

CHAPTER 5 : FIRE FACILITIES

The City of Sandpoint operates its own Fire Department to service the needs of its residents. Fire facilities are considered a citywide resource providing benefit to both residential and nonresidential land uses alike. Therefore, impacts on fire facilities will be created by the growth of both residential and nonresidential uses throughout the city. The following section provides the methodology and assumptions used to determine existing and future impacts as well as calculate the impact fee for fire facilities.

I. LEVEL OF SERVICE STANDARD

The Fire Department currently averages a 2 minute 30 second response time for engines. The Fire Department would like to continue to provide this level of service as growth occurs throughout the area.

II. FACILITY ANALYSIS

The information used to analyze fire facilities was obtained through written communication and conversations with the Fire Chief and input from City staff. The following will provide an inventory of existing facilities, adequacy of the facilities and the future demand for additional facilities.

A. Inventory of Existing Facilities

The City of Sandpoint has one fire station consisting of 9,880 square feet located at 1123 Lake Street. The department currently is staffed with:

- ❖ 1 Fire Chief
- ❖ 3 Captains
- ❖ 3 Apparatus Engineers
- ❖ 3 Fire Fighters
- ❖ 12 Volunteers
- ❖ 5 Cadet Volunteers

B. Adequacy of Existing Facilities

The Fire Department has been able to mitigate all of the incidents that have occurred over the past 5 years. Through the expansion of services to cover areas such as hazardous materials and Tactical Technical Rescue, the fire department has handled incidents that in the past may have needed outside assistance. The annual average response time for all calls in the City of Sandpoint was 2 minutes and 30 seconds.

C. Future Demand for Facilities

As the City of Sandpoint expands north and west, increased impacts will be placed on the Fire Department which will require additional facilities to maintain response time and a high quality of service.

The Fire Chief has identified the need for 3 additional fire stations. The first facility would be in the western portion of the Area of Impact, as it is annexed into the City. The second facility would be near the northern boundary of the airport to service the area north of the railroad and any potential incidents related to the airport that affect City of Sandpoint residents. The third facility would be located north of Bronx Road to service the area once it is annexed into the City of Sandpoint.

In addition to the actual facility buildings, each station would require a minimum of 2 apparatus to continue to provide the level of service that exists today.

The Fire Chief has also identified the need for an Emergency Services Training Facility. This facility would address a broad range of basic, intermediate and advanced training needs in planning, preparation, coordination and response to any and all emergency incidents within the City of Sandpoint and neighboring communities. The facility would be located on the Woodland Drive water tank property, currently owned by the City. Additional information regarding the purpose and use of the Emergency Services Training Facility can be found in Appendix D.

III. FIRE FACILITY COSTS

A. Land Acquisition Cost

The existing fire station has reached capacity at its current location; therefore land will need to be acquired for future facilities. Based on an average of 9,000 square feet per station, a total of 27,000 square feet of future facilities will be needed. Utilizing the same coverage factor of 30% as in the previous chapter, a total of 90,000 square feet or 2.0661 acres need to be acquired.⁴ Utilizing the average cost per acre of \$140,000, the total acquisition cost would be:

$$2.06612 \text{ acres} \times \$140,000/\text{acre} = \$289,256$$

B. Construction Cost

The construction cost for the new fire facilities is assumed to be the same cost as the police facilities-- \$125 per square foot. This cost is representative of building costs of surrounding cities for public buildings.

$$27,000 \text{ square feet} \times \$125 \text{ per square foot} = \$3,375,000$$

C. Apparatus Cost

Each station will need 2 fire engine apparatus to maintain the current level of service. Accounting for 3 future stations, 6 fire engine apparatus will be needed.

$$6 \text{ apparatus} \times \$250,000 \text{ per apparatus} = \$1,500,000$$

⁴ This assumes one story facilities in the future. If it is determined that two story structures are more appropriate, the amount of land required in the future would be reduced as a result the overall cost, and the impact fee.

D. Emergency Services Training Facility

The City of Sandpoint currently owns the land for the future Emergency Services Training Facility, therefore there will be no land acquisition cost. The cost for the Emergency Services Training Facility is as follows:

Land:	=	\$	000
Classroom, offices and storage:	=	\$	437,500
Asphalt surface:	=	\$	121,000
Training Tower:	=	\$	693,270
<u>Training Props:</u>	=	\$	<u>70,000</u>
Total:			\$1,321,770

E. Total Cost

The total cost for fire facilities to be covered by the impact fee is listed below:

Land Acquisition	=	\$289,256
Construction	=	\$3,375,000
Apparatus	=	\$1,500,000
Emergency Services Facility		<u>\$1,321,770</u>
Total	=	\$6,486,026

IV. FEE CALCULATION

To equitably determine a fee for both residential and non-residential development, a methodology must be used to equate a residential dwelling unit to non-residential square footage. This methodology is explained in the Police Chapter under Section IV: Fee Calculation. Please refer to that section for a description of the methodology and underlying assumptions.

The fee calculation for the fire facilities is shown below in Table 14.

Table 14: Fire Fee Calculation

STEP 1: Identify Total Cost for Future Development			
Facility Cost for Future Development			\$6,486,026
STEP 2: Determine Future EDUs			
Future Residential Units	12,639 Dwelling units	=	12,639 Future EDUs
Future Non Residential EDUs	3,736,663 Square feet	=	1058 Future EDUs
Total Future EDUs			13,697 Future EDUs
STEP 3: Calculate Cost per EDU			
Future Development Total Cost	/	Total Future EDUs	= Cost/EDU
\$6,486,026		13,697 Future EDUs	\$473.54
STEP 4: Convert Cost/EDU to Cost/ Non-Residential Sq. Ft.			
Cost per EDU	/	Non-res. Equivalency Factor	= Cost / Non-res. Sq. ft.
\$473.54		3532 Square feet	\$0.1341
COST PER DWELLING UNIT			\$473.54
COST PER 1,000 SQ. FT. NON-RESIDENTIAL			\$134.07