

PART I: BACKGROUND AND PURPOSE

Teton County is situated along the Idaho/Wyoming border abutting the western edge of the Teton Mountains. Rural in nature, the County has experienced a surge of growth and development in recent years. As this growth occurs, an increasing population will place heavier demands upon county services and infrastructure. To maintain desirable levels of service (LOS), and to ensure that future development pays an equitable portion of the cost for construction of future public facilities, Teton County has hired Hofman Planning & Engineering to prepare a development impact fee program to serve as a primary financial mechanism in paying for public facility improvements made necessary by new development. This section will provide an overview of impact fees and aim to answer the following common questions:

- ❖ What are impact fees?
- ❖ Why do impact fees?
- ❖ What can impact fees pay for?
- ❖ What is a capital improvement plan (CIP)?
- ❖ What is a level of service?
- ❖ How are impact fees calculated?
- ❖ When are impact fees collected?
- ❖ What is the Development Impact Advisory Committee?

What are Impact Fees?

Impact fees are a generally accepted funding source for the development of public facilities to serve new growth. Title 67, Chapter 82 of the Idaho Code is the state enabling legislation that allows for impact fees to be collected by a local jurisdiction and sets the parameters to ensure that the fees are fair and equitable. Section 67-8203 (9) defines a development impact fee as a “payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development.”

Why do Impact Fees?

As communities grow, new development places heavier demands on existing public infrastructure and facilities. When this occurs, additional funds are necessary to meet the increased demand or the existing quality of facilities may decline. General funds often cannot meet the growing costs caused by the increased demand. The existing community generally does not want taxes increased to fund future facilities and feel that future growth should pay its fair share. For these reasons, many jurisdictions decide to pursue impact fees as a means of funding future public facilities and improvements.

Development agreements often provide the ability to exact fees and negotiate the development of public facilities. While this works for many jurisdictions, it typically covers project related improvements while impact fees can provide a reliable source of funding for system improvements. Impact fees do not have to act as the sole funding source for public facilities and some jurisdictions use a combination of sources to meet their future facility goals.

What is a capital improvement plan (CIP)?

A capital improvement plan is generally defined as a long range plan that identifies future capital needs, prioritizes capital projects and specifies funding sources. For the purposes of the imposing impact fees, a capital improvement plan is required pursuant to Section 67-8208, Idaho Code. A summary of the required contents are listed below:

- A general description of existing facilities
- A commitment by the County to cure existing deficiencies
- An analysis of capacity and current level of use
- A description of land use assumptions
- An inventory of existing facilities
- A table establishing specific levels of use or consumption by service unit
- A description of all improvements and costs
- The total number of service units attributed to new development
- The projected demand for improvements
- Identification of funding sources
- A time schedule for the commencement and completion of improvements

The capital improvement plan provides the legal and rational basis for impact fees and it must be incorporated as an element of the County Comprehensive Plan.

What is a level of service?

At the heart of a facility analysis and capital improvement plan is the level of service standard. A level of service standard is “a measure of the relationship between service capacity and service demand for public facilities.”¹ The level of service standard will differ depending on facility, but all standards must include a quantifiable level so as to provide a measure upon which to evaluate current levels of service and project future facility needs and proportionality. Pursuant to Section 67-8204 of Idaho Code, “a development impact fee shall be calculated on the basis of levels of service for public facilities adopted in the development impact fee ordinance of the governmental entity.”

How are impact fees calculated?

The capital improvement plan will identify the cost of future capital improvements to be covered by impact fees. Once the total cost of future capital improvements has been determined, the key to developing a legal and defensible impact fee is proportionality. Development impact fees “shall be based on a reasonable and fair formula” such that they “do not exceed a proportionate share of the costs incurred or to be incurred by the governmental entity in the provision of system improvements to serve the new development.”² The cost of preparing the capital improvement plan can be added to the total cost of system improvements. Since there are five facilities included in the study, one-fifth of the cost of the capital improvement plan will be applied to each facility’s costs.

