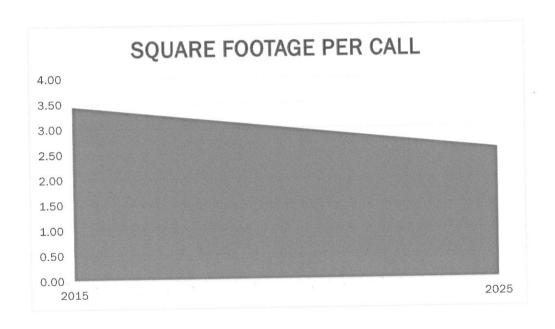
### APPENDIX 5: SQUARE FOOTAGE

	Public Safety Square Footage	Total Square Feet	Cost per Square Foot		Total Cost	
	Old Jail/She	eriff's Office @ 47 South Main S	treet, Tooele			
		Square Footage	Cost per Square Foot		Total Cost	
	Component	14,400	\$ 168.43	\$	2,425,322	
	Old Jail/Sheriff's Office	96	\$ 168.43	\$	16,169	
	Temp Evidence Room - in Old Jail	210	\$ 168.43	\$	35,369	
Impact Fee Qualifying	Main Evidence - in Old Jail	207	\$ 168.43	\$	34,864	
pac	Archives - in Old Jail	304	\$ 168.43	\$	51,201	
E O			\$ 200.10	\$	137,603	
	Impact Fee Qualifying: Old Sheriff's Office	817		-		
		New Jail/Sheriff's Office	\$ 351.94	\$	25,340,000	
	Jail/Sheriff's Office	72,000	\$ 351.94	Ф		
/in st	Sheriff Office Space/Storage	5,427	\$ 351.94	\$	1,910,003	
Impact Fee Qualifyin g		4,400	\$ 351.94	\$	1,548,556	
= 3	Warehouse (Sheriff Usage Portion)	9,827		\$	3,458,558	
	Impact Fee Qualifying: New Jali	ture Expansion at Jail/Sheriffs	Office			
		1,400		\$	24,000	
	Evidence Room	1,400		\$	24,000	
	Impact Fee Qualifying Evidence Room			\$	3,620,163	
	Total Impact Fee Qualifying	12,044		1	-,	

### APPENDIX 6: LOS AND DECREASE WITH GROWTH

Year	Existing Square Footage	Residential and Private Nonresidential calls	Square Footage per Call		
2015	10644	3,091	3.44		
2025	12044	4,678	2.57		



### Municipal Building Authority of Tooele County, Utah

\$12,630,000 Lease Revenue Bonds, Series 2010A-1 (Taxable Recovery Zone Economic Development Bonds) (Final Numbers)

### **Debt Service Schedule**

Date	Principal	Coupon	Interest	Subsidy	Total P+I	Fiscal Total
12/21/2010		-	400 000 00	(224,204.98)	274,028.31	
06/15/2011		-	498,233.29		283,477.57	557,505.88
12/15/2011			515,413.75	(231,936.18)		
06/15/2012	-	-	515,413.75	(231,936.18)	283,477.57 283,477.57	566,955.14
12/15/2012		-	515,413.75	(231,936.18)		500,555.14
06/15/2013		-	515,413.75	(231,936.18)	283,477.57	ECC OFF 14
12/15/2013	-	-	515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2014		-	515,413.75	(231,936.18)	283,477.57	
12/15/2014			515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2015		-	515,413.75	(231,936.18)	283,477.57	-
12/15/2015	-	-	515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2016			515,413.75	(231,936.18)	283,477.57	
12/15/2016			515,413.75	(231,936.18)	283,477.57	566,955.14
			515,413.75	(231,936.18)	283,477.57	-
06/15/2017			515,413.75	(231,936.18)	283,477.57	566,955.14
12/15/2017			515,413.75	(231,936.18)	283,477.57	•
06/15/2018			515,413.75	(231,936.18)	283,477.57	566,955.14
12/15/2018			515,413.75	(231,936.18)	283,477.57	-
06/15/2019		-		(231,936.18)	283,477.57	566,955.14
12/15/2019	-	-	515,413.75		283,477.57	
06/15/2020		-	515,413.75	(231,936.18)		566,955.14
12/15/2020	-	-	515,413.75	(231,936.18)	283,477.57	500,955.14
06/15/2021			515,413.75	(231,936.18)	283,477.57	ECC 0EE 44
12/15/2021		-	515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2022		-	515,413.75	(231,936.18)	283,477.57	
12/15/2022			515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2023		-	515,413.75	(231,936.18)	283,477.57	-
12/15/2023	2	-	515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2024			515,413.75	(231,936.18)	283,477.57	
	-		515,413.75	(231,936.18)	283,477.57	566,955.14
12/15/2024		-	515,413.75	(231,936.18)	283,477.57	-
06/15/2025			515,413.75	(231,936.18)	283,477.57	566,955.14
12/15/2025		-		(231,936.18)	283,477.57	
06/15/2026			515,413.75		283,477.57	566,955.14
12/15/2026			515,413.75	(231,936.18)	283,477.57	
06/15/2027	-	-	515,413.75	(231,936.18)		566,955.14
12/15/2027		•	515,413.75	(231,936.18)	283,477.57	300,333.14
06/15/2028			515,413.75	(231,936.18)	283,477.57	ECC 0EE 4.4
12/15/2028		-	515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2029	-	-	515,413.75	(231,936.18)	283,477.57	
12/15/2029			515,413.75	(231,936.18)	283,477.57	566,955.14
06/15/2030		-	515,413.75	(231,936.18)	283,477.57	
12/15/2030			515,413.75	(231,936.18)	283,477.57	566,955.14
	10 150	-	515,413.75	(231,936.18)	283,477.57	
06/15/2031	-	-	515,413.75	(231,936.18)	283,477.57	566,955.14
12/15/2031	-		515,413.75	(231,936.18)	283,477.57	
06/15/2032		-	515,413.75	(231,936.18)	283,477.57	566,955.14
12/15/2032	-			(231,936.18)	283,477.57	
06/15/2033		0.0000	515,413.75	(231,936.18)	983,477.57	1,266,955.14
12/15/2033	700,000.00	8.000%	515,413.75	(219,336.18)	268,077.57	_,,_,
06/15/2034			487,413.75		1,308,077.57	1,576,155.14
12/15/2034	1,040,000.00	8.000%	487,413.75	(219,336.18)		1,010,100.1
06/15/2035	-	-	445,813.75	(200,616.18)	245,197.57	1,575,395.14
12/15/2035	1,085,000.00	8.000%	445,813.75	(200,616.18)	1,330,197.57	1,575,395.14
06/15/2036			402,413.75	(181,086.18)	221,327.57	
12/15/2036	1,130,000.00	8.000%	402,413.75	(181,086.18)	1,351,327.57	1,572,655.14
06/15/2037		0.0	357,213.75	(160,746.18)	196,467.57	
12/15/2037	1,180,000.00	8.000%	357,213.75	(160,746.18)	1,376,467.57	1,572,935.14
06/15/2038	_,	-	310,013.75	(139,506.18)	170,507.57	
	1,235,000.00	8.200%	310,013.75	(139,506.18)	1,405,507.57	1,576,015.14
12/15/2038	1,200,000.00	5.20070	259,378.75	(116,720.43)	142,658.32	
06/15/2039	1,290,000.00	8.200%	259,378.75	(116,720.43)	1,432,658.32	1,575,316.64
12/15/2039	1,290,000.00	8.200%	206,488.75	(92,919.93)	113,568.82	
06/15/2040	1047 000 5	0.0000/		(92,919.93)	1,458,568.82	1,572,137.64
12/15/2040	1,345,000.00	8.200%	206,488.75		83,239.07	_,,
06/15/2041			151,343.75	(68,104.68)	1,488,239.07	1,571,478.14
12/15/2041	1,405,000.00	8.350%	151,343.75	(68,104.68)		1,0,1,4,0,1
06/15/2042		-	92,685.00	(41,708.25)	50,976.75	2 224 052 5
12/15/2042	2,220,000.00	8.350%	92,685.00	(41,708.25)	2,270,976.75	2,321,953.50
	\$49.000.000.00	_	\$29,117,382.04	(13,102,821.46)	\$28,644,560.58	
Total	\$12,630,000.00		4E014E1100E104	(==)=== ===============================		
YICIO STATISTICS						
Bond Year Dollars						\$356,149.50
Average Life						28.199 Year
Average Coupon						8.17560669
						8.24911459
Net Interest Cost (NIC)						
True Interest Cost (TIC)						4.62555309
	ses					4.58673899
Bond Yield for Arbitrage Purpo:						4.71470469
Bond Yield for Arbitrage Purpo All Inclusive Cost (AIC)						
Bond Yield for Arbitrage Purpo All Inclusive Cost (AIC)						
All Inclusive Cost (AIC)						8.35047949 28.200 Year

### APPENDIX 7.B: DEBT SERVICE SCHEDULES PROVIDED BY ZIONS BANK PUBLIC FINANCE

### Municipal Building Authority of Tooele County, Utah

\$12,350,000 Lease Revenue Bonds, Series 2010A-2 (Taxable Build America Bonds) (Final Numbers)

