

HERRIMAN CITY



PUBLIC SAFETY IMPACT FEE FACILITIES PLAN



Zions Public Finance, Inc.
September 2025

Executive Summary

Herriman City (the “City”) has been one of the fastest growing cities in Utah in recent decades.¹ This growth in population results in new residential (dwelling units) and non-residential (commercial and institutional) development. From 2025-2035, the City’s population is expected to increase by 21,746 persons and will be accompanied by other nonresidential development.

TABLE 1: PROJECTED POPULATION, HOUSEHOLD, AND NON-RESIDENTIAL SQUARE FEET GROWTH SUMMARY, 2025-2035

Year	Population	Residential Units	Non-Residential SF
2025	62,731	18,236	4,763,004
2035	84,477	24,557	6,414,170
Growth 2025-2035	21,746	6,321	1,651,166

Source: Herriman City, U.S. Census Bureau, UGRC, Salt Lake County Assessor’s Office, ZPFI

*Percentage is calculated using the total 2025 figures.

Due to projected growth, the City will need additional facility space to maintain its proposed level of service (PLOS). Service levels are measured as qualifying public safety facility square feet (SF) per call. If more facility space isn’t constructed, the proposed level of service (PLOS) will decrease as new development is created in the City.

TABLE 2: 10-YEAR IMPACTS TO PUBLIC SAFETY LEVELS OF SERVICE WITHOUT NEW CONSTRUCTION

Description	Existing Level of Service (ELOS, 2025)	Proposed Level of Service (PLOS)	Projected Level of Service with No New Facilities (2035)
Police			
Police Building Space	0.45 SF/call	0.41 SF/call	0.33 SF/call
Exterior Storage	0.32 SF/call	0.32 SF/call	0.23 SF/call
Fire			
Fire Facilities	11.69 SF/call	11.69 SF/call	8.68 SF/call

Police will see a slight decline from its existing service levels (ELOS) to its proposed levels of service (PLOS) in the future. New police facilities are anticipated to be built by 2028; therefore, the 2028 service level is the PLOS for service. There is a small amount of excess capacity to be consumed by police before new facilities are built. There is no excess capacity in police exterior storage and its service levels are proposed to remain constant.

New fire facilities are anticipated to be built in 2026 which is when new facilities are planned and when new impact fees will be enacted. Therefore, the ELOS and PLOS for fire are the same.

The 10-year allocated cost of impact-fee eligible future improvements to maintain the PLOS is anticipated to be \$2,441,938 for police facilities and \$24,158,932 for fire facilities.²

¹ According to the U.S. Decennial Census, Herriman City’s population was 1,523 in 2000, 21,785 in 2010, and 55,144 in 2020.

² The fire facility cost includes 4,091 sf of space to be rebuilt at Station 103.

TABLE 3: SUMMARY OF FUTURE POLICE FACILITIES

New Construction	Square Feet	Cost
Building Space	2,829	\$1,971,976
Exterior Storage	2,820	\$469,962
TOTAL	5,649	\$2,441,938

TABLE 4: SUMMARY OF FUTURE FIRE FACILITIES

Description	Construction Year	Square Feet	Cost per Square Foot	Total Cost
Station 103 Rebuild	2026	10,000*	\$825.89	\$8,258,932
Station (W Main Street)	2029	10,000	\$720.00	\$7,200,000
Station (SLCC campus)	2032	12,000	\$725.00	\$8,700,000
Total				\$24,158,932

*Includes 4,091 sf of rebuild space and costs

These facilities will be paid for with available funds, impact fees, and bonds. Detailed information regarding the calculation of relevant metrics and funding mechanisms are found in the body of this impact fee facilities plan (IFFP).

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) impact fees; and
- (e) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code 11-36a-306 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.

Impact Fee Facilities Plan

This Impact Fee Facilities Plan (IFFP) was prepared to meet the requirements of Utah Code §11-36a. 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 City has determined that there is one city-wide service area for public safety services and that the service area is coterminous with existing City boundaries.

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to include: (1) building space that serves and houses police, fire, or other public safety entities (excluding detention space), and (2) fire suppression vehicles costing in excess of \$500,000.

Background

New development places increased demand on public safety facilities. One way of measuring the increased demand is through the increased calls for service that result. This approach allows the City to identify the demands coming from within Herriman, as well as the demands originating from outside of Herriman (i.e., pass-through traffic). Impact fees are only calculated based on the increased growth coming from within Herriman and not for increased demand originating from development outside of Herriman, but for which Herriman must provide services (i.e., pass-through traffic stops and mutual aid).