The total costs are allocated to residential and non-residential development, where appropriate, based on the share of future growth and impacts. Impact fees are then calculated by dividing the future costs apportioned to residential development by the future residential units and future costs apportioned to non-residential development by the future non-residential square footage. The fee calculation for each facility will be provided in further detail in Part IV of this document.

When are impact fees collected?

The collection of the impact fee should occur at the time of building permit issuance. There are several reasons for collecting the impact fees at building permit issuance rather than at an earlier development stage or at a later occupancy stage. First, the collection of the fee at building permit issuance is timed more closely to when the actual impacts of the development to public facilities will occur. In most instances, when a building permit is acquired, construction usually occurs in a relatively short period of time. Collecting a fee earlier in the process (e.g. at the development approval stage) contains a greater risk that the development will not actually be constructed. In that event, the County is obligated to refund any fees collected after a certain period of time. This can create both financial and administrative problems for the County, especially if the money has already been spent on a new facility.

Second, collection of the fee at building permit issuance will be administratively easier since most other fees are collected at this time. The developer can pay and the County can collect the fees all at the same time. The necessary accounting of fees to ensure that the monies are spent on facilities actually being impacted by the particular development will be much easier if the money is collected at this stage.

¹ See Section 67-8203(17), Idaho Code

² See Section 67-8207, Idaho Code



Third, collection the fee at a later stage of development (e.g. time of occupancy) creates another burden on the County to collect the fee after construction is complete. Many people may not be willing to pay the fee at that point making it necessary for the County to institute enforcement procedures. This typically adds another strain on County resources and does not lend itself to good public relations.

What is the Development Impact Fee Advisory Committee?

A Development Impact Advisory Committee must be established pursuant to Section 67-8205 by “any governmental entity which is considering or which has adopted a development impact fee ordinance”.³ The role of the advisory committee is as follows:

- Assist governmental entity in adopting land use assumptions
- Review and provide input on the capital improvement plan
- Monitor the implementation of the capital improvement plan
- Review annually and provide recommendations to the governmental entity regarding the need to update land use assumptions, capital improvement plan or re-evaluate impact fees

³ See Section 67-8205(1)

PART II: LAND USE ASSUMPTIONS AND DEMOGRAPHICS

A land use analysis was conducted to assess current development patterns within the Study Area. With this as a base, future projections were developed to provide a picture of the area at build out. Build out projections are not time dependent, meaning there is no projected build out year. The time it will take for a community to reach build out will vary depending on many factors, including the economic market in the region. Therefore, this analysis does not attempt to predict when build out will occur, but rather provides a snapshot of the area at build out. This section will address the following:

- ❖ Study Area;
- ❖ Land use and density assumptions;
- ❖ Existing residential development and future residential projections;
- ❖ Existing non-residential development and future non-residential projections

Study Area

The Study Area for this Development Impact Fee Program is the unincorporated portions of Teton County limits. The city Areas of Impact are not included in the build out analysis of the County as it is assumed that those portions will be annexed into the cities at build out.

Existing Residential Development

Existing residential development includes all single-family residences, multi family units, and mobile homes in the Study Area identified by the land use survey. The survey resulted in a total of 1,852 dwelling units in the Study Area.

Based on the number of existing dwelling units, the existing population is extrapolated by using the population generation rate of 2.28 people per dwelling unit. This factor was developed by dividing the total units by the total population from the 2000 Census for Teton County. This method accounts for all housing units including vacant units. Due to the nature of second home development in the community, this average household size projects a more realistic future population. This calculation results in an existing population for the Study Area of 4,223 people.

Future Residential Projections

Future residential development was projected utilizing land use based assumptions. The County was divided into density areas drafted by the Planning and Zoning Commission as shown in Figure 1 on page 7. Average development density factors (dwelling units per acre) for residential land uses as shown below in Table 1.

