Zions Public Finance, Inc

For

Wasatch Fire District

October 2025

IMPACT FEE ANALYSIS

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WASATCH FIRE DISTRICT

Executive Summary

Background

ThIs Impact Fee Analysis (IFA) 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. The District includes one service area and all new development will be charged the same public safety impact fee regardless of where the development takes place.

Impacts to public safety from residential and non-residential growth are manifest in increased demand on fire services as evidenced by increased calls for service. The increased demand results in the need for more fire safety facilities. The total impacts are shown in the table below, with the following sections analyzing how the increased growth results in more calls for service and the need for more facility space.

Maximum fire impact fees, on a residential unit and nonresidential square foot basis, are summarized in the table below:

TABLE 1: SUMMARY OF RESIDENTIAL PER UNIT AND NONRESIDENTIAL SQUARE FOOT COSTS

Year	Max Cost per Call by Year	Max Single-Family Fee	Max MF fee	Max Non-Res Fee/1000 SF	Max Non-Res Fee per SF
2025	$10,253.70	$1,058.34	$1,067.88	$1,946.40	$1.95
2026	$10,258.89	$1,058.88	$1,068.42	$1,947.29	$1.95
2027	$10,264.03	$1,059.41	$1,068.96	$1,948.17	$1.95
2028	$10,269.12	$1,059.93	$1,069.49	$1,949.04	$1.95
2029	$10,274.16	$1,060.45	$1,070.01	$1,949.90	$1.95
2030	$10,279.16	$1,060.97	$1,070.54	$1,950.76	$1.95
2031	$10,284.11	$1,061.48	$1,071.05	$1,951.60	$1.95
2032	$10,289.04	$1,061.99	$1,071.56	$1,952.45	$1.95
2033	$10,293.93	$1,062.49	$1,072.07	$1,953.28	$1.95
2034	$10,298.82	$1,063.00	$1,072.58	$1,954.12	$1.95

New Development and Growth

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

TABLE 2: GROWTH PROJECTIONS

Year	Single-Family Units	Multi-Family Units	Non-Residential SF
2025	15,285	1,792	11,496,962
2035	19,552	2,300	14,711,604

Source: Kem C. Gardner Policy Institute; ACS 5-Year Estimates; ZPFI

Residential and non-residential growth will result in the need for more fire facility space, as reflected by the growth in calls for service. Between 2025 and 2035 the District anticipates an increase of 1,174 calls for service.

TABLE 3: PROJECTED GROWTH IN CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Pass-Thru Traffic Calls	TOTAL Calls
2025	1,578	187	1,966	46	4,200
2035	2,018	239	2,516	59	5,375

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

Recognizing the need to meet the demands of new development, the District recently constructed Station 51 in Heber. Therefore, new development will buy into the capacity of Heber Station 51. The building has 25,000 square feet of which 8,000 are replacement space for existing development, with the remaining 17,000 available for new development. New development between 2025 and 2035 will require 13,606 square feet of space[1] in order to maintain existing service levels.

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

The District will need to provide 13,606 square feet of space for new development which is the equivalent of 11.59 square feet per call – the existing service level. The District anticipates growth of 1,174 calls between 2025 and 2035.[2]

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

The District will meet the proposed growth demands through the capacity planned for new development at Station 51. The District will also raise its existing service level through the construction of several new stations over the timeframe of this study. Only the existing service level has been used in the calculation of impact fees.

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

A summary of the cost calculations, explained in more detail in the body of this report, is as follows:

TABLE 4: FIRE FEE CALCULATIONS

Summary of Cost per Call	
Buy-In Cost	$7,878.57
Buy-In to Training Tower	$162.42
Interest Cost on Training Tower	$2,360.00
Consultant Cost	$6.81
Fund Balance Credit	$0.00
GROSS FEE	**$10,407.80**

[1] Calculated by multiplying the growth in calls (1,174) by the existing level of service (11.59 sf per call). The existing level of service is calculated by dividing the existing station sf (48,662 sf) by the 2025 calls (4,200 calls).
[2] 1,174 calls multiplied by 11.59 sf per call results in demand for 13,606 sf of building space.

In addition, non-residential development can be charged for its proportionate share of the costs associated with fire vehicles that cost in excess of $500,000. Based on the capacity calls for each vehicle, the total cost per call, attributable only to non-residential development, is $1,129.60.