Impacts on public safety facilities will come from both residential and non-residential growth. The demand units for these groups are identified as residential units (household units) and non-residential square feet. Demand units increase with development which generates more calls for service and, therefore, the need for more public safety building space. This growth is projected as follows:

TABLE 5: GROWTH PROJECTIONS, 2025-2035

Year	Population	Residential Units	Non-Residential SF
2025	62,731	18,236	4,763,004
2026	64,369	18,712	4,887,392
2027	66,050	19,201	5,015,029
2028	67,775	19,702	5,145,999
2029	69,545	20,217	5,280,390
2030	71,361	20,744	5,418,290
2031	73,810	21,456	5,604,255
2032	76,344	22,193	5,796,603
2033	78,964	22,955	5,995,552
2034	81,674	23,742	6,201,330
2035	84,477	24,557	6,414,170
Growth 2025-2035	21,746	6,321	1,651,166

Source: Herriman City, U.S. Census Bureau, UGRC, Salt Lake County Assessor's Office, ZPFI

Police

Facilities consist of the main police building (excluding detention space), detective area, interior storage facilities, and exterior storage facilities. No police vehicles are included in the analysis.

Formerly, Herriman City was served by the Unified Police Department (UPD) of Salt Lake County. The Herriman Police Department replaced the services provided by the UPD in 2018. The City plans on constructing a new 33,000-square foot police building in 2028.³ In the interim, police services are housed in Herriman's City Hall and old city hall, but this is just a temporary location until the new facilities are built.

The City currently has 11,481 sf of facility space at either City Hall or the old city hall. In addition, the City leases 8,000 sf at Rockwell. The leased space has not been included in service levels for the purpose of impact fee calculations. The City also has 8,134 sf of exterior storage space.

TABLE 6: EXISTING POLICE BUILDINGS

Description	Amount
City Hall (including detective area and interior storage)	9,806
Old City Hall	1,675
TOTAL	11,481

The existing police department building space has excess capacity sufficient to serve the needs of new development through 2028, the target year for new police facility construction.

Fire

Facilities consist of fire stations and fire suppression vehicles. It should be noted that fire suppression vehicles that have been acquired previously or will be acquired within the next six years may be included in the study. However, Herriman does not have, nor is planning to acquire, any such vehicles by 2035. Therefore, no costs for fire vehicles are included in this analysis.

Herriman City's fire department operates under the Unified Fire Authority (UFA) and currently has two fire stations (#103, #123). Due to recent and ongoing growth, the fire department is planning to rebuild Station #103 and construct two new stations within the timeframe of this study.

The rebuild portion of Station 103 cannot be counted in the calculation of impact fees. However, the 5,909 square feet of expansion space can be included. By 2035, the City will have a total of 50,822 square feet of station space.

TABLE 7: HERRIMAN FIRE FACILITIES

Station	Location	Future Completion Year	Square Feet (SF)
Current Facilities			
103	Herriman Pkwy	N/A	4,091
123	Rosecrest Station	N/A	18,822
Total			22,913

³ Target year given by Herriman City.

Station	Location	Future Completion Year	Square Feet (SF)
Future Facilities (including Existing)			
103	Herriman Pkwy – Rebuild*	2026	10,000
123	Rosecrest Station	N/A	18,822
TBD	7300 W Main Street	2029	10,000
TBD	Wood Hollow Station (near SLCC)	2032	12,000
Total			50,822

*Plans are to rebuild the 4,091 SF of the existing station and construct an additional 5,909 SF at the station.

Calls for Service Analysis

Call information (the number of calls and their respective classifications for a 12-month period ending in 2024) was provided by the City. Using the actual data from 2024, calls were categorized as either residential or non-residential using GIS applications and analysis.⁴ Expected growth and historical proportions of call data were then applied to determine future call projections.

In 2018, Herriman commissioned Parametrix to evaluate total traffic volumes and pass-through traffic on major roads in Herriman. It was found that the traffic volumes result in an overall pass-through traffic rate of nearly 47 percent. Citing this study, it is assumed that approximately 47 percent of traffic calls are classified as pass-through.