Table 1

Future Development Densities

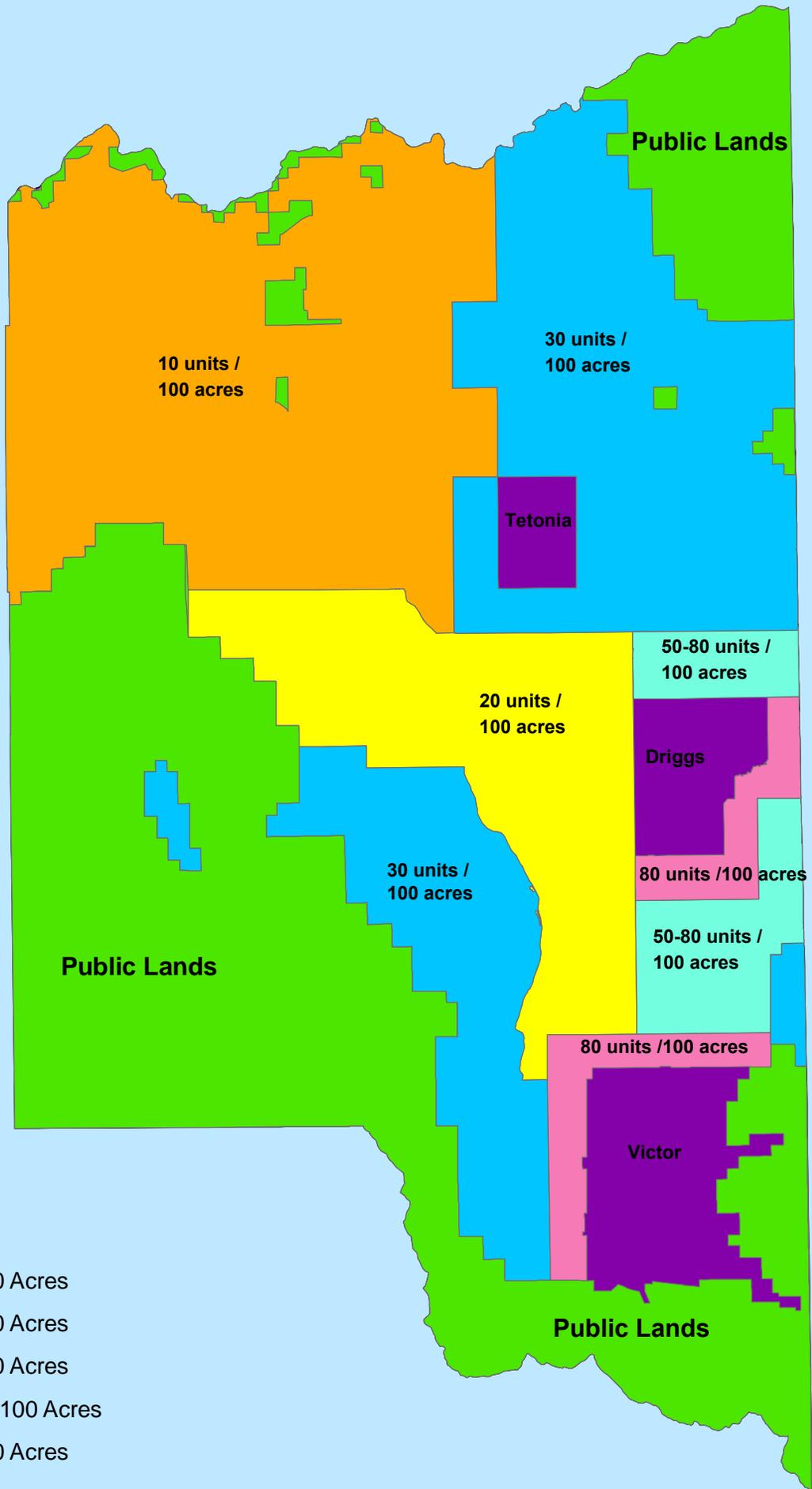
Notes:

(1) Density areas and factors were utilized based on direction from the Board of County Commissioners.

Density Area	Density Factor (du/acre)
10 units per 100 acres	0.1
20 units per 100 acres	0.2
30 units per 100 acres	0.3
50-80 units per 100 acres	0.65
80 units per 100 acres	0.8

Two layers of analysis were used to determine future residential development projections. A database was developed for each density area identifying existing and proposed subdivisions. The existing units within each subdivision were identified through the land use survey while the total number of lots and acreage for the subdivision were provided by the County GIS Department. Using this information, the number of future units within the subdivided land was identified.