TABLE 5: SUMMARY OF NON-RESIDENTIAL VEHICLE COSTS PER CALL

Vehicle Costs	Acquisition Year Cost	Cost per Call
Ladder 52 (154)	$892,084	$126.67
Aerial Apparatus (155)	$1,800,000	$211.22
Pumper 1 (110)	$785,000	$92.11
Pumper 2 (111)	$835,000	$96.16
Pumper 3 (112)	$1,200,000	$133.33
Pumper 4 (113)	$950,000	$102.04
Aerial Apparatus	$2,500,000	$264.12
Pumper	$1,000,000	$103.95
TOTAL		**$1,129.60**

The total cost per call is then multiplied by the average number of calls per unit in order to arrive at the maximum impact fees as shown in Table 1.

Utah Code Legal Requirements

Preparation of Impact Fee Analysis. Utah Code requires that "each local political subdivision… intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee" (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. The District has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

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

> anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
>
> anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
>
> how anticipated impacts are reasonably related to the anticipated development activity
>
> the proportionate share of:
>
> costs for existing capacity that will be recouped; and
>
> costs of impacts on system improvement that are reasonably related to the new development activity; and

how the impact fee was calculated.

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

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

the cost of system improvements for each public facility;

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

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

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

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

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

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

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

construction contract price;

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

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

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

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

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

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

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

Impact Fee Analysis

Utah Code allows political subdivisions to include only public safety buildings and fire vehicles with a cost of $500,000 or more in the calculation of impact fees. This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

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

Demand Placed on Facilities by New Development Activity

Impacts on fire safety facilities will come from both residential and non-residential growth. Residential growth projections are based on Wasatch County population projections from the Kem C. Gardner Policy Institute. The number of household units, single-family and multi-family, was taken from the American Community Survey (ACS) 2023, 5-year estimates. Non-residential square feet were obtained from the Wasatch County Assessor's database. Future projections for single-family and multi-family households maintain the same ratio of household size, and proportion of single-family v. multi-family units, as at present. Future projections of non-residential square feet also maintain the same proportion of square feet per capita as at present.

TABLE 6: GROWTH PROJECTIONS, 2020-2045

Year	Single-Family	Multi-Family	Non-Residential
2025	15,285	1,792	11,496,962
2026	15,657	1,836	11,776,895
2027	16,044	1,882	12,068,562
2028	16,447	1,930	12,372,252
2029	16,865	1,980	12,687,390
2030	17,297	2,032	13,012,833
2031	17,738	2,084	13,344,859
2032	18,182	2,137	13,679,175
2033	18,633	2,191	14,019,215
2034	19,089	2,245	14,362,977

Year	Single-Family	Multi-Family	Non-Residential
2035	19,552	2,300	14,711,604

Source: Kem C. Gardner Policy Institute; ACS 2023 5-Year Estimates; ZPFI

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

TABLE 7: PROJECTED GROWTH IN CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Pass-Thru Traffic Calls	TOTAL Calls
2025	1,578	187	1,966	46	4,200
2026	1,616	191	2,014	47	4,303
2027	1,656	196	2,064	48	4,409
2028	1,698	201	2,116	49	4,520
2029	1,741	206	2,169	51	4,635
2030	1,785	212	2,225	52	4,754
2031	1,831	217	2,282	53	4,875
2032	1,877	222	2,339	55	4,998
2033	1,923	228	2,397	56	5,122
2034	1,970	234	2,456	57	5,247
2035	2,018	239	2,516	59	5,375

Source: Wasatch Fire District; ZPFI

If no new facilities are built, the existing LOS will decline from 11.59 square feet to capita in 2025 to 9.05 square feet per call in 2035.

TABLE 8: DECLINING SERVICE LEVELS WITH NO NEW FACILITIES

Year	Calls	Bldg SF	Bldg SF per Call
2025	4,200	48,662	11.59
2026	4,302	48,662	11.31
2027	4,409	48,662	11.04
2028	4,520	48,662	10.77
2029	4,635	48,662	10.50
2030	4,754	48,662	10.24
2031	4,875	48,662	9.98
2032	4,997	48,662	9.74
2033	5,121	48,662	9.50
2034	5,247	48,662	9.27
2035	5,374	48,662	9.05

However, the District plans on building three new facilities with a total of 26,000 square feet, over the next six years. The new facilities, as shown in Table 9, will ensure that service levels remain at least 11.59 square feet per call.