### **Debt Service Schedule**

on	Principal	Interest	Subsidy	Total P+I	Fiscal Total
-				280,056.82	
-	-	430,856.63	(150,799.81)		569,770.76
-	-	445,713.75	(155,999.81)	289,713.94	505,110.10
-	-	445,713.75	(155,999.81)	289,713.94	579,427.88
-	-	445,713.75	(155,999.81)	289,713.94	579,427.00
-		445,713.75	(155,999.81)	289,713.94	579,427.88
-	-	445,713.75	(155,999.81)	289,713.94	5/9,427.00
-	-	445,713.75	(155,999.81)	289,713.94	4 000 407 88
0%	30,000.00	445,713.75	(155,999.81)	719,713.94	1,009,427.88
-	-	436,468.75	(152,764.06)	283,704.69	4 007 400 20
0%	40,000.00	436,468.75	(152,764.06)	723,704.69	1,007,409.38
-	-	427,008.75	(149,453.06)	277,555.69	4 040 444 20
00%	55,000.00	427,008.75	(149,453.06)	732,555.69	1,010,111.38
-		413,131.25	(144,595.93)	268,535.32	
00%	70,000.00	413,131.25	(144,595.93)	738,535.32	1,007,070.64
-		398,796.25	(139,578.68)	259,217.57	
00%	90,000.00	398,796.25	(139,578.68)	749,217.57	1,008,435.14
		383,851.25	(134,347.93)	249,503.32	-
00%	10,000.00	383,851.25	(134,347.93)	759,503.32	1,009,006.64
-		368,296.25	(128,903.68)	239,392.57	-
00%	30,000.00	368,296.25	(128,903.68)	769,392.57	1,008,785.14
		352,131.25	(123,245.93)	228,885.32	-
50%	50,000.00	352,131.25	(123,245.93)	778,885.32	1,007,770.64
		332,193.75	(116,267.81)	215,925.94	
50%	575,000.00	332,193.75	(116,267.81)	790,925.94	1,006,851.88
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	311,350.00	(108,972.50)	202,377.50	-
50%	305,000.00	311,350.00	(108,972.50)	807,377.50	1,009,755.00
-		289,418.75	(101,296.56)	188,122.19	
50%	35,000.00	289,418.75	(101,296.56)	823,122.19	1,011,244.38
-	33,000.00	266,400.00	(93,240.00)	173,160.00	
00%	60,000.00	266,400.00	(93,240.00)	833,160.00	1,006,320.00
-	000,000.00	240,000.00	(84,000.00)	156,000.00	
00%	695,000.00	240,000.00	(84,000.00)	851,000.00	1,007,000.00
00%	595,000.00	212,200.00	(74,270.00)	137,930.00	
00%	-	212,200.00	(74,270.00)	872,930.00	1,010,860.00
0076	735,000.00	182,800.00	(63,980.00)	118,820.00	
00%	-	182,800.00	(63,980.00)	888,820.00	1,007,640.00
00%	770,000.00	152,000.00	(53,200.00)	98,800.00	
00%		152,000.00	(53,200.00)	908,800.00	1,007,600.00
00%	810,000.00	119,600.00	(41,860.00)	77,740.00	
-		119,600.00	(41,860.00)	932,740.00	1,010,480.00
00%	855,000.00	85,400.00	(29,890.00)	55,510.00	
-		85,400.00	(29,890.00)	955,510.00	1,011,020.00
00%	900,000.00		(17,290.00)	32,110.00	
-		49,400.00	(17,290.00)	977,110.00	1,009,220.00
00%	945,000.00	49,400.00	(4,060.00)	7,540.00	
-	-	11,600.00	(4,060.00)	297,540.00	305,080.00
00%	290,000.00	11,600.00	(4,060.00)	201,040.00	000,000.00

Total	\$12,350,000.00	•	\$13,614,945.38	(4,765,230.76)	\$21,199,714.62	-
-------	-----------------	---	-----------------	----------------	-----------------	---

### Yield Statistics

	\$179,474.17
Bond Year Dollars	14.532 Years
Average Life	7.5860196%
Average Coupon	11000020
	7.6347310%
Net Interest Cost (NIC)	4,9539870%
True Interest Cost (TIC)	4,8938692%
Bond Yield for Arbitrage Purposes	5.0962652%
All Inclusive Cost (AIC)	5.030203210
IRS Form 8038	7.6018554%
Net Interest Cost	7,00163047





### APPENDIX 7.C: DEBT SERVICE SCHEDULES PROVIDED BY ZIONS BANK PUBLIC FINANCE

### Municipal Building Authority of Tooele County, Utah

\$360,000 Taxable Lease Revenue Bonds Series 2010A-3 (Final Numbers)

### **Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/21/2010	-				
06/15/2011			5,220.00	5,220.00	
12/15/2011		-	5,400.00	5,400.00	10,620.00
06/15/2012			5,400.00	5,400.00	
12/15/2012			5,400.00	5,400.00	10,800.00
06/15/2013	-	•	5,400.00	5,400.00	
12/15/2013	360,000.00	3.000%	5,400.00	365,400.00	370,800.00
				\$392,220.00	
Total	\$360,000.00	•	\$32,220.00	\$392,220.00	
	\$360,000.00	•	\$32,220.00	\$392,220.00	
Yield Statistics	\$380,000.00	•	\$32,220.00	\$392,220.00	
Yield Statistics Bond Year Dollars	\$360,000.00	•	\$32,220.00	\$392,220.00	2.983 Years
Yield Statistics  Bond Year Dollars  Average Life	\$360,000.00	•	\$32,220.00	\$392,220.00	\$1,074.00 2.983 Year 3.0000000%
Yield Statistics Bond Year Dollars	\$360,000.00	•	\$32,220.00	\$392,220.00	2.983 Years 3.0000000%
Yield Statistics  Bond Year Dollars  Average Life  Average Coupon	\$360,000.00	•	\$32,220.00	\$382,220.00	2.983 Years 3.0000000% 3.2011173%
Yield Statistics  Bond Year Dollars  Average Life  Average Coupon  Net Interest Cost (NIC)	\$360,000.00	•	\$32,220.00	\$382,220.00	2.983 Years 3.0000000% 3.20111739 3.21265379
Yield Statistics  Bond Year Dollars  Average Life  Average Coupon	\$360,000.00	•	\$32,220.00	\$382,220.00	2.983 Years 3.0000000% 3.2011173%

2.983 Years

IRS Form 8038
Net Interest Cost
Weighted Average Maturity

2010A-3 MBA | 2010C-Taxable | 6/1/2015 | 10:01 AM





PUBLIC FINANCE

### APPENDIX 8: MAXIMUM LEGAL IMPACT FEE CALCULATIONS

Maximum Legal Public Safety Impact Fee	Cos	t Per Call	Calls Per Unit	Fee Per Unit
	Reside	ential		
Residential	\$	1,042	0.30	\$ 312
	Non Res	idential		
Private Non Residential (kSF Floor Space)	\$	1,042	0.67	\$ 695

Non Standard Impact Fee Calculation

Cost per Call	Multiplied by	Projected Calls per Unit Created Annually	Impact Fee to be Charged
\$ 1,042	x	=	

			Cost per C	all					
acilities		Cost	Percent IF Qualifying	Percent To Growth	Cost to Growth		Calls from Growth	Cost Per Call	
Existing and Future Facilities (Impact Fee Qualifying Portion)	\$	3,620,161	100%	34%	\$	1,227,869	1,587	\$	774
Series 2010 ABC Total Debt Service	\$	50,236,495	14%	100%	\$	6,856,584	12,403	-	553
Series 2010 ABC Total Debt Principal	\$	(25,340,000)	14%	100%	\$	(3,547,600)	12,403	\$	(286
Professional Expenses Incurred	\$	1,650	100%	100%	\$	1,650	1,587	\$	1
Total	\$	28,518,307			\$	4,538,503		\$	1,042

### **EXHIBIT B**

# TOOELE COUNTY PUBLIC SAFETY IMPACT FEE ANALYSIS

## 2015

## Tooele County Public Safety Impact Fee Analysis



**Tenille Tingey** 

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### Public Safety Impact Fee Analysis

### **Executive Summary**

### **OVERVIEW**

Impact fees are a onetime charge paid by new developments for the purpose of recovering the cost of a utility, in this case, public safety with capacity from which new growth will benefit. Public safety impact fees are assessed by residential and private nonresidential land uses only.

As of 2010, the Census population of the County was 58,218. Growth continues in the County and by 2030 is anticipated to hit 99,6641 residents, county-wide. Based on the Census data and projections from Governor's Office of Management and Budget, the estimated current (2015) population is 63,811 and 17,968 of those resident living in the unincorporated areas of the County. Over the next 10 years, the impact fee horizon growth is estimated to reach 87,271 county-wide. The average annual growth percentage over that 10 year period is 2.73%.

The unincorporated portion of Tooele County is the impact fee assessment area for the Tooele County Sheriff's Department. Emergency calls have been analyzed in this area and a call rate was determined for two land use categories: private residential and private non-residential. Call data was provided by the Tooele County Sherriff's Office Dispatch, which fields every emergency call that comes to the County2.