The next layer involved calculating the future units within the area of un-subdivided land. The total acreage of each density area was calculated through GIS computer application. Next, the subdivision acreage within each density area was subtracted out resulting in the un-subdivided acreage. The average density factor for that density area was then multiplied by the un-subdivided acreage to determine the build out units in the un-subdivided area. For example, 1000 acres of un-subdivided land in the 10 du/100 acres density area would result in 100 units at build out. Finally, the existing units within the un-subdivided density areas are subtracted out from the total build out units to result in the future units within the un-subdivided area.



Legend

- 10 Units per 100 Acres
- 20 Units per 100 Acres
- 30 Units per 100 Acres
- 50-80 Units per 100 Acres
- 80 Units per 100 Acres
- Public Lands

Figure 1: Density Assumptions

Based on this methodology, 41,468 dwelling units are estimated to develop in the future. The breakdown of future units by density area is shown below in Table 2. Using the same population generation rate of 2.28 persons per dwelling unit, the future population of Teton County is projected to reach 94,547 people.

**Table 2
Future Residential and Population Projections**

Density Area	Dwelling Units	Population
10 per 100	6,988	15,933
20 per 100	5,768	13,150
30 per 100	18,158	41,400
50-80 per 100	4,946	11,277
80 per 100	5,608	12,787
TOTAL	41,468	94,547

Notes:

- (1) Dwelling units per density area based on acreage and density factor.
- (2) Land use database summary can be found in Appendix A

The future population and development are the key factors for assessing future demands and developing a fair and proportionate impact fee. The combination of the future projections and existing residential units provides a picture of development in the County at build out as shown in Table 3.

**Table 3.
Build Out Residential and Population Projections**

Time Frame	Dwelling Units	Population
Existing	1,852	4,223
Future	41,468	94,547
Build Out	43,320	98,770

Existing Non-Residential Development

There are a number of methodologies used to calculate non-residential square footage. This study focuses on land use based assumptions in determining existing and future non-residential development. Non-residential coverage factors are developed by comparing the portion of a parcel covered by a building to the size of the entire parcel. Utilizing aerial photographs and a sampling of non-residential development throughout Idaho, an average lot coverage factor of 20% was determined. In calculating the average lot coverage, the gross lot area was analyzed, taking into account future dedications and right of ways.

To determine existing non-residential square footage, the amount of non-residential acreage was identified. The coverage factor was then applied to calculate the existing non-residential square footage. A total of approximately 696,960 square feet of non-residential development was identified within the Study Area.

Future Non-Residential Projections

The current ratio of existing non-residential development to residential development is expected to continue in the future with some non-residential development in the County but the majority concentrated in the cities. Utilizing this ratio the amount of future non-residential acreage is estimated to be approximately 1800 acres. The ratio ensures that future non-residential development grows proportionately to the residential growth projected to occur. While this appears to be a substantial increase in non-residential land it still represents approximately 1% of the total future acreage. A coverage factor of 20% was applied to the future non-residential acreage resulting in the future projection of 15,681,600 non-residential square feet.

Table 4.
Existing Development & Future Projections of Non-Residential Square Footage

Item	Unit of Measure
Existing Non-Residential Sq. Ft.	696,960
Future Non-Residential Acreage	1800
Average Lot Coverage Factor	20%
Future Non-Residential Sq. Ft.	15,681,600
Buildout SF	16,380,360

Notes:

- (1) Future Non-residential acreage assumes existing ratio of non-residential to residential development to continue.



PART III: FACILITY ANALYSES AND CAPITAL IMPROVEMENTS

In order to determine the existing adequacy and future capital needs, a facility analysis is conducted. The facility analysis becomes the basis for the capital improvement plan and the resulting impact fee. The facilities to be included in the development impact fee are Law Enforcement, Emergency Services, Pathways, Parks and Roads. The following section will include an analysis and discussion of each of these facilities specifically addressing the following:

- ❖ Level of Service
- ❖ Existing Facilities and Adequacy
- ❖ Future Demand for Facilities
- ❖ Capital Improvement Projects and Costs
- ❖ Phasing of the CIP

Pathway Facility Analysis

The pathway facility analysis includes a review of the existing and proposed pathway facilities within the unincorporated portion of Teton County. The analysis identifies future needs and costs to ensure that adequate pathways for both recreation and circulation purposes will be developed within the County.

