

## CHAPTER 4 : POLICE FACILITIES

The City of Sandpoint operates its own Police Department to service the needs of its residents. Police facilities are considered a service providing benefit to both residential and nonresidential land uses alike. Therefore, impacts on law enforcement facilities will be created by both residential and nonresidential uses throughout the City. In planning for public facilities and infrastructure, the City of Sandpoint's unique circumstances should be kept in mind. The City of Sandpoint is the County seat and contains many of the County's largest employers; the majority of the local school district facilities are located within the City of Sandpoint; and the City experiences an influx of tourists on a seasonal basis. These factors create unique impacts on the public facilities and infrastructure of Sandpoint. The following section provides the methodology and assumptions used to determine existing and future impacts as well as calculate the impact fee for law enforcement facilities.

### I. LEVEL OF SERVICE STANDARD

Based on the unique circumstances of Sandpoint, the level of service standard for police facilities is 655.57 square feet per 1000 population. This standard is based on information provided by the Police Chief as to the existing facilities and current service provided by the Police Department.

### II. FACILITY ANALYSIS

The information used to analyze police facilities was obtained through written communication and conversations with the Police Chief. 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 Police Department currently utilizes 5,394 square feet housed in one facility located at City Hall. There are currently 19 sworn officers, 5 support staff and 10 part-time reserve positions.

#### B. Adequacy of Existing Facilities

The adequacy of existing facilities is determined by evaluating the performance standard and the existing population. With a current population of 8,228 people, the demand for police facility square footage is as follows:

$$8,228 \text{ Population} \quad \times \quad 655.57 \text{ sq. ft/1000 pop.} \quad = \quad 5,394 \text{ sq. ft}$$

The existing 5,394 sq. ft police station meets the existing demand. Any future growth will require additional facilities to maintain the level of service standard.

**C. Future Demand for Facilities**

Based on a build out population of 37,170 people, 24,367.59 sq. ft. of facilities would be needed at build out. Taking into account the existing facility, the future demand for facilities will be 18,973.59 sq. ft.

$$\begin{array}{r r r r r} \text{Build out Demand} & - & \text{Existing Park Acres} & = & \text{Future Demand} \\ 24,367.59 \text{ sq. ft.} & - & 5,394 \text{ sq. ft} & = & 18,973.59 \text{ sq. ft} \end{array}$$

The future police facilities are likely to include a new station headquarters and two satellite facilities. The future police and fire facilities may be developed jointly at the same location.

**III. POLICE FACILITY COSTS****A. Land Acquisition Costs**

The existing police facility has reached capacity at its current location and therefore land will need to be acquired for future facilities. As noted above, the future demand of police facilities is 18,973.59 square feet. Assuming a coverage factor of 30%, approximately 1.4519 acres will need to be acquired to accommodate the future facilities.<sup>3</sup>

An average land acquisition cost of \$140,000 per acre will be used for the police and fire facilities based on recent land purchases in Sandpoint and other neighboring cities. The cost per acre for land acquisition for the police and fire facilities is higher than the cost for parks due to location. Parks will be located throughout the City, while police and fire will need to be centrally located often resulting in higher land costs. Utilizing the land acquisition cost of \$140,000 per acre, the total land acquisition cost can be determined as follows:

$$1.45191 \text{ Acres} \quad \times \quad \$140,000 \text{ per Acre} \quad = \quad \$203,267.7$$

**B. Facility Construction Cost**

The costs used for construction of a new police facility are based on recently built facilities in the cities of Coeur d'Alene and Post Falls. The City of Coeur d'Alene built their facility at a price of \$92.82/sf and the City of Post Falls recently built their facility for \$98.16/sf. Including location and inflationary factors, it is assumed that the cost of a new facility in Sandpoint is \$125/sf. Therefore the cost of construction for future police facilities is:

$$18,973.59 \text{ square feet} \quad \times \quad \$125 \text{ per square foot} \quad = \quad \$2,371,698.70$$

<sup>3</sup> 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.

**C. Mobile Computer Infrastructure Cost**

The cost for police equipment is based on eligible items needed to provide better public safety and an acceptable level of service for the rapid growth and increased demands. The City of Sandpoint Police Department will develop a Mobile Data Computer system and wire/wireless camera system. The cost to develop a complete Audio, Video, and Data system is approximately \$1.3 million.

**D. Total Cost**

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

Land Acquisition	=	\$203,267.7
Construction	=	\$2,371,698.70
<u>Wireless Infrastructure</u>	=	<u>\$1,300,000.00</u>
Total	=	\$3,874,966.4

**IV. FEE CALCULATION**

To determine an equitable police impact fee for both residential and non-residential uses, a methodology was developed that fairly apportions the fee for both land use types. To do this, an equivalency must be created between a residential dwelling unit and square footage of non-residential uses. Based on the build out projections discussed earlier in this report, an average of 3.7 dwelling units per acre is assumed to be the average density for the remaining vacant residential land in the study area. Also, the non-residential build-out projections assume a 30 percent building coverage factor over vacant non-residential land. Based on these two factors, an equivalent dwelling unit (EDU) can be determined for non-residential land uses.

Based on a 30 percent building coverage factor, one acre of vacant non-residential land can be expected to develop 13,068 sq. ft. of floor area. Equating the residential density average of 3.7 du/acre to non-residential square footage, a non-residential equivalent dwelling unit is generated as follows:

$$3.7 \text{ du/acre} = 13,068 \text{ sq. ft./acre, therefore, 1 EDU} = 3531.9 \text{ sq. ft.}$$

A non-residential equivalent dwelling unit of 3,531.9 sq. ft. is used in the police fee calculation as shown on Table 13.

Table 13: Police Fee Calculation

<b>STEP 1: Identify Total Cost for Future Development</b>				
Facility Cost for Future Development				\$3,874,966
<b>STEP 2: Determine Future EDUs</b>				
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
<b>STEP 3: Calculate Cost per EDU</b>				
Future Development Total Cost	/	Future EDUs	=	Cost/EDU
\$3,874,966		13,697 Future EDUs		\$282.91
<b>STEP 4: Convert Cost/EDU to Cost/ Non-Residential Sq. Ft.</b>				
Cost per EDU	/	Non-res. Equivalency Factor	=	Cost / Non-res. Sq. ft.
\$282.91	/	3532 Square feet		\$0.0801
<b>COST PER DWELLING UNIT</b>		<b>\$282.91</b>		
<b>COST PER 1,000 SQ. FT. NON-RESIDENTIAL</b>		<b>\$80.10</b>		

**NOTE:**

The Nonresidential cost per square foot is calculated using the following assumptions:

An equivalent dwelling unit (EDU) for Nonresidential development is determined by using a 3.7 DU/acre citywide average for residential density and a 30% coverage factor. This results in 1 EDU = 3532 Nonresidential square feet. A full discussion of the assumptions and methodology for the equivalency factor is provided under the Fee Calculation section of the Police chapter.