ANTICIPATED IMPACT ON OR CONSUMPTION ON EXISTING/SYSTEM IMRPOVEMENTS CAPACITY AND LEVEL OF SERVICE (LOS)

Utah Code 11-36a-304(1)(a) - 11-36a-(304)(1)(c)

Tooele County provides its residents with a level of service, in this case, square footage per call, for Public Safety. The existing public safety facilities and the sheriff's deputies have been funded through property tax dollars paid by existing residents. As development continues in the County, new growth should contribute to the public safety and offset the decrease in the level of service being provided to existing residents.

The County has invested money, in the forms of bonds and general fund revenue on these facilities. The total historic cost of the Public Safety provided is approximately \$28M, however only approximately \$4.5 of this cost is impact fee qualifying. The existing residents and private nonresidential units currently generate calls for service. Using three years of historic call data, geocoded to land uses, calls per unit have been determined. This call data and the cost of providing public safety infrastructure are used to determine the cost per call. The cost of the square footage per call is perpetuated as growth continues to keep the level of service equal between existing and future development. The Utah State Impact Fees Act requires that impact fees be used to maintain the existing level of service, rather than fixing deficiencies or raising the level of service. The following table details the level of service for public safety.

<sup>&</sup>lt;sup>1</sup> Governor's Office of Management and Budget

<sup>&</sup>lt;sup>2</sup> Snideman Consulting

Table 1: Level or Service

Year	Existing Square Footage	Residential and Private Nonresidential calls	Square Footage per Call
2015	10644	3,091	3.44
2015	12044	4,678	2.57

### PROPORTIONATE SHARE ANALYSIS

Utah Code 11-36a-304(1)(d)

The LOS as discussed above is 3.44 square feet per call. The square footage is broken down and detailed in the following table:

Table 2: Square Footage of Existing and Future Public Safety Facilities

	Public Safety Square Footage	Total Square Feet	Cost per Square Foot		Total Cost			
	Old Jail/Sheriff's	Office @ 47 South Main						
	Component	Square Footage	Cost per Square Foot		Total Cost			
	Old Jail/Sheriff's Office	14,400	\$ 168.43	\$	2,425,322			
	Temp Evidence Room- in Old Jail	96	\$ 168.43	\$	16,169			
ing ing	Main Evidence - in Old Jail	210	\$ 168.43	\$	35,369			
Impact Fee Qualifying	Archives - in Old Jail	207	\$ 168.43	\$	34,864			
du dus	Evidence Office - in Old Jail	304	\$ 168.43	\$	51,201			
		817		\$	137,603			
	Impact Fee Qualifying: Old Sheriff's Office 817 \$ 137,000							
	Jail/Sheriff's Office	72,000	\$ 351.94	\$	25,340,000			
t ng	Sheriff Office Space/Storage	5,427	\$ 351.94	\$	1,910,003			
Impact Fee Qualifying		4,400	\$ 351.94	\$	1,548,556			
- 3	Warehouse (Sheriff Usage Portion)	9,827		\$	3,458,558			
	Impact Fee Qualifying: New Jail 9,827 \$ 5,456,666  Future Expansion at Jail/Sheriffs Office							
		1,400		\$	24,000			
	Evidence Room	1,400		\$	24,000			
	Impact Fee Qualifying Evidence Room			\$	3,620,161			
	Total Impact Fee Qualifying	12,044		Ψ	-11			

To determine the cost of infrastructure that is impact fee eligible, the cost per square foot of existing impact fee qualifying square footage was totaled, or \$3,620,161. Since the bond funded the jail facility, again the square footage was considered in looking at what was impact fee qualifying. Square footage relating to the jail or other areas of incarceration was taken out, therefore only 9,827 of that facility is impact fee qualifying or 14% (9,827 divided by 72,000). It should be noted that the bond in the impact fee calculation has been divided by calls at buildout as the facility was constructed to serve to buildout (approximately 12,403 calls).

Calls for service, less traffic, public, shared and out of service area were mapped to determine demand between residential land uses and private non-residential land uses. Snideman Consulting also completed a land use analysis, detailed further to determine how many calls could be expected in the future, therefore allocating percent related to ten year growth. The tables below summarize the land use and call analysis.

Average Historic Calls per Unit to Private Development Types in the Impact Fee Assessment Area

Calls per Unit			
Residential	1,594		
Sheriff Dept Calls to Residential Land Uses (Average 2012 to 2014)	5,325		
Residential Units in 2015	0.299		
Calls per Unit			
Private Non Residential	1,498		
Sheriff Dept Calls to Private Non Residential Land Uses (Average 2012 to 2014)	2,246		
Private Non Residential Units in 2015 (kSF)	0.667		
Calls per Unit	0.00.		

Source: Tooele County Sheriff's Dept.. Tooele County Assessors, BEBR, US Census

Projected Future Private Emergency Calls Based on Future Units and Call Rate in the Impact Fee Assessment Area

	Future (10 Year) Priva	te Calls	
Burney of Time	Units Added in 10 Years	Calls per Unit	Calls Added in 10 Years
Development Type		0.299	955
Residential	3,191	0.299	200
	947	0.667	632
Private Non Residential  Total Undeveloped Future			1.587

Existing and Future Private Emergency Calls the Impact Fee Assessment Area

	Existing and Future (10 Y	ear) Private Calls	
	Existing *	Added In 10 Years	Existing + Future
Development Type		955	2.549
Residential	1,594	955	_,
	4 400	632	2,129
Private Non Residential	1,498		4,678
Total	3.091	1,587	4,678

<sup>\*</sup>Existing Calls are based on the average experienced from 2012 to 2014

### EXISTING INFRASTRUCTURE

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

The Sheriff's department initially had been housed at the Public Safety building at 47 South Main Street. This facility had the administrative offices of the Sheriff as well as the jail (approximately 14,400 square feet). Impact Fees do not consider areas of incarceration, so any square footage related to incarceration has been taken out of this analysis. With a new Sheriff in 2015, the department has moved to the new public safety facility and jail located south of Tooele City at 1960 S. Main Street. This is a 72,000 square foot jail and administrative office. There is also a Tooele County Sheriff Substation in Stansbury Park, however this facility has been offered for use at no cost to Tooele County and will not be considered in the impact fee analysis.

### FUTURE CAPITAL PROJECTS

Utah Code 11-36a-304(2)(b) and 11-36a-304(2)(c)

It is anticipated that within the ten year impact fee horizon, the Sheriff has planned to add an additional evidence room totaling 1,400 square feet. The cost is approximately \$24,000 for this additional space.

<sup>&</sup>lt;sup>3</sup> Snideman Consulting

### IMPACT FEE CALCULATION

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

The recommended impact fees are as follows:

Table 4: Maximum legal Impact Fee

Maximum Legal Public Safety Impact Fe	e Cost	Per Call	Calls Per	Unit Fee	Per Unit
	dential				
Residential	\$	1,042	0.30	\$	312
	esidentia	ıl			
Private Non Residential (kSF Floor Space)	\$	1,042	0.67	\$	695

### OTHER CONSIDERATIONS

Utah Code 11-36a-304(2)(g) through 11-36a-304(2)(h)

There are no extraordinary costs to be considered nor a time price differential as the County will only perpetuate the current LOS provided to existing residents.

### Chapter 1 Overview of the Public Safety System

### **OVERVIEW**

Located about 30 minutes from Salt Lake City, Tooele County affords a unique and desirable quality of life that is unsurpassed in the Rocky Mountain region. Tooele County is approximately 6,900 square miles of land space. Tooele County residents are receiving public safety services from the Tooele County Sheriff's Office. The Sheriff's Department has a large area to patrol and provide services. The County has also experienced steady growth in recent years and will continue to do so for several years to come.

As of 2010, the Census population of the County was 58,218. Growth continues in the County and by 2030 is anticipated to hit 99,664<sup>4</sup> residents, county-wide. Based on the Census data and projections from Governor's Office of Management and Budget, the estimated current (2015) population is 63,811 and 17,968 of those resident living in the unincorporated areas of the County. Over the next 10 years, the impact fee horizon, growth is estimated to reach 87,271 county-wide. The average annual growth percentage over that 10 year period is 3.22%.