Excess Capacity

New development will buy into the excess capacity of the recently completed Heber Station 51. The building has 25,000 square feet of which 8,000 are replacement space for existing development, with the remaining 17,000 available for new development. New development between 2025 and 2035 will require 13,606 square feet of space.[3]

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

The District recently constructed Station 51 in Heber to meet growth demands and plans on building or expanding the following facilities within the next 10 years.

TABLE 9: PROPOSED FUTURE FACILITIES

	Construction Yr	Construction Cost	SF	Cost per SF
Jordanelle 2 - Station 56	2026	$6,825,000	8,000	$853.13
Jordanelle 3 - Station 57	2027	$7,250,000	8,000	$906.25
Heber 2 - Station 58	2031	$9,612,938	10,000	$961.29
TOTAL		$23,687,938	26,000	

Non-residential development is responsible for its fair share of vehicles that cost in excess of $500,000. The District currently has a ladder truck and intends to purchase several new vehicles, as shown in Table 10 below, over the next few years. Only non-residential development can be charged for its proportionate share of the costs associated with fire vehicles that cost in excess of $500,000.

TABLE 10: SUMMARY OF NON-RESIDENTIAL VEHICLE COSTS

Vehicle Costs	Acquisition Year Cost
Ladder 52 (154)	$892,084
Aerial Apparatus (155)	$1,800,000
Pumper 1 (110)	$785,000
Pumper 2 (111)	$835,000
Pumper 3 (112)	$1,200,000
Pumper 4 (113)	$950,000
Aerial Apparatus	$2,500,000
Pumper	$1,000,000
TOTAL	

Source: Wasatch Fire District

[33] Calculated by multiplying the growth in calls (1,174) by the existing level of service (11.59 sf per call)

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

Additional public safety facilities are needed due to new development and growth which increases calls for service and demand for fire response. As calls for service increase, public safety departments are forced to expand and need more space to house their activities.

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

The proportionate share analysis includes the following steps:

1) Project increased population and nonresidential growth
2) Project increased calls for service, keeping the ratio of calls for service for residential units and nonresidential square feet constant with existing ratios
3) Project the need for increased building floor space based on the current ratio of building square feet per call
4) Calculate the cost per call by dividing the cost of the increased public safety building square feet needed by the growth in calls
5) Allocate the cost per call to residential and nonresidential units based on the number of calls per residential unit and nonresidential square feet, respectively
6) Calculate the fair share of fire vehicle costs in excess of $500,000 that are attributable to new development.

The first step is to take the projected growth and calculate the additional calls for service that will result due to new development.

TABLE 11: PROJECTED RESIDENTIAL AND NONRESIDENTIAL CALLS PER UNIT

Year	Single-Family Calls	SF Calls per Unit	Multi-Family Calls	MF Calls per Unit	Nonresiden-tial Calls	NonRes Calls per 1000 SF
2025	1,578	0.1032	187	0.1041	1,966	0.1710
2026	1,616	0.1032	191	0.1041	2,014	0.1710
2027	1,656	0.1032	196	0.1041	2,064	0.1710
2028	1,698	0.1032	201	0.1041	2,116	0.1710
2029	1,741	0.1032	206	0.1041	2,169	0.1710
2030	1,785	0.1032	212	0.1041	2,225	0.1710
2031	1,831	0.1032	217	0.1041	2,282	0.1710
2032	1,877	0.1032	222	0.1041	2,339	0.1710
2033	1,923	0.1032	228	0.1041	2,397	0.1710
2034	1,970	0.1032	234	0.1041	2,456	0.1710
2035	2,018	0.1032	239	0.1041	2,516	0.1710

The growth in development will result in the need for additional fire facility square footage, based on a constant ratio of 0.1032 calls per single-family residential unit, 0.1041 calls per multi-family unit and 0.1710 calls per 1,000 nonresidential square feet annually. The cost per call for the recent station is $7,878.57 for construction costs only, plus $2,360.00 for interest costs.