Level of Service

Teton County has worked in conjunction with Teton Valley Trails and Pathways to develop a pathway plan for the County. The build out pathway plan is depicted in Figure 2. The lineal feet of pathways were estimated utilizing the computer application, Arc View GIS. The level of service standard was determined by totaling the lengths of the build out pathways and dividing by the build out population. The level of service standard to ensure adequate pathways are provided within the study area is:

- ❖ 5,768 linear feet per 1,000 population.

Existing Facilities and Adequacy

Teton County currently provides a number of pathway facilities for its residents. Teton Valley Trails and Pathways have played an instrumental role in trail maintenance and pathway development throughout the Teton Valley. The existing pathways in unincorporated Teton County are identified in Figure 2 and quantified below in Table 5.

**Table 5:
Existing Pathways, 2008**

Existing Pathway Infrastructure	Approximate Trail Length (linear feet)
Bates from SH 33 to Ski Hill	5,544
Ski Hill	15,840
SH 33 from Victor to Driggs	36,960
Old Jackson Hwy	21,120
Tetonia/Ashton Trail	26,400
TOTAL	105,864

As shown above, the existing pathway facilities total approximately 105,864 linear feet. Based on the existing population and level of service, the County currently has a surplus of 81,508 linear feet of pathways. Therefore, no existing deficiencies exist and a portion of the future demand is already addressed through the existing facilities.

**Table 6:
Existing Demand and Adequacy, 2008**

Item	Unit of Measure
Level of Service	5,768 linear feet/1000 pop
Existing Population	4,223 people
Existing Demand	24,356 linear feet
Existing Pathway Facility	105,864 linear feet
Existing Surplus	81,508 linear feet

TETON COUNTY, IDAHO PATHWAYS PLAN



LEGEND

- EXISTING PATHWAY
- PATHWAY CORRIDOR (PRIORITY #1)
- PATHWAY CORRIDOR (PRIORITY #2)
- PATHWAY CORRIDOR (PRIORITY #3)
- HIGHWAY UNDERPASS

NOTES:

SEE THE CITY OF DRIGGS AND THE CITY OF VICTOR PATHWAYS PLANS FOR DETAILED PATHWAY INFORMATION WITHIN THE CITY LIMITS AND AREA OF IMPACT.

PATHWAYS INDICATED ON THIS MAP REPRESENT PATHWAY CORRIDORS WHICH MAY BE MULTI-USE PATHWAYS, BIKE LANES, OR WIDE SHOULDERS. MULTI-USE PATHWAYS ARE PREFERRED, ESPECIALLY IN CORRIDORS WITH HIGH PRIORITY.

DEFINITION OF TERMS

MULTI-USE PATHWAY

DESCRIPTION: MINIMUM 10 FOOT WIDE ASPHALT PATHWAY, WITH PHYSICAL BARRIERS (BERMS, TREES, BUSHES, BOULDERS, GRASS STRIP) BETWEEN THE PATHWAY AND ADJACENT ROAD. LOCATED WITHIN ROAD RIGHT-OF-WAY USUALLY, BUT ALSO CONNECTING TO PRIVATELY DEVELOPED PATHWAYS IN SUBDIVISIONS.

SEPARATION FROM TRAFFIC: PHYSICAL BARRIERS CAN BE GRASS STRIPS, LANDSCAPE BERMS, BOULDERS, TREES, BUSHES, CURB-AND-GUTTER, A DRAINAGE SWALE OR AT LEAST A GRAVEL STRIP (WHICH CREATES SWEEPING NEEDS).