<sup>&</sup>lt;sup>4</sup> Governor's Office of Management and Budget

Table 5: Growth Projections

Impact Fee Years

YEAR	COUNTY WIDE GOMB	% GROWTH	GOMB UNINCORPORATED AREA ONLY	% OF COUNTY
2010*	58,218		14,976	26%
2011	59,063	1.45%	15,574	26%
2012	59,908	1.43%	16,173	27%
2013*	60,753	1.41%	16,771	28%
2014*	61,598	1.39%	17,369	28%
2015	63,811	3.59%	17,968	28%
2016	66,024	3.47%	18,566	28%
2017	68,238	3.35%	19,164	28%
2018	70,451	3.24%	19,762	28%
2019	72,664	3.14%	20,361	28%
2020	74,877	3.05%	20,959	289
2021	77,356	3.31%	21,837	289
2022	79,834	3.20%	22,716	289
2023	82,313	3.10%	23,594	289
2024	84,792	3.01%	24,472	299
2025	87,271	2.92%	25,351	299
2026	89,749	2.84%	26,229	299
2027	92,228	2.76%	27,107	299
2028	94,707	2.69%	27,985	309
2029	97,185	2.62%	28,864	309
2030	99,664	2.55%	29,742	309

<sup>\*</sup>Census

Governor's Office of Management and Budget

### **ESTIMATING LAND USE**

The estimates of current and future development in the impact fee assessment area were determined by using ESRI's GIS (geographic information systems) software, data from the Tooele County Assessor's Office, the US Census & American Factfinder, the Utah Governor's Office of Planning and Budget (GOPB), the Utah Bureau of Economic and Business Research (BEBR) at the University of Utah, and input and data from other Tooele County sources.

It was assumed that the future development of both residential and non-residential uses within the County will occur in a proportionally similar way to existing development. The existing non-residential square footage per capita was used to project future non-residential development. Existing private residential estimates are based on Census and BEBR data. Future residential units are based on

population projections from the GOPB. Residential land uses are measured in dwelling units and non-residential land uses are measured in units of thousand square feet increments (kSF).<sup>5</sup>

Table 6: Land Use Analysis

	Existing Dev	relopment	Future Development to be Added Existing + F		Future	
Residential Units	Population	Units	Population	Units	Population	Units
Residential	17,968	5,325	48,003	17,742	65,971	23,067
Private Nonresidential Units*	SF per Capita**	Estimated kSF	SF per Capita	Estimated kSF	SF per Capita	Estimated kSF
Private Nonresidential	125.0	2,246	125.0	6,000	125.0	8,246

Source: Tooele County Assessor's Office, US Census, American Community Survey, Utah BEBR, Utah GOMB, Commerce Real Estate Solutions Year-End Market Review

The unincorporated portion of Tooele County is the impact fee assessment area for the Tooele County Sheriff's Department. Emergency calls have been analyzed in this area and a call rate was determined for two land use categories: private residential and private non-residential. Call data was provided by the Tooele County Sheriff's Office Dispatch, which fields every emergency call that comes to the County<sup>6</sup>.

Impact fees will consider growth in the County as a whole as far as calls for service, however the fee is only charged to development that occurs in the unincorporated County. The picture below details the service area.

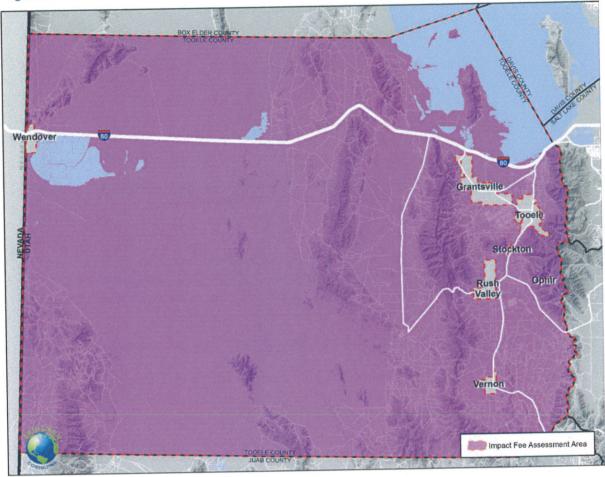
<sup>\*</sup> Private Non Residential space includes eneral commercial and other privately owned nonresidential land uses such as churches, group home facilities, etc.; kSF = 1,000 SF

<sup>\*\*</sup> Private Non Residential SF (square feet) per capita has been estimated based on observations in several counties in Utah

<sup>&</sup>lt;sup>5</sup> Snideman Consulting

<sup>&</sup>lt;sup>6</sup> Snideman Consulting

Figure 1: Service Area



ANTICIPATED IMPACT ON OR CONSUMPTION ON EXISTING CAPACITY/SYSTEM IMPROVEMENTS AND LEVEL OF SERVICE (LOS) Utah Code 11-36a-304(1)(a) – 11-36a-304(1)(c)

The current level of service based on the historic calls for service balanced with the square footage of public safety space provided per call. The following tables detail the anticipated calls to be served and the corresponding decline in square feet per call. As growth continues the level of service continues to drop. This illustrates the requirement of not raising the LOS through impact fees.

Table 7: LOS and Anticipated Impact from Growth

Existing Square Footage	Residential and Private Nonresidential calls	Square Footage per Call
10644	3,091	3.44
	4,678	2.57
		Footage Nonresidential calls  10644 3,091

## IMPACT ON SYSTEM IMPROVEMENTS REQUIRED BY ANTICIPATED DEVELOPMENT Utah Code 11-36a-304(1)(b)

The Sheriff's plans on adding a 1,400 square foot evidence room. This level of service will increase a small amount with the completion of this addition, but not be raised above the current LOS. Table 6 above shows, that even with the additional capital infrastructure, the LOS is not raised above the current LOS provided to existing residents.

### Chapter 2 Proportionate Share Analysis and Other Funding Sources

### PROPORTIONATE SHARE ANALYSIS

Utah Code 11-36a-304(1)(d)

The County has provided the existing residents of Tooele County with a level of service (historic calls for service). The Sheriff's department has provided square footage per call as well. As growth continues the LOS will decrease significantly as demonstrated above. The following tables detail the existing square footage and calls for service generated by existing and future development respectively. This analysis provides the information to determine the proportionate share of calls. The LOS as discussed above is 3.44 square feet per call. The square footage is broken down and detailed in the following table:

Table 8: Square Footage of Existing and Future Public Safety Facilities

	Public Safety Square Footage	Total Square Feet	Cost per	Square Foot		otal Cost	
	Old Jail/Sheriff's	Office @ 47 South Main	Street, Too	oele			
	Component	Square Footage	Cost per Square Foot		Total Cost		
	Old Jail/Sheriff's Office	14,400	\$	168.43	\$	2,425,322	
	Temp Evidence Room - in Old Jail	96	\$	168.43	\$	16,169	
mpact Fee Qualifying	Main Evidence - in Old Jail	210	\$	168.43	\$	35,369	
Impact Fee Qualifying	Archives - in Old Jail	207	\$	168.43	\$	34,864	
III O	Evidence Office - in Old Jail	304	\$	168.43	\$	51,201	
	Impact Fee Qualifying: Old Sheriff's Office	817			\$	137,603	
	N N	ew Jail/Sheriff's Office					
	Jail/Sheriff's Office	72,000	\$	351.94	\$	25,340,000	
ct	Sheriff Office Space/Storage	5,427	\$	351.94	\$	1,910,003	
Impact Fee Qualifying	Warehouse (Sheriff Usage Portion)	4,400	\$	351.94	\$	1,548,556	
0	Impact Fee Qualifying: New Jail	9,827			\$	3,458,558	
	Future Expansion at Jail/Sheriffs Office						
	Evidence Room	1,400		17.14	\$	24,000	
	Impact Fee Qualifying Evidence Room	1,400			\$	24,000	
	Total Impact Fee Qualifying	12,044			\$	3,620,161	

To determine the cost of infrastructure that is impact fee eligible, the cost per square foot of existing impact fee qualifying square footage was totaled, or \$3,620,161. Since the bond funded the jail facility, again the square footage was considered in looking at what was impact fee qualifying. Square footage relating to the jail or other areas of incarceration was taken out, therefore only 9,827 of that facility is impact fee qualifying or 14% (9,827 divided by 72,000). It should be noted that the bond in the impact fee calculation has been divided by calls at buildout as the facility was constructed to serve to buildout (approximately 12,403 calls).

Calls for service, less traffic, public, shared and out of service area were mapped to determine demand between residential land uses and private nonresidential land uses. Snideman Consulting also completed a land use analysis, detailed further to determine how many calls could be expected in the future, therefore allocating percent related to ten year growth. The tables below summarize the land use and call analysis.

Average Historic Calls per Unit to Private Development Types in the Impact Fee Assessment Area

Calls per Unit				
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Residential	1,594			
Sheriff Dept Calls to Residential Land Uses (Average 2012 to 2014)	5,325			
Residential Units in 2015	0.299			
Calls per Unit	0.299			
Private Non Residential				
Sheriff Dept Calls to Private Non Residential Land Uses (Average 2012 to 2014)	1,498			
Private Non Residential Units in 2015 (kSF)	2,246			
Calls per Unit	0.667			

Source: Tooele County Sheriff's Dept., Tooele County Assessors, BEBR, US Census

Projected Future Private Emergency Calls Based on Future Units and Call Rate in the Impact Fee Assessment Area

Future (10 Year) Priva	te Calls	
	Calls per Unit	Calls Added in 10 Years
	0.299	955
and Production of	0.667	632
		1,587
-	Units Added in 10 Years 3,191 947	3,191 0.299 947 0.667

Existing and Future Private Emergency Calls the Impact Fee Assessment Area

Existing and Future (10 Y	'ear) Private Calls	
Existing *	Added In 10 Years	Existing + Future
1.594	955	2,549
	632	2,129
	1,587	4,678
	Existing * 1,594 1,498	1,594 955 1,498 632

<sup>\*</sup>Existing Calls are based on the average experienced from 2012 to 2014

The existing level of service has been funded by bonds and general fund dollars. Bond funding has been used for the new Sheriff's Office and jail and General Fund monies were used on the previous facility (some of which is still in use). The series 2010A-1, 2010A-2 and 2010A-3 were used to construct the new jail and Sheriff's office. The total debt service equals \$50,236,495. However considering the bonds funded the jail in addition to the Sheriff's administrative space, further analysis was completed to determine how much of this debt is impact fee qualifying. The analysis considered the square footage of the facility and the use of the space. Of the total 72,000 14% is used for impact fee qualifying expenses; the Sheriff's administrative and detective space. The table below details the total debt service used to construct the jail. The jail/Sheriff's administrative office was constructed with the intent to serve the community throughout buildout, therefore the 14% of the cost of the facility is spread over total buildout calls. Therefore burden is spread even across all users/calls for service. The total buildout calls, determined by land use and current zoning is 12,403 calls.