TABLE 12: COST PER CALL FOR BUY-IN TO EXCESS CAPACITY

Excess Capacity	Amount
Station 51 SF	25,000
SF of Existing Replacement	8,000
Excess Capacity SF	17,000
SF Required by New Development, 2025-2035	13,606
Cost of Existing Station	$17,000,000
Amt to New Development, 2025-2035	54%
Cost to New Development, 2025-2035	$9,252,318
Growth in Calls, 2025-2035	1,174
Cost per Call	**$7,878.57**

Total interest on the Series 2023 bond issued for $15 million is $5,092,300. With a total building size of 25,000 square feet, the interest cost per square foot is $203.69. With a service level of 11.59 square feet per call, the cost per call is $2,360.

TABLE 13: FINANCING COST PER CALL

Interest Cost on Bond	Amount
Total Interest Cost	$5,092,300
Total SF Financed by Bond	25,000
Total Calls Served by Bond	2,158
Interest Cost per Call	**$2,360.00**

In addition, impact fees can include consultant costs.

TABLE 14: CONSULTANT COSTS

Description	Amount
Consultant Cost	$8,000
Growth inCalls, 2025-2035	1,174
Cost per Call	**$6.81**

The District has indicated that there is a balance of $4,804,891 in its impact fees account which can be used to pay down some of the bond.

The cost per call for fire is $10,407.80 before bond credits.

TABLE 15: SUMMARY OF COST PER CALL

Summary of Cost per Call	Amount
Buy-In Cost	$7,878.57
Buy-In to Training Tower	$162.42

Summary of Cost per Call	Amount
Interest Cost on Bond	$2,360.00
Consultant Cost	$6.81
GROSS FEE	**$10,407.80**

The portion of the bond that benefits existing development must be credited so that new development doesn't pay for its fair share of capacity through an impact fee and then, over time, pay increased taxes to cover the cost of existing development's 8,000 replacement square feet in Station 51. The Series 2023 bond proceeds were used to pay for Station 51. Existing development is responsible for 8,000 square feet of the 25,000 square foot facility, or 32 percent of the total space. The cost of $6,429,536 (32%) attributable to existing development can be reduced by the District's fund balance of $4,804,891,[4] resulting in a total cost of $1,624,645 remaining for existing development's fair share.

TABLE 16: BOND CREDIT

CREDIT ON BOND	
% of Bond to Stations	100.0%
Total P+I for Stations	$20,092,300
Total P+I to Existing	32%
Amount to Existing	$6,429,536
Fund Balance Credit	($4,804,891)
Remaining Amount to Existing	$1,624,645
% of Total Bond to Existing	8.1%

Total bond payments each year that must be credited are calculated based on the 8.1 percent of total bond costs that will benefit existing development. These costs are then divided by the number of anticipated calls per year to arrive at a cost per call. Finally, the net present value gives the credit which must be made each year.

TABLE 17: CREDITS ON OUTSTANDING SERIES 2023 BOND

Year	P+I	Amt to Existing	Calls for Service	Cost per Call	NPV*
2025	$669,600	$54,143.24	4,200	$12.89	$154.10
2026	$670,060	$54,180.44	4,303	$12.59	$148.92
2027	$669,360	$54,123.84	4,409	$12.28	$143.77
2028	$669,520	$54,136.77	4,520	$11.98	$138.68
2029	$669,520	$54,136.77	4,635	$11.68	$133.64
2030	$669,360	$54,123.84	4,754	$11.38	$128.64
2031	$670,040	$54,178.82	4,875	$11.11	$123.69
2032	$669,540	$54,138.39	4,998	$10.83	$118.76
2033	$669,880	$54,165.88	5,122	$10.58	$113.87
2034	$670,040	$54,178.82	5,247	$10.32	$108.99
2035	$670,020	$54,177.20	5,375	$10.08	$104.11

*NPV = net present value discounted at 5 percent

[44] Source: Wasatch Fire District

The credits calculated in Table 17 are then subtracted from the gross cost per call each year to arrive at the maximum cost per call.