TABLE 8: PASS-THROUGH TRAFFIC ANALYSIS

Description	Daily Volume	Herriman Trips
11800 South West of MVC	37,958	18,003
11800 South East of MVC	8,388	3,076
Herriman Main Street West of 6400 West	14,588	12,423
Herriman Main Street East of 5600 West	24,948	22,631
MVC Southbound north of 12600 South	16,659	4,789
MVC Northbound north of 12600 South	14,699	2,359
MVC Southbound south of Rosecrest Road	4,967	2,287
MVC Northbound south of Rosecrest Road	5,566	2,360
Total	127,773	67,928
Herriman Traffic	53.16%	
Pass-through Traffic	46.84%	

Source: Parametrix Memorandum dated November 15, 2018; ZPFI

⁴ GIS data sources: Utah Geospatial Resource Center (UGRC), Salt Lake County Assessor's Office

Police

In 2024, the City received 25,131 police calls for service,⁵ with approximately 68.68 percent of the residential and nonresidential calls originating from residential units and the remaining 31.32 percent from non-residential units.⁶ These proportions from actual 2024 calls were used to project calls into 2025 and beyond.

Additional calls are shown as exempt (pass-through traffic and agency assists), as these demand units are not included in the calculation of impact fees. The increased police calls for service are projected as follows for residential and non-residential development in Herriman.

TABLE 9: POLICE – PROJECTED GROWTH IN CALLS FOR SERVICE BY DEVELOPMENT TYPE

Year	Residential Calls*	Non-Residential Calls*	Exempt Calls**	Total Calls for Service	Residential Units	Non-Residential SF
2025	16,008	7,299	2,481	25,787	18,236	4,763,004
2026	16,426	7,490	2,545	26,461	18,712	4,887,392
2027	16,855	7,685	2,612	27,152	19,201	5,015,029
2028	17,295	7,886	2,680	27,861	19,702	5,145,999
2029	17,746	8,092	2,750	28,588	20,217	5,280,390
2030	18,210	8,303	2,822	29,335	20,744	5,418,290
2031	18,835	8,588	2,919	30,342	21,456	5,604,255
2032	19,481	8,883	3,019	31,383	22,193	5,796,603
2033	20,150	9,188	3,122	32,460	22,955	5,995,552
2034	20,842	9,503	3,230	33,575	23,742	6,201,330
2035	21,557	9,830	3,340	34,727	24,557	6,414,170
Growth, 2025-2035	5,549	2,530	860	8,940	6,322	1,651,166

*Adjusted total calls; includes traffic calls. Traffic calls net of pass-through calls were allocated proportionally based on the ratios of residential and non-residential calls to total calls.

** Includes pass-through calls and mutual aid calls.

Fire

In 2024, the City received 1,910 fire calls for service,⁷ with approximately 83.01 percent of those calls originating from residential units and the remaining 16.99 percent from non-residential units. These proportions from actual 2024 calls were used to project calls into 2025 and beyond.

Additional calls are shown as exempt (pass-through traffic and agency assists), as these demand units are not included in the calculation of impact fees. The increased fire calls for service are projected as follows for residential and non-residential development in Herriman.

TABLE 10: FIRE – PROJECTED GROWTH IN CALLS FOR SERVICE BY DEVELOPMENT TYPE

Year	Residential Calls*	Non-Residential Calls*	Exempt Calls**	Total Calls for Service	Residential Units	Non-Residential SF
2025	1,496	306	157	1,960	18,236	4,763,004
2026	1,535	314	161	2,011	18,712	4,887,392
2027	1,575	322	166	2,064	19,201	5,015,029

⁵ Source: Herriman City Police Department

⁶ Other calls include traffic calls and mutual aid

⁷ Source: Unified Fire Authority (UFA)

Year	Residential Calls*	Non-Residential Calls*	Exempt Calls**	Total Calls for Service	Residential Units	Non-Residential SF
2028	1,617	331	170	2,117	19,702	5,145,999
2029	1,659	340	174	2,173	20,217	5,280,390
2030	1,702	348	179	2,230	20,744	5,418,290
2031	1,761	360	185	2,306	21,456	5,604,255
2032	1,821	373	191	2,385	22,193	5,796,603
2033	1,883	386	198	2,467	22,955	5,995,552
2034	1,948	399	205	2,552	23,742	6,201,330
2035	2,015	412	212	2,639	24,557	6,414,170
Growth, 2025-2035	519	106	55	679	6,322	1,651,166

*Adjusted total calls; includes traffic calls. Traffic calls net of pass-through calls were allocated proportionally based on the ratios of residential and non-residential calls to total calls.