Table 10: Debt Service Owed

Series 2010 ABC Total Debt Service	\$ 50,236,495.20
Series 2010 ABC Total Debt Principal	\$ 25,340,000.00

The full debt service schedules, provided by Zions Bank Public Finance, can be found in the appendix of this document.

<sup>7</sup> Snideman Consulting

### **EXISTING INFRASTRUCTURE**

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

The Sheriff's department initially had been housed at the Public Safety building at 47 South Main Street. This facility had the administrative offices of the Sheriff as well as the jail (approximately 14,400 square feet). Impact Fees do not consider areas of incarceration, so any square footage related to incarceration has been taken out of this analysis. With a new Sheriff in 2015, the department has moved to the new public safety facility and jail located south of Tooele City at 1960 S. Main Street. This is a 72,000 square foot jail and administrative office. There is also a Tooele County Sheriff Substation in Stansbury Park, however this facility has been offered for use at no cost to Tooele County and will not be considered in the impact fee analysis.

### **FUTURE CAPITAL PROJECTS**

Utah Code 11-36a-304(2)(b) and 11-36a-304(2)(c)

The Sheriff has identified a need for additional storage space for evidence. The Sheriff has obtained a bid for an expansion of the facilities by 1,400 square feet. The cost estimate from the outside company provided to the Sheriff is \$24,000 dollars. This is an impact fee qualifying expansion as it is not for jail or incarceration purposes.

### **FUNDING SOURCES**

### **GRANTS**

Grants are defined basically as a source of revenue that not intended to be repaid by the recipient. There is typically a lengthy application process to qualify and be approved for federal, state or other grants. Grants require money to be spent in certain ways and often there is period reporting required to maintain grant funding. Tooele County has accessed grant funding historically, many for public safety related to operations and equipment. The Sheriff's department will continue to access grants where appropriate and available. Grant funded projects are not included in the impact fee analysis in any way.

### **BONDS**

The County has used bonds – revenue bond specifically – to fund much of the existing public safety facilities. Three 2010 series were issued for the jail and warehouse. It is not anticipated that the County would need much more to serve through buildout. Having outstanding debt already associated with the Public Safety utility, it is not anticipated that any additional public safety related debt will be issued in the near future. It is highly likely that impact fees collected will be used to help pay the current bonds.

### INTER-FUND LOANS

Inter-fund loans are used to subsidize or supplement a fund from another fund. The intent of inter-fund loans are to be repaid, at times with interest. It is currently not a desired practice in Tooele County. The revenues sources available in Tooele County are limited and therefore the inter-fund loans place the burden, once again, in existing taxpayers. Inter-fund loans do not create an equity in funding sources. Undue burden falls on existing residents in the inter-fund loan situation.

### **IMPACT FEES**

The Utah Office of the Property Rights Ombudsman defines impact fees as the following:

"An impact fee is a one-time charge imposed by local governments to mitigate the impact on local infrastructure caused by new development. Growth in the form of new homes and businesses requires expansion or enlargement of public facilities to maintain the same level and quality of public services for all residents of a community. Impact fees help fund expansion of public facilities necessary to accommodate new growth." Impact fee does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee. Impact Fees may not be used to increase the level of service received by existing residents. Should the level of service increase, the incremental increase must be funded by another revenue source outside of impact fees.

Impact fees are intended to be consistent with the General Plan, Capital Improvements Plans, Land Development/Land Use Code, and other policies, ordinances, and resolutions by which the County seeks to ensure the provision of capital facilities in conjunction with development.

The level of service is not being increased with impact fees and shared the cost of the public safety facilities between existing and future residents equitably.

<sup>8</sup> http://propertyrights.utah.gov/impact-fees/

### Chapter 3 Impact Fee Calculation and Other Considerations

### IMPACT FEE CALCULATION

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

The impact fee calculated in table 10 below details the anticipated growth and a cost of square footage per call based on the historic investment into the Public Safety system. Also include is the financing cost of the debt discussed above and detailed in the appendix and professional expenses. As the bonds are Lease Revenue Bonds, and not general property tax or GO Bonds, there is not a credit to the impact fee for property tax paid or to be paid. Development will be assessed the fee based upon the same level of service received by existing residents, therefore, impact fees are not increasing the LOS.

Table 11: Cost per Call Calculation

		Cost per Cal				
Facilities	Cost	Percent IF Qualifying	Percent To Growth	Cost to Growth	Calls from Growth	Cost Per Call
Existing and Future Facilities (Impact Fee Qualifying Portion)	\$ 3,620,161	100%	34%	\$ 1,227,86	9 1,587	\$ 774
Series 2010 ABC Total Debt Service	\$ 50,236,495	14%	100%	\$ 6,856,58	4 12,403	\$ 553
Series 2010 ABC Total Debt Principal	\$(25,340,000)	14%	100%	\$ (3,547,60	0) 12,403	\$ (286)
Professional Expenses Incurred	\$ 1,650	100%	100%	\$ 1,65	0 1,587	\$ 1
Total	\$ 28.518.307			\$ 4,538,50	3	\$1,042

Table 12: Maximum Legal Fee per Land Use

Maximum Legal Public Safety Impact Fe	e Cost	Per Call	Calls Per U	nit Fee	Per Unit
	idential				
Residential	\$	1,042	0.30	\$	312
Non F	Residentia	al			
Private Non Residential (kSF Floor Space)	\$	1,042	0.67	\$	695

At the discretion of the County the standard impact fee can be decreased to meet specific or unusual cases, should it be determined the standard impact fee is not equal to the demand created. However, it is the duty of the developer to define and defend the anticipated demand created from the development.

Should a developer contribute a project that meets the requirement of the Impact Fee Facilities Plans and/or this Impact Fee Analysis, the County can provide a credit against the impact fees for the contribution.

Should a situation arise that doesn't fit the typical "mode" of development, a non-standard impact fee calculation is included in the analysis.

Table 13: Non Standard Impact Fee Calculation

Cost per Call	Multiplied by	Projected Calls per Unit Created Annually	Impact Fee to be Charged
\$ 1,042	х	=	

### OTHER CONSIDERATIONS

Utah Code 11-36a-304(2)(g) through 11-36a-304(2)(h)

### EXTRAORDINARY COSTS

There aren't any extraordinary costs of servicing new properties with the Public Safety system.

### TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated and considered in the impact fee analysis. An inflation component has not been considered at this time. The County will continue to perpetuate the existing level of service and therefore inflation costs – if driving cost above the LOS – must be covered by another revenue stream, outside of impact fees.

### Impact Fee Analysis Certification

Tooele County in order to comply with Utah State Code 11-36a-306(2) states the following:

"I certify 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; or
- 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."

Dated: October 14, 2015

# APPENDIX 1: LAND USE DETAILS

Residential Units, and Private Non Residential Floor Space in the Impact Fee Assessment Area

EXISTING ATIO FULLIE FUDUIATION, NOSICENTAL CITES CITES	Constant P		Firture Development t	o be Added	Existing + Ft	nture
	HAVAC BUDSIXE	Upilleliit	The state of the particular distribution of the particular dis			11-140
	Cottolingo	Unite	Population	Units	Population	SIIIO
Pocidential Units	Population	3			100	730 00
	7	200 8	48 003	17.742	1/6,29	790,62
Docidontial	11,908	0,000	cocto			LC
nesidelliai		FO. L. T.	CE nor Canita	Fetimated kSF	SF per Capita	Estimated KSF
* chical Hospital Control of	SF ner Capita**	Estimated KSF	or per capita	Commerce no.		
Private Non Residential Units."			, L	0000	1250	8.246
	125.0	2.246	0.621	000,0	0:014	
CITATOR OF CALCULATION OF CALCULATIO	2011					

Source, Toodie Deurty Assessor's Office, US Consus, American Community Survey, Utah BEBR, Utah GOMB, Commerce Roal Estate Solutions Year-End Market Review

