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# **CITY OF SANDPOINT**

## **DEVELOPMENT IMPACT FEE PROGRAM/ CAPITAL IMPROVEMENT PLAN**

**Prepared for:**

### **City of Sandpoint**

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Sandpoint, Idaho 83864

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# IMPACT FEE SUMMARY

The City of Sandpoint Development Impact Fee Program provides the necessary detail to support a development impact fee for the identified facilities in conformance with Idaho State Statute Title 67, Chapter 82 Development Impact Fees. This enabling legislation allows for impact fees to be collected and sets parameters to ensure that those fees are both fair and equitable. When implemented, these fees will provide a funding mechanism by which future development will pay an equitable share of the costs associated with future public facility construction and/or improvements. The *City of Sandpoint Development Impact Fee Program* and *Development Impact Fee Ordinance* comply with Idaho State Statutes. The format of this report is such that it is comprehensible without sacrificing the detail necessary to withstand close scrutiny, either legal or otherwise.

The *City of Sandpoint Development Impact Fee Program* identifies build-out projections for the City of Sandpoint and the Area of Impact based on the existing Comprehensive Plan land-use designations and guidance from City staff. Build-out projections were used to determine the impacts to public facilities created by the projected future development. The costs required for future facility improvements were then determined and utilized in this report as methodology components to provide a rational nexus between the public facility improvement needs and the impact fee to be paid by future development.

Two definitions will be helpful in understanding this document:

**Build Out Projections** – the residential forecast of growth within the Study Area from the present time until all available land has been developed to the extent realistically permitted by the terrain and the Comprehensive Plan. Build out projections are not time dependent.

**Performance Standard** – A standard applied to a facility that ensures that adequate public facilities are provided at a desirable level. This standard can be population based or square footage based depending on the facility.

The findings of this study can be summarized as follows:

## BUILDOUT PROJECTIONS

### Dwelling Units

Total Existing Dwelling Units	3,593 Units
Total Future Dwelling Units	12,639 Units
Total Build Out Dwelling Units	16,232 Units

### Non-Residential Sq. Footage

Existing Square Feet	5,798,449 Square Feet
Future Square Feet	3,736,663 Square Feet
Build Out Square Feet	9,535,112 Square Feet

### Population

Total Existing Population	8,228 Persons
Total Future Population	28,942 Persons
Total Build Out Population	37,170 Persons

**FACILITY ANALYSIS**

**Park Facilities**

Level of Service Standard	8 acres/1000 population
Existing Park Acreage	66.6 acres
Existing Demand	65.82 acres
Future Demand	230.76 acres
Build Out Demand	297.36 acres
Estimated Costs to be funded by Impact Fees	\$26,739,887.73
Fee per Residential Dwelling Unit	\$2,058.47
Fee per 1000 Sq. Ft. Non-Residential	\$193.47

**Police Facilities**

Level of Service Standard	655.57 sq.feet/1,000 pop
Existing Building Area	5,394 sq. feet
Existing Demand	5,394 sq. feet
Future Demand	18,973.59 sq. feet
Build Out Demand	24,367.59 sq. feet
Estimated Costs to be funded by Impact Fees	\$3,874,966.42
Fee per Residential Dwelling Unit	\$282.92
Fee per 1000 Sq. Ft. Non-Residential	\$80.10

**Fire Facilities**

Level of Service Standard	
Existing Building Area	9,880 sq. feet
Future Building Area	27,000 sq. feet
Build Out Demand	36,880 sq. feet
Estimated Costs to be funded by Impact Fees	\$6,486,026
Fee per Residential Dwelling Unit	\$473.54
Fee per 1000 Sq. Ft. Non-Residential	\$134.07

**Circulation**

Level of Service Standard	LOS C for Rural LOS D for Urban
Estimated Costs to be funded by Impact Fees	\$18,917,500.00
Fee per Single Family Dwelling Unit	\$1,066.81
Fee per Multi-Family Dwelling Unit	\$ 853.45
Fee per Non-Residential Trip (ADT)	\$ 44.95

**SUMMARY OF FEES**

FACILITY	SINGLE FAMILY (PER UNIT)	MULTI-FAMILY (PER UNIT)	NON-RESIDENTIAL (PER 1,000 SQ. FT.)
<b>Parks</b>	\$2,058.47	\$2,058.47	\$193.47
<b>Police</b>	\$282.92	\$282.92	\$80.10
<b>Fire</b>	\$473.54	\$473.54	\$134.07
<b>Circulation</b>	\$1,066.81	\$853.45	(per trip) \$44.95