** Includes pass-through calls and mutual aid calls.

This growth in calls for service will require increased fire station space in order to meet the demands of new development.

Existing Levels of Service

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

Police

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

There are a total of 25,787 projected police calls for service in 2025 and 11,481 square feet of police facility space (including detective areas and interior storage). This results in an existing service level of 0.45 square feet of building space per call. The existing levels of service for each type of police facility space are summarized in the table below:

TABLE 11: POLICE – EXISTING LEVELS OF SERVICE (ELOS)

Facility Description	Facility Square Feet	2025 Total Calls	Current Level of Service (ELOS)
Existing Police Station	11,481	25,787	0.45
Existing Police Exterior Storage	8,134	25,787	0.32

Fire

Existing levels are based on fire facility space, which includes current fire station facilities. Service levels are calculated using total calls.

The City currently has 22,913 square feet of fire facility space and projects 1,960 fire calls for service in 2025. This results in an existing service level of 11.69 square feet of building space per call.

TABLE 12: FIRE – EXISTING LEVELS OF SERVICE (ELOS)

Facility Description	Facility Square Feet	2025 Total Calls	Current Level of Service (ELOS)
Existing Fire Stations	22,913	1,960	11.69 SF/call

Proposed Levels of Service

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

Police

Existing police service levels will decline slightly by 2028 when the existing police stations are considered to be at full capacity. By taking the anticipated square footage and dividing by the projected calls at capacity (2028), the proposed level of service of 0.41 square feet per call is calculated. Service levels for exterior storage remain constant at 0.32 square feet per call.

TABLE 13: POLICE – PROPOSED LEVELS OF SERVICE (PLOS)

Facility Description	Facility Square Feet at Capacity	Calls for Service at Capacity	Proposed Level of Service – Square Feet per Call
Police Station	11,481	27,861	0.41
Police Exterior Storage	8,134	25,787	0.32

Fire

The City intends to maintain its 2026 service levels for its fire facilities when it will be at full capacity and begin construction of additional space. The City intends to rebuild and expand Station 103 and construct two new fire stations within the next few years. Because these impact fees will take effect in 2026, fire facilities are considered to be at full capacity.

Excess Capacity

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

Police

Herriman has excess capacity in its police facilities. The existing space available in each facility is outlined in the table below:

TABLE 14: POLICE – EXCESS CAPACITY SUMMARY

	City Hall	Old City Hall
Total SF	9,806	1,675
Calls 2025	25,787	25,787
Calls 2028	27,861	27,861
Call Growth	2,074	2,074

	City Hall	Old City Hall
Calls 2025-2028 as % of Capacity Calls	7.4%	7.4%
Excess SF	730	125

Fire

The City does not have any excess capacity in its fire stations.

Demands Placed Upon Existing Facilities by New Development Activity

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

Police

Accounting for excess capacity, police will need an additional 2,829 square feet by 2035 in order to reach proposed service levels based on increased demand from Herriman development. This reflects the respective proposed service levels for various police facilities.

The demands placed upon existing facilities by new development activity are outlined in the tables below for the police building and exterior storage.

TABLE 15: POLICE BUILDING SPACE NEEDED TO MAINTAIN EXISTING SERVICE LEVEL

Year	Total Calls for Service	Square Feet Needed at Existing Service Level	Excess Capacity (Deficit) in Square Feet	Projected Level of Service with No New Facility Space
2025	25,787	10,627	854	0.45
2026	26,461	10,904	577	0.43
2027	27,152	11,189	292	0.42
2028	27,861	11,481	-	0.41
2029	28,588	11,781	(300)	0.40
2030	29,335	12,088	(607)	0.39
2031	30,342	12,503	(1,022)	0.38
2032	31,383	12,933	(1,452)	0.37
2033	32,460	13,376	(1,895)	0.35
2034	33,575	13,835	(2,354)	0.34
2035	34,727	14,310	(2,829)	0.33