\*\* Private Mon Residential SF (square feet) per

and Private Non Residential Building Space in the Impact Fee Assessment Area

Historical and Projected Population, Persons ber Housing Utilit, and Private Ivoli residential banding	JIII, allu Pilvate voli nes	sidelina pallalis opas			THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN THE PERSON NAMED IN		CHUC	SORO
וווווווווווווווווווווווווווווווווווווו		17.00	2020	2025	2030	2040	0507	2002
	2010	2015	2020					
	010	47.069						
Census Based Population	14,976	11,300			242	AO 5.41	52 500	65,971
			20,959	25,546	78,147	140,04	20010	
GOMB Population Projections						1777	10101	23.067
	11111	E 20E	6 739	8.515	10,291	14,1/3	10,421	
Horising Ilnits	4,755	0,000				000	300	286
		7000	211	3.00	2.89	7.80	2.00	20:3
Dorong nor Housing Ilnit	3.15	2.57	44.0				0010	2000
Felsolis per Housing office		0	0000	2 103	3.718	5,068	6,563	0,240
POJ Loitachian China	1	2,246	2,020	CCT.C				
Private Nori Residential Kar								

Source: Toolie County Assessor's Office, US Census, American Community Survey, Utah BEBR. Utah GOMB

Note: Persona per Houaling that is the population number divided by the number of total housing units, and the PROVIDED BY: SNIDEMAN CONSULTING

### APPENDIX 2: EMERGENCY CALL RATE

Average Historic Calls per Unit to Private Development Types in the Impact Fee Assessment Area

Calls per Unit	
Residential	4 504
Sheriff Dept Calls to Residential Land Uses (Average 2012 to 2014)	1,594
Residential Units in 2015	5,325
Calls per Unit	0.299
Private Non Residential	4 400
Sheriff Dept Calls to Private Non Residential Land Uses (Average 2012 to 2014)	1,498
Private Non Residential Units in 2015 (kSF)	2,246
Calls per Unit	0.667

Source: Tooele County Sheriff's Dept., Tooele County Assessors, BEBR, US Census

Projected Future Private Emergency Calls Based on Future Units and Call Rate in the Impact Fee Assessment Area

	Future (10 Year) Private	Calls	
Development Type	Units Added in 10 Years	Calls per Unit	Calls Added In 10 Years
Residential	3,191	0.299	955
	947	0.667	632
Private Non Residential  Total Undeveloped Future Private		0.007	1,587

Existing and Future Private Emergency Calls the Impact Fee Assessment Area

	Existing and Future (10 Yea	r) Private Calls	
Development Type	Existing *	Added in 10 Years	Existing + Future
Residential	1,594	955	2,549
Private Non Residential	1.498	632	2,129
Total	3,091	1,587	4,678

\* Existing Calls are based on the average experienced from 2012 to 2014

PROVIDED BY: SNIDEMAN CONSULTING

# APPENDIX 3: EMERGENCY CALL DETAILS

Tooele County Sheriff's Department Emergency Calls by Originating Land Use Category, 2012 to 2014

					0.000.000	1-119 10 10
Cotodom	2013	25.5	4707	o yr rotai	1000	
Caleso	STATE OF THE PERSON NAMED IN COLUMN STATE OF THE PERSON NAMED IN C			701.	707	21 10%
	4 220	1 703	1.750	4,781	T,594	VT:+7
Besidential *	T,320	1,100	- ii			100
		110	1 675	4 493	1.498	22.1%
	1.246	7,2/T	T,O'T	0011		
Filvate Noil Residential	i		001	10701	2 542	R2 2%
*** ( **	2 062	3 042	3.533	10,537	270,0	20:50
Public / Shared/Out of IFA Area	2000	1.0,0				10000
application of the second of t		1700	O O E O	1001	6.604	100.0%
All Colle	6.536	6,31/	0,330	10,01		

<sup>\* &</sup>quot;Residential" includes both single family and multifamily

PROVIDED BY: SNIDEMAN CONSULTING

<sup>\*\* &</sup>quot;Private Non Residentia!" includes general commercial and other privately owned non residential land uses such as churches, group home facilities, etc.

<sup>\*\*\*</sup> Calls in the "Public / Out of IFA Area" category includes traffic calls, out of IFA area call, calls to public land and buildings, and all other calls not identifiable from a private source (and are therefore shared by the public as a whole)

# APPENDIX 4: DEMOGRAPHICS

Historic, Estimated, and Projected Population in Tooele County and the Impact Fee Assessment Area

Census         Estimate *         COLOS         2016 Projections           Location         2010         2015         2020         2030         2040         2050         2060           Impact Fee Assessment Area (Unincorporated County)         14,976         17,968         20,959         29,742         40,541         52,500         65,971           County Total         58,218         63,811         74,877         99,663         128,348         157,821         189,155	ווארסווסי באוווומרסמי מוומי ואלסמים בל					deathed Lindbed Steller, British Lindbed		
2010         2015         2020         2030         2040         2050         2           14,976         17,968         20,969         29,742         40,541         52,500         5           58,218         63,811         74,877         99,663         128,348         157,821         1		Census	Estimate *		5	OPB Projections		
Location         2010         2015         2020         2030         2040         2050		SELECTION OF THE PERSON NAMED IN COLUMN NAMED	The state of the s					0000
Assessment Area (Unincorporated County)         14,976         17,968         20,959         29,742         40,541         52,500           58,218         63,811         74,877         99,663         128,348         157,821         1		2010	2015	2020	2030	2040	2050	2060
Assessment Area (Unincorporated County)         14,976         17,968         20,969         29,742         40,541         52,500           58,218         63,811         74,877         99,663         128,348         157,821         1	Location	CTOZ	2707					,
Assessment Area (Unincorporated County) 14,976 11,968 20,969 20,963 128,348 157,821 1		-	00001	01000	0740	A0 541	52 500	65.971
Assessment Area (Jillion points) 58,218 63,811 74,877 99,663 128,348 157,821 1	Chaired between all and the contract of the co	14.976	17.968	20,959	43,144	1000	00,00	
58,218 63,811 74,877 99,663 128,348 157,821 1	Honor Fee Assessment Area (Office) polarea county)		CONTROL OF THE PROPERTY OF THE PARTY OF THE					117 007
58,218 03,611 (4,01) 33,002 (2,01)		01001	77000	74 077	00 662	128 348	157821	189.155
	10+0H - 1+111-0	58.718	03,811	110,41	500,66	750,037	1000	1
	COUNTY TOTAL							

<sup>\* 2015</sup> estimates are based on Census estimates and GOMB Projections

Coldella Indania Compania				MANAGEMENT AND THE PROPERTY OF			
	Units		Resider	itial Building	Fermits *		CHIES
	2010	2010	2011	2012	2013	2014	2015
Location	2010	0101				,	0400
	2016	55	86	23	92	44	3,248
Grantsville city	0101	)		•	•	_	25
1111	32	0	0	>	>	>	9
Opnir town		•	•	_	V	4	207
Buch Valley town	188	4	4	4	t	+	
rusii valicy towii	1	ı	L	L	ц	ц	261
Stockton town	237	S	ດ	n	ז	)	1
Stockton town		007	C	63	00	157	11 103
Topolo city	10,646	128	77	70	99	1	
locale city		(	•	•	c	C	68
Vernon town	68	0	0	>	)	,	
	C	•	c	_	0	0	594
Wendovercity	588	0	7	4	1		
Catalogue Contract of the Cont	A 755	66	88	118	119	154	5,325
Impact Fee Assessment Area (Unincorporated County)	2014		}			000	70000
Coto Toto	19.455	283	219	248	293	363	70,861

<sup>\*</sup> Building permit data is based on information from BEBR; except for Rush Valley and Stockton, which were estimated to increase by 10% from 2010 to 2015 (no

PROVIDED BY: SNIDEMAN CONSULTING

Source: US Census, American Community Survey 2013 5 year data, BEBR Utah Construction Information Database Tables, Utah GOPB Subcounty Projections 2012 Baseline (most recent available)

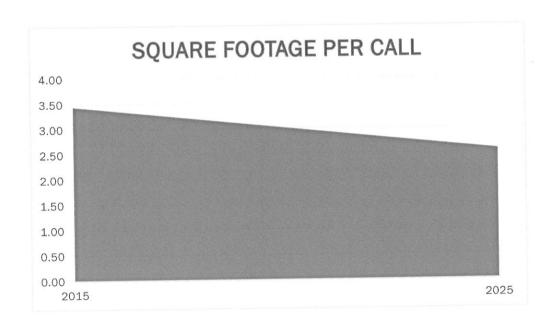
Source; US Census, BEBR Utah Construction Information Database Tables