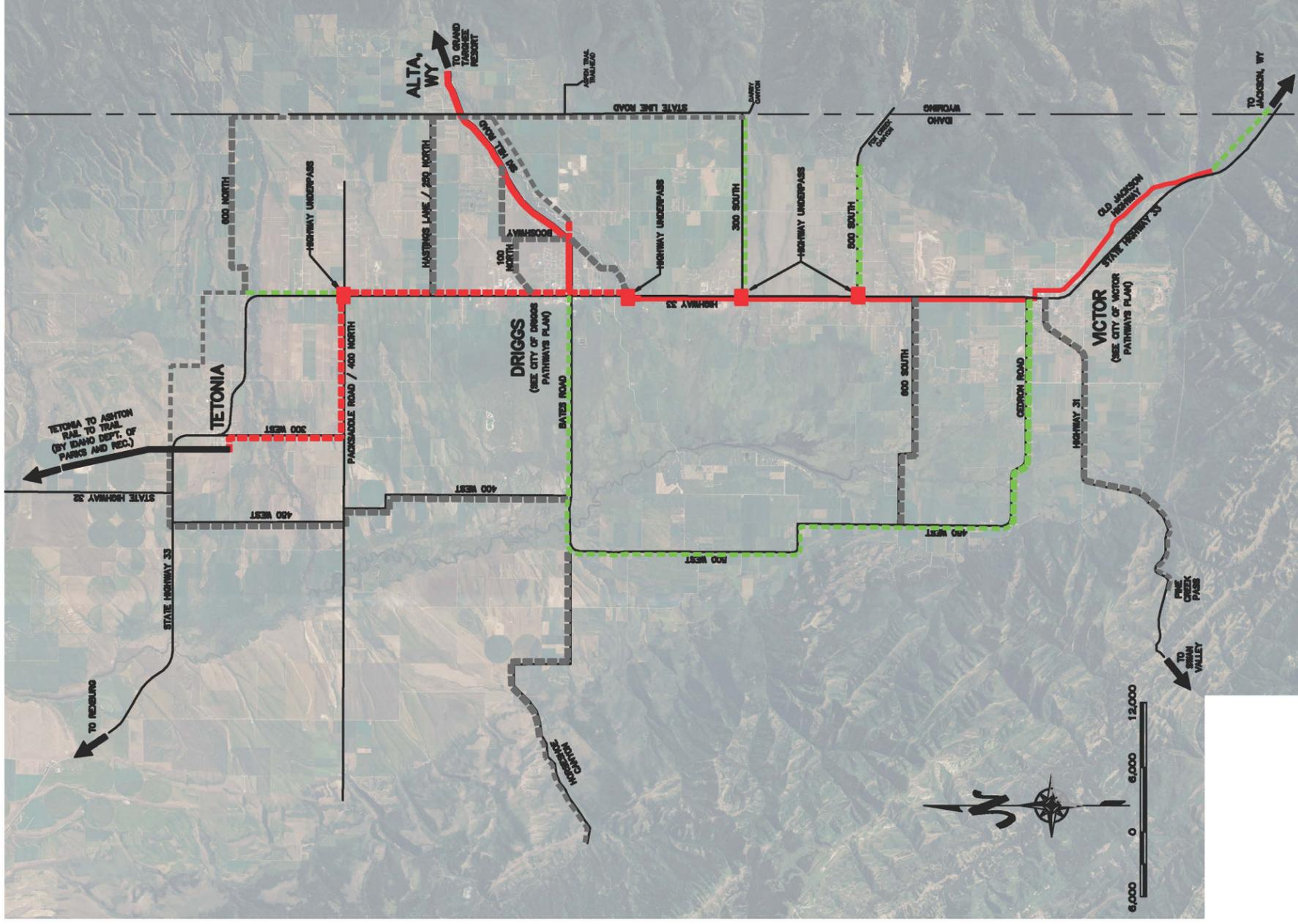
RECOMMENDED MAINTENANCE: REGULAR SWEEPING AND TYPICAL ASPHALT RESEALING SCHEDULE OF EVERY 3 TO 5 YEARS.

BIKE LANE/SHOULDER

DESCRIPTION: MINIMUM 4 FEET WIDE ASPHALT ON ONE SIDE OF THE PUBLIC-RIGHT-OF-WAY, CONTINUOUS WITH THE ROAD SURFACE. 5 FEET WIDE IF CURB AND GUTTER ARE INCLUDED. DRAIN GRATES MUST BE PERPENDICULAR TO DIRECTION OF TRAVEL.