TABLE 16: POLICE EXTERIOR STORAGE SPACE NEEDED TO MAINTAIN EXISTING SERVICE LEVEL

Year	Total Calls for Service	Square Feet Needed at Existing Service Level	Excess Capacity (Deficit) in Square Feet	Projected Level of Service with No New Facility Space
2025	25,787	8,134	-	0.32
2026	26,461	8,346	(212)	0.31
2027	27,152	8,564	(430)	0.30
2028	27,861	8,788	(654)	0.29
2029	28,588	9,018	(884)	0.28
2030	29,335	9,253	(1,119)	0.28
2031	30,342	9,571	(1,437)	0.27
2032	31,383	9,899	(1,765)	0.26

Year	Total Calls for Service	Square Feet Needed at Existing Service Level	Excess Capacity (Deficit) in Square Feet	Projected Level of Service with No New Facility Space
2033	32,460	10,239	(2,105)	0.25
2034	33,575	10,590	(2,456)	0.24
2035	34,727	10,954	(2,820)	0.23

To maintain the proposed level of service, police building space and exterior storage will need to increase by 2,829 square feet and 2,820 square feet, respectively, by 2035.

Fire

If no new facilities are constructed, the fire department will have a deficiency of 7,943 square feet of station space by 2035. Service levels would decline from the proposed level of service (PLOS) of 11.69 square feet per call to 8.68 square feet per call by 2035.

TABLE 17: FIRE STATIONS – FACILITIES NEEDED TO MAINTAIN EXISTING SERVICE LEVEL

Year	Total Calls for Service	Square Feet Needed at Existing Service Level	Excess Capacity (Deficit) in Square Feet	Projected Level of Service with No New Facility Space
2025	1,960	22,913	11.69	-
2026	2,011	22,913	11.39	(598)
2027	2,064	23,511	11.10	(1,212)
2028	2,117	24,125	10.82	(1,842)
2029	2,173	24,755	10.55	(2,489)
2030	2,230	25,402	10.28	(3,152)
2031	2,306	26,274	9.94	(4,047)
2032	2,385	27,176	9.61	(4,972)
2033	2,467	28,108	9.29	(5,929)
2034	2,552	29,073	8.98	(6,919)
2035	2,639	30,071	8.68	(7,943)

The Means by Which the Political Subdivision Will Meet Growth Demands

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

Police

The City will meet the estimated growth demands by constructing a new police station. The City has plans for a new 33,000 square foot police building, with an anticipated cost of \$23,000,000, including land. The City will also acquire additional exterior storage space. New development's share of that building, over the next 10 years, is 2,829 square feet or \$1,971,976 of the total cost.

TABLE 18: COSTS OF FUTURE POLICE FACILITIES

Description	Construction Year	Square Feet	Cost per Square Foot	Total Cost
Police Building	2028	2,829	\$696.97	\$1,971,976
Exterior Storage Space	2028	2,820	\$166.67	\$469,962
Total		5,649		\$2,441,938

Fire

Growth demands will be met through the rebuild and expansion of Station 103, as well as the construction of two new stations (one near 7300 W Main Street and the other near SLCC campus). The costs for the stations are anticipated to be \$7,200,000 and \$8,700,000, respectively. The rebuild and expansion for Station 103 is expected to cost \$8,258,932, but only the additional square feet over the current square feet can be included in impact fees (square footage over 4,091). A credit will be made in the Impact Fees Analysis for the costs associated with the rebuild. A summary of anticipated costs is in the table below:

TABLE 19: COSTS OF FUTURE FIRE FACILITIES

Description	Construction Year	Square Feet	Cost per Square Foot	Total Cost
Station 103*	2026	10,000*	\$825.89	\$8,258,932
Station - 7300 W Main Street	2029	10,000	\$720.00	\$7,200,000
Station - SLCC Campus	2032	12,000	\$725.00	\$8,700,000
Total				\$24,158,932

*Station 103 currently has 4,091 square feet but will have a total of 10,000 square feet after the rebuild and expansion.

Consideration of Revenue Sources to Finance System Improvements Impacts

Utah Code 11-36a-302(2)(a)(b)(c)(d)(e)

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

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

The City has portions of bonds for police and fire outstanding. The cost for the rebuild of fire station 103 will be paid for with cash. Other future facilities will be financed with bonds. Credits for the bond financing will be made in the Impact Fees Analysis.

Interfund Loans

To the extent that funds are available, interfund loans could be considered to cover costs.

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.

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 disproportionately. 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.

Certification

Utah Code 11-36a-306(1)

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; and
3. complies in each and every relevant respect with the Impact Fees Act.