# APPENDIX 5: SQUARE FOOTAGE

	Public Safety Square Footage	Total Square Feet	Cost per Square Foot		Total Cost
		Old Jail/Sheriff's Office @ 47 South Main Street, Tooele	treet, Tooele		
	Component	Square Footage	Cost per Square Foot		Total Cost
	Old lail/Sheriff's Office	14,400	\$ 168.43	<del>\$</del>	2,425,322
		96	\$ 168.43	3 \$	16,169
	Main Evidence - in Old Iail	210	\$ 168.43	3	35,369
act	Archives - in Old Iail	207	\$ 168.43	3	34,864
dml suQ	Evidence Office - in Old Jail	304	\$ 168.43	<del>\$</del>	51,201
	Impact Fee Qualifying: Old Sheriff's Office	817		49	137,603
		New Jail/Sheriff's Office			
	Jail/Sheriff's Office	72,000	\$ 351.94	34	25,340,000
	Sheriff Office Space/Storage	5,427	\$ 351.94	94 \$	1,910,003
edml Fee Tilsu( B	Warehouse (Sheriff L	4,400	\$ 351.94	94 \$	1,548,556
	Impact Fee Qualifying: New Jall	9,827		49	3,458,558
		Future Expansion at Jail/Sheriffs Office	Office		
	Evidence Boom	1,400 \$	\$ 17.14	14 \$	24,000
	Impact Fee Onalifying Evidence Room	1,400		49	24,000
	Total Impact Fee Oualifying	12,044		49	3,620,161
	local military to damily6				

### APPENDIX 6: LOS AND DECREASE WITH GROWTH

Year	Existing Square Footage	Residential and Private Nonresidential calls	Square Footage per Call
2015	10644	3,091	3.44
2025	12044	4,678	2.57



### Municipal Building Authority of Tooele County, Utah

\$12,630,000 Lease Revenue Bonds, Series 2010A-1 (Taxable Recovery Zone Economic Development Bonds) (Final Numbers)

### **Debt Service Schedule**

Fiscal Total	Total P+I	Subsidy	Interest	Coupon	Principal	Date
	274,028.31	(004 004 08)		-		12/21/2010
557,505.88	283,477.57	(224,204.98)	498,233.29			06/15/2011
007,000.00	283,477.57	(231,936.18)	515,413.75			12/15/2011
566,955.14	283,477.57	(231,936.18)	515,413.75	-		06/15/2012
300,333.14	283,477.57	(231,936.18)	515,413.75	-	-	12/15/2012
566,955.14		(231,936.18)	515,413.75		•	06/15/2013
566,955.14	283,477.57	(231,936.18)	515,413.75	-		12/15/2013
	283,477.57	(231,936.18)	515,413.75	-		06/15/2014
566,955.14	283,477.57	(231,936.18)	515,413.75			12/15/2014
	283,477.57	(231,936.18)	515,413.75			06/15/2015
566,955.14	283,477.57	(231,936.18)	515,413.75	-	-	12/15/2015
	283,477.57	(231,936.18)	515,413.75		2	06/15/2016
566,955.14	283,477.57	(231,936.18)	515,413.75			12/15/2016
g 10 10 10 10	283,477.57	(231,936.18)	515,413.75			
566,955.14	283,477.57	(231,936.18)	515,413.75			06/15/2017
	283,477.57	(231,936.18)	515,413.75			12/15/2017
566,955.14	283,477.57	(231,936.18)	515,413.75			06/15/2018
	283,477.57	(231,936.18)				12/15/2018
566,955.14	283,477.57		515,413.75	-		06/15/2019
000,000.2	283,477.57	(231,936.18)	515,413.75	-	-	12/15/2019
566,955.14		(231,936.18)	515,413.75	-		06/15/2020
566,955.14	283,477.57	(231,936.18)	515,413.75		•	12/15/2020
500.055.4	283,477.57	(231,936.18)	515,413.75			06/15/2021
566,955.14	283,477.57	(231,936.18)	515,413.75	-		12/15/2021
	283,477.57	(231,936.18)	515,413.75	1.0		06/15/2022
566,955.14	283,477.57	(231,936.18)	515,413.75			12/15/2022
	283,477.57	(231,936.18)	515,413.75			06/15/2023
566,955.14	283,477.57	(231,936.18)	515,413.75	-		
	283,477.57	(231,936.18)	515,413.75			12/15/2023
566,955.14	283,477.57	(231,936.18)	515,413.75	_		06/15/2024
	283,477.57	(231,936.18)	515,413.75	-		12/15/2024
566,955.14	283,477.57	(231,936.18)	515,413.75			06/15/2025
	283,477.57	(231,936.18)		-		12/15/2025
566,955.1	283,477.57		515,413.75			06/15/2026
000,000	283,477.57	(231,936.18)	515,413.75	-		12/15/2026
566,955.1		(231,936.18)	515,413.75	-		06/15/2027
566,955.1	283,477.57	(231,936.18)	515,413.75	-		12/15/2027
FCC DEE 4	283,477.57	(231,936.18)	515,413.75	•		06/15/2028
566,955.1	283,477.57	(231,936.18)	515,413.75			12/15/2028
	283,477.57	(231,936.18)	515,413.75	-		06/15/2029
566,955.1	283,477.57	(231,936.18)	515,413.75	-	-	12/15/2029
	283,477.57	(231,936.18)	515,413.75			06/15/2030
566,955.1	283,477.57	(231,936.18)	515,413.75			12/15/2030
	283,477.57	(231,936.18)	515,413.75	_		06/15/2031
566,955.1	283,477.57	(231,936.18)	515,413.75			
	283,477.57	(231,936.18)	515,413.75			12/15/2031
566,955.1	283,477.57	(231,936.18)	515,413.75			06/15/2032
	283,477.57	(231,936.18)	515,413.75		-	12/15/2032
1,266,955.1	983,477.57	(231,936.18)				06/15/2033
	268,077.57	(219,336.18)	515,413.75	8.000%	700,000.00	12/15/2033
1,576,155.1	1,308,077.57		487,413.75			06/15/2034
_,,	245,197.57	(219,336.18)	487,413.75	8.000%	1,040,000.00	12/15/2034
1,575,395.1		(200,616.18)	445,813.75	-	-	06/15/2035
1,575,395.1	1,330,197.57	(200,616.18)	445,813.75	8.000%	1,085,000.00	12/15/2035
4 570 055 4	221,327.57	(181,086.18)	402,413.75	-		06/15/2036
1,572,655.1	1,351,327.57	(181,086.18)	402,413.75	8.000%	1,130,000.00	12/15/2036
	196,467.57	(160,746.18)	357,213.75	-	-	06/15/2037
1,572,935.1	1,376,467.57	(160,746.18)	357,213.75	8.000%	1,180,000.00	12/15/2037
	170,507.57	(139,506.18)	310,013.75		1,100,000.00	06/15/2038
1,576,015.1	1,405,507.57	(139,506.18)	310,013.75	8.200%	1,235,000.00	
	142,658.32	(116,720.43)	259,378.75	0.20070	1,233,000.00	12/15/2038
1,575,316.6	1,432,658.32	(116,720.43)	259,378.75	0.0000/	4 000 000 00	06/15/2039
	113,568.82	(92,919.93)		8.200%	1,290,000.00	12/15/2039
1,572,137.6	1,458,568.82		206,488.75	-	-	06/15/2040
_,,_,	83,239.07	(92,919.93)	206,488.75	8.200%	1,345,000.00	12/15/2040
1,571,478.1	1,488,239.07	(68,104.68)	151,343.75	-	-	06/15/2041
1,011,410.1		(68,104.68)	151,343.75	8.350%	1,405,000.00	12/15/2041
0.204.052.4	50,976.75	(41,708.25)	92,685.00	-		06/15/2042
2,321,953.5	2,270,976.75	(41,708.25)	92,685.00	8.350%	2,220,000.00	12/15/2042
	\$28,644,560.58	(13,102,821.48)			***************************************	

### YICIG STATISTICS

	\$356,149.50
Bond Year Dollars	28.199 Years
Average Life	8.1756066%
Average Coupon	O.Z. FOOD OF THE STATE OF THE S
	8.2491145%
Net Interest Cost (NIC)	4 6255530%

True Interest Cost (TIC)         4.5867389%           Bond Yield for Arbitrage Purposes         4.7147046%           All Inclusive Cost (AIC)         4.7247046%	Net Interest Cost (NIC)	4.6255530%
Bond Yield for Arbitrage Purposes 4.7147046%	True Interest Cost (TIC)	
All Inclusive Cost (AIC)	Bond Yield for Arbitrage Purposes	-110001
	All Inclusive Cost (AIC)	4.714704070

### IRS Form 8038 Net Interest Cost

8.3504794% 28.200 Years Weighted Average Maturity 2010A-1 MBA | 2010A - RZEDB | 6/1/2015 | 10:00 AM

ZIONS BANK



### APPENDIX 7.B: DEBT SERVICE SCHEDULES PROVIDED BY ZIONS BANK PUBLIC FINANCE

### Municipal Building Authority of Tooele County, Utah

\$12,350,000 Lease Revenue Bonds, Series 2010A-2 (Taxable Build America Bonds) (Final Numbers)

