acre versus each response per residential unit. Therefore, for the purpose of this study it will be assumed that there are 0.033 responses per unit for residential zones and 0.585 responses per acre (17.74 x 0.033) for commercial zones at build-out.

Based on the information above, the following number of responses per year could be expected at build-out.

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TABLE 33 – ESTIMATED NUMBER OF YEARLY RESPONSES PER DEVELOPMENT TYPE AT BUILDOUT

Land Use	Acres or Units	Estimated No. of Responses	
		Per acre or unit	Total
Residential	20,991	0.033/unit	693
Commercial	1,291	0.585/acre	755
Total estimated responses per year			1448

Assuming a combined value of \$2,374,830 for the existing and proposed firehouses and 1,448 average responses per year at build-out, the value per expected response would be \$1,640. An impact fee based on expected responses would be as follows.

TABLE 34 – AVERAGE ANNUAL COST OF RESPONSES AT BUILDOUT BY LAND USE

Land Use	Estimated No. of Responses	Value per Response	Impact
Residential	0.033/unit	\$1,640	\$54.12/unit
Commercial	0.585/acre	\$1,640	\$959.40/acre

Police Protection

Available response data was recorded and made available by Kanab City police department from January 2000 to December 2004. The number of responses per year is shown in the following table.

TABLE 35 – POLICE RESPONSE DATA

Year	Estimated No. of Responses	Estimated No. of Residents	Estimated No. of ERUs ¹	Responses Per ERU
2000	3114	3564	1,510	2.06
2001	3780	3478	1,474	3.57
2002	3373	3505	1,485	2.27
2003	2842	3498	1,482	1.92
2004	2438	3528	1,495	1.63
Average Number of Responses Per Year				2.09

¹The estimated number of ERUs is found by dividing the number of residents by 2.36

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The average number of responses per ERU per year was 2.09. The vast majority of responses were categorized as either miscellaneous incidents or traffic problems. A value of \$756,200 is assigned to the cost of the Police Station at build-out conditions. The cost when divided among 20,991 ERUs results in an impact fee of \$36.02 per residential unit.

3. CREDITS FOR PAST AND FUTURE CONTRIBUTIONS

Fire Protection

Because fire protection facilities have been largely financed from the general fund, newly developed properties will have already contributed approximately 0.24% of the value of existing facilities through property taxes (see section IV).

On June 30, 2005 there were long-term debts for fire station construction, in the approximate amount of \$171,544. As discussed in section IX-A-3, this debt will be paid off in annual installments of \$24,752 over the next 8 years for a total amount (including interest) of \$198,016. Section IX-A-4 indicates that 83.33% of the existing fire stations is excess capacity. Therefore, the future residents will be credited \$165,013 (83.33% of \$198,016) towards their impact fees. There will be an additional 19,470 ERUs (20,991-1,521) at build-out, yielding a credit of \$8.48 per ERU ($\$165,013/19,470$ ERUs).

Police Protection

Because the city owns no public facilities dedicated to police protection, no credit will be applied towards police protection.

4. IMPACT FEE CALCULATION

Fire Protection

In order to pay for the fire protection facilities, bonding may be required. Assuming an interest rate of 5.00% and a loan period of 20 years, payments would total \$1.605 for every dollar borrowed. Applying the appropriate credits

Capital Facilities Plan

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to the fees obtained above and applying bonding gives the following maximum allowable impact fees for fire protection.

TABLE 36 – FIRE PROTECTION FEES BEFORE BONDING

Land Use	Calculated Fee	Calculated Fee with Bonding	Credit (0.24%)	Credit for Debt	Maximum Fee
Residential	\$54.12/unit	\$86.86	\$0.21/unit	\$8.48	\$78/unit
Commercial	\$959.40/acre	\$1,539.84	\$3.70/acre	\$150.33*	\$1,386/acre

* The credit for debt for commercial is calculated by dividing the calculated fee of commercial over the calculated fee for residential and then multiplying by the credit for debt for each ERU

Police Protection

The cost of police protection to be provided by impact fees is \$36 per residential unit. In order to pay for the facilities required to supply appropriate police protection, bonding may be required. Assuming an interest rate of 5.00% and a loan period of 20 years, payments would total \$1.605 for every dollar borrowed. The impact fee would therefore increase to \$57.81 for each ERU. Assuming that the ratio of commercial to residential police protection is the same as that of fire ($\$959.49/\$54.12=17.73$), the maximum commercial impact fee for police protection is \$1,025 per acre.