TABLE 18: MAXIMUM COST PER CALL PER YEAR AFTER CREDITS

10-YEAR SUMMARY	Gross Cost per Call	Credit for Bond to Station 51	Maximum Cost per Call by Year
2025	$10,407.80	($154.10)	$10,253.70
2026	$10,407.80	($148.92)	$10,258.89
2027	$10,407.80	($143.77)	$10,264.03
2028	$10,407.80	($138.68)	$10,269.12
2029	$10,407.80	($133.64)	$10,274.16
2030	$10,407.80	($128.64)	$10,279.16
2031	$10,407.80	($123.69)	$10,284.11
2032	$10,407.80	($118.76)	$10,289.04
2033	$10,407.80	($113.87)	$10,293.93
2034	$10,407.80	($108.99)	$10,298.82

In addition, non-residential development can be charged for its proportionate share of the costs associated with fire vehicles that cost in excess of $500,000. Based on the capacity calls for each vehicle, the total cost per call, attributable only to non-residential development, is $1,129.60. This assumes a useful life of 20 years for each vehicle,and a residual value (which is credited against the acquisition year cost) of 20 percent.

TABLE 19: SUMMARY OF NON-RESIDENTIAL COST PER CALL FOR VEHICLES

Vehicle Costs	Year Acquired	Acquisition Year Cost	Impact-Fee Eligible Cost	Capacity Calls for Service	Cost per Call
Ladder 52 (154)	2017	$892,084	$713,667	5,634	$126.67
Aerial Apparatus (155)	2026	$1,800,000	$1,440,000	6,818	$211.22
Pumper 1 (110)	2026	$785,000	$628,000	6,818	$92.11
Pumper 2 (111)	2027	$835,000	$668,000	6,947	$96.16
Pumper 3 (112)	2029	$1,200,000	$960,000	7,200	$133.33
Pumper 4 (113)	2031	$950,000	$760,000	7,448	$102.04
Aerial Apparatus	2032	$2,500,000	$2,000,000	7,572	$264.12
Pumper	2033	$1,000,000	$800,000	7,696	$103.95
TOTAL					$1,129.60

The maximum cost per call per year as shown in Table 18 is multiplied by the average calls per single-family and multi-family unit, as shown in Table 20 below, to arrive at the maximum impact fee per year. For nonresidential development, the maximum cost per call per year as shown in Table 18 above, plus the vehicle cost of $1,129.60 as shown in Table 19, is multiplied by the average calls per 1000 sf as shown in Table 20 below to arrive at the maximum impact fee. Maximum impact fees are shown in Table 21.

TABLE 20: CALLS PER UNIT

2025 Data	Calls for Service	Units	Calls per Unit/1000 SF
Single-Family	1,578	15,285	0.1032
Multi-Family	187	1,792	0.1041
Non-Residential	1,966	11,496,962	0.1710
Pass-Thru Traffic	46		

Maximum impact fees are shown for single-family, multi-family and non-residential development.

TABLE 21: SUMMARY OF MAXIMUM IMPACT FEES 2025

Year	Gross Cost per Call	Credit for Bond to Station 51	Max Cost per Call by Year	Max Single-Family Fee	Max MF fee	Max Non-Res Fee/1000 SF	Max Non-Res Fee per sf
2025	$10,407.80	($154.10)	$10,253.70	$1,058.34	$1,067.88	$1,946.40	$1.95
2026	$10,407.80	($148.92)	$10,258.89	$1,058.88	$1,068.42	$1,947.29	$1.95
2027	$10,407.80	($143.77)	$10,264.03	$1,059.41	$1,068.96	$1,948.17	$1.95
2028	$10,407.80	($138.68)	$10,269.12	$1,059.93	$1,069.49	$1,949.04	$1.95
2029	$10,407.80	($133.64)	$10,274.16	$1,060.45	$1,070.01	$1,949.90	$1.95
2030	$10,407.80	($128.64)	$10,279.16	$1,060.97	$1,070.54	$1,950.76	$1.95
2031	$10,407.80	($123.69)	$10,284.11	$1,061.48	$1,071.05	$1,951.60	$1.95
2032	$10,407.80	($118.76)	$10,289.04	$1,061.99	$1,071.56	$1,952.45	$1.95
2033	$10,407.80	($113.87)	$10,293.93	$1,062.49	$1,072.07	$1,953.28	$1.95
2034	$10,407.80	($108.99)	$10,298.82	$1,063.00	$1,072.58	$1,954.12	$1.95

Certification

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

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents.

3. offsets costs with grants or other alternate sources of payment; and

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