### **Debt Service Schedule**

	Date	Principal	Coupon	Interest	Subsidy	Total P+I	Fiscal Total
	12/21/2010	-				280,056.82	:
	06/15/2011			430,856.63	(150,799.81)		569,770.76
	12/15/2011	-	-	445,713.75	(155,999.81)	289,713.94	569,110.10
	06/15/2012		-	445,713.75	(155,999.81)	289,713.94	579,427.88
	12/15/2012		-	445,713.75	(155,999.81)	289,713.94	5/9,421.00
	06/15/2013		-	445,713.75	(155,999.81)	289,713.94	579,427.88
	12/15/2013		-	445,713.75	(155,999.81)	289,713.94	579,421.88
	06/15/2014	-		445,713.75	(155,999.81)	289,713.94	4 000 407 00
	12/15/2014	430,000.00	4.300%	445,713.75	(155,999.81)	719,713.94	1,009,427.88
	06/15/2015			436,468.75	(152,764.06)	283,704.69	4 007 400 00
	12/15/2015	440,000.00	4.300%	436,468.75	(152,764.06)	723,704.69	1,007,409.38
	06/15/2016		2-0	427,008.75	(149,453.06)	277,555.69	
	12/15/2016	455,000.00	6.100%	427,008.75	(149,453.06)	732,555.69	1,010,111.38
	06/15/2017		-	413,131.25	(144,595.93)	268,535.32	
	12/15/2017	470,000.00	6.100%	413,131.25	(144,595.93)	738,535.32	1,007,070.64
	06/15/2018			398,796.25	(139,578.68)	259,217.57	
	12/15/2018	490,000.00	6.100%	398,796.25	(139,578.68)	749,217.57	1,008,435.14
	06/15/2019	450,000.00		383,851.25	(134,347.93)	249,503.32	
	12/15/2019	510,000.00	6.100%	383,851.25	(134,347.93)	759,503.32	1,009,006.64
	06/15/2020	510,000.00		368,296.25	(128,903.68)	239,392.57	
		530,000.00	6.100%	368,296.25	(128,903.68)	769,392.57	1,008,785.14
	12/15/2020	530,000.00	0.10070	352,131.25	(123,245.93)	228,885.32	
	06/15/2021	550,000.00	7.250%	352,131.25	(123,245.93)	778,885.32	1,007,770.64
	12/15/2021	550,000.00	7.20070	332,193.75	(116,267.81)	215,925.94	
	06/15/2022	575,000.00	7.250%	332,193.75	(116,267.81)	790,925.94	1,006,851.88
	12/15/2022	575,000.00	1.23070	311,350.00	(108,972.50)	202,377.50	
	06/15/2023	605,000.00	7.250%	311,350.00	(108,972.50)	807,377.50	1,009,755.00
	12/15/2023	605,000.00	1.23070	289,418.75	(101,296.56)	188,122.19	
	06/15/2024	-	7.250%	289,418.75	(101,296.56)	823,122.19	1,011,244.38
	12/15/2024	635,000.00	1.250%	266,400.00	(93,240.00)	173,160.00	
	06/15/2025	660,000.00	8.000%	266,400.00	(93,240.00)	833,160.00	1,006,320.00
	12/15/2025	660,000.00	8.000%	240,000.00	(84,000.00)	156,000.00	
	06/15/2026			240,000.00	(84,000.00)	851,000.00	1.007,000.00
	12/15/2026	695,000.00	8.000%	212,200.00	(74,270.00)	137,930.00	
	06/15/2027			212,200.00	(74,270.00)	872,930.00	1,010,860.00
	12/15/2027	735,000.00	8.000%		(63,980.00)	118,820.00	
	06/15/2028	-		182,800.00	(63,980.00)	888,820.00	1,007,640.00
	12/15/2028	770,000.00	8.000%	182,800.00	(53,200.00)	98,800.00	
	06/15/2029			152,000.00	(53,200.00)	908,800.00	1,007,600.00
	12/15/2029	810,000.00	8.000%	152,000.00	(41,860.00)	77,740.00	_,
	06/15/2030	•		119,600.00		932,740.00	1,010,480.00
	12/15/2030	855,000.00	8.000%	119,600.00	(41,860.00) (29,890.00)	55,510.00	_,,
	06/15/2031	-	1 1000	85,400.00		955,510.00	1,011,020.00
	12/15/2031	900,000.00	8.000%	85,400.00	(29,890.00)	32,110.00	2,022,020.00
	06/15/2032		-	49,400.00	(17,290.00)	977,110.00	1,009,220.00
	12/15/2032	945,000.00	8.000%	49,400.00	(17,290.00)	7,540.00	1,000,220.00
**********	06/15/2033		-	11,600.00	(4,060.00)	297,540.00	305,080.00
	12/15/2033	290,000.00	8.000%	11,600.00	(4,060.00)	291,540.00	300,030.00

 Total	\$12,350,000.00	-	\$13,614,945.38	(4,785,230.76)	\$21,199,714.62	
 10001	<b>Waliotolist</b>					

### Yleid Statistics

	\$179,474.17
Bond Year Dollars	14.532 Years
Average Life	7.5860196%
Average Coupon	
	7.6347310%
Net Interest Cost (NIC)	4.9539870%
True Interest Cost (TIC)	4.8938692%
Bond Yield for Arbitrage Purposes	5.0962652%
All Inclusive Cost (AIC)	0.0302027

IRS Form 8038	7.6018554%
Net Interest Cost	





### APPENDIX 7.C: DEBT SERVICE SCHEDULES PROVIDED BY ZIONS BANK PUBLIC FINANCE

### Municipal Building Authority of Tooele County, Utah

\$360,000 Taxable Lease Revenue Bonds Series 2010A-3 (Final Numbers)

### **Debt Service Schedule**

Fiscal Total	Total P+I	Interest	Coupon	Principal	Date
	-				
-	5,220.00	5.220.00		•	12/21/2010
10,620.00	•		-		06/15/2011
10,620.00	5,400.00	5,400.00	-	-	12/15/2011
-	5,400.00	5.400.00	-		
10,800.00	5.400.00	5,400.00			06/15/2012
			-	-	12/15/2012
	5,400.00	5,400.00		-	06/15/2013
370,800.00	365,400.00	5,400.00	3.000%	360,000.00	12/15/2013

Total	\$380,000.00	\$32,220.00	\$392,220.00	-

### Yield Statistics

\$1,074.00 Bond Year Dollars 2.983 Years 3.0000000% Average Life Average Coupon 3.2011173% Net Interest Cost (NIC) True Interest Cost (IIC)
Bond Yield for Arbitrage Purposes
All Inclusive Cost (AIC) 3.0001255%

Net Interest Cost 3.0000000% 2.983 Years Weighted Average Maturity

2010A-3 MBA | 2010C-Taxable | 6/1/2015 | 10:01 AM





PUBLIC FINANCE

### APPENDIX 8: MAXIMUM LEGAL IMPACT FEE CALCULATIONS

Maximum Legal Public Safety Impact Fee	Cost	t Per Call	Calls Per Unit	Fee	Per Unit		
Waxiiiikiii Legai r ubiio caistyp.	Reside	ential					
Residential	\$ 1		0.30	\$	312		
Residential	Non Residential						
Private Non Residential (kSF Floor Space)	\$	1,042	0.67	\$	695		

on Standard Impact Fee Calculation  Cost per Call		Multiplied by	Projected Calls per Unit Created Annually	Impact Fee to be Charged		
•	1,042	X	=			

	Cost per C		T TOTAL CONTRACTOR		Calls from		
Cost	Percent IF Qualifying	Percent To Growth		Cost to Growth	Growth	Cost	Per Call
			4	1.227.869	1,587	\$	774
\$ 3,620,161			4	6.856.584	12,403	\$	553
\$ 			Φ		12,403	\$	(286
\$ (25,340,000)			4		March 1995 St. 1995 S	\$	1
\$ 	The state of the s	100%	\$	4,538,503		\$	1,042
\$ \$ \$	\$ 3,620,161 \$ 50,236,495 \$ (25,340,000)	\$ 3,620,161 100% \$ 50,236,495 14% \$ (25,340,000) 14% \$ 1,650 100%	Cost     Percent IF Qualifying       \$ 3,620,161     100%     34%       \$ 50,236,495     14%     100%       \$ (25,340,000)     14%     100%       \$ 1,650     100%     100%	Cost         Percent IF Qualifying           \$ 3,620,161         100%         34%         \$           \$ 50,236,495         14%         100%         \$           \$ (25,340,000)         14%         100%         \$           \$ 1,650         100%         100%         \$	Cost         Percent IF Qualifying         Cost to Growth           \$ 3,620,161         100%         34%         \$ 1,227,869           \$ 50,236,495         14%         100%         \$ 6,856,584           \$ (25,340,000)         14%         100%         \$ (3,547,600)           \$ 1,650         100%         100%         \$ 4,538,503	Cost         Percent IF Qualifying         Cost to Growth           \$ 3,620,161         100%         34%         \$ 1,227,869         1,587           \$ 50,236,495         14%         100%         \$ 6,856,584         12,403           \$ (25,340,000)         14%         100%         \$ (3,547,600)         12,403           \$ 1,650         100%         \$ 1,650         1,587	Cost         Percent IF Qualifying         Cost to Growth         Cost to Growth           \$ 3,620,161         100%         34%         \$ 1,227,869         1,587         \$           \$ 50,236,495         14%         100%         \$ 6,856,584         12,403         \$           \$ (25,340,000)         14%         100%         \$ (3,547,600)         12,403         \$           \$ 1,650         100%         \$ 1,650         1,587         \$