SEPARATION FROM TRAFFIC: NONE. BIKE LANE STRIPING (6 INCH STRIPE AND BIKE SYMBOL PAINTED IN BIKE LANE) AND SIGNAGE HELP IDENTIFY THE BIKE ROUTE, LOCATED WITHIN THE RIGHT-OF-WAY.

RECOMMENDED MAINTENANCE: REGULAR SWEEPING AND TYPICAL ASPHALT SEALING SCHEDULE.



Future Demand and Capital Improvement Plan

Utilizing the future growth projections, a future demand of 545,356 linear feet of pathways is needed to maintain the level of service standard. Of that future demand, a portion is addressed by the existing surplus of pathways. Factoring in the existing surplus, the adjusted future demand for pathways is 463,848 linear feet.

For purposes of this study, average costs for the development of pathway facilities were determined in conjunction with Teton Valley Trails and Pathways. All future pathways identified in this study are planned as 10 foot asphalt paths. The construction cost for a 10 foot wide asphalt pathway is assumed to be approximately \$87.50 /linear foot. This includes all construction phases, i.e. grading, all the base layers and a 1-2" top layer.⁴ In addition to construction costs, the cost for land acquisition must also be considered. Pathways are not in the design stage at this point, but multi-use separated pathways are preferred. Most of the proposed pathways are within existing right of ways and no acquisition of land would be required. Some of the existing roadways may be widened in the future resulting in the need to acquire additional land outside of right of way to develop pathways. Therefore, land acquisition is assumed for approximately 40% of the pathways. Acquisition cost is based on an average cost estimate of \$80,000 per acre. This average per acre cost is less than the acquisition cost for other facilities such as law enforcement because land for pathways will not be as centrally located but rather spread throughout the County.

Table 7: Future Pathway Capital Improvements and Costs

Type of Capital Infrastructure	Approximate Trail Length (linear feet)	Development Cost	Acquisition Cost	Total
South of Driggs to Teton	50,160	\$ 4,389,000	\$ 922,944	\$ 5,311,944
Hwy 33 from 400N to 575N	9,240	\$ 808,500	\$ 170,016	\$ 978,516
300 South	17,160	\$ 1,501,500	\$ -	\$ 1,501,500
500 South	11,880	\$ 1,039,500	\$ -	\$ 1,039,500
Cedron	21,912	\$ 1,917,300	\$ 403,181	\$ 2,320,481
450 W/500W	43,560	\$ 3,811,500	\$ 801,504	\$ 4,613,004
Bates Road	23,760	\$ 2,079,000	\$ 437,184	\$ 2,516,184
SH 33 from 450 W to Teton/Ashton Trail	6,600	\$ 577,500	\$ -	\$ 577,500
700 N FROM Ashton Trail to SH 33/575N	21,120	\$ 1,848,000	\$ -	\$ 1,848,000
600 North	18,480	\$ 1,617,000	\$ -	\$ 1,617,000
400 W/450W from Bates to HWY 33	39,600	\$ 3,465,000	\$ 728,640	\$ 4,193,640
Hastings Lane/200 N	17,160	\$ 1,501,500	\$ -	\$ 1,501,500
100N	12,936	\$ 1,131,900	\$ -	\$ 1,131,900
Booshway	6,600	\$ 577,500	\$ -	\$ 577,500
Ski Hill Road	23,760	\$ 2,079,000	\$ -	\$ 2,079,000
Stateline Road	47,520	\$ 4,158,000	\$ -	\$ 4,158,000
Horseshoe Canyon	34,320	\$ 3,003,000	\$ -	\$ 3,003,000
600 South	22,440	\$ 1,963,500	\$ -	\$ 1,963,500
Hwy 31 from 33 to Pine Creek Pass	35,640	\$ 3,118,500	\$ -	\$ 3,118,500
Impact Fee Study			\$	13,220
TOTAL COST	463,848	40,586,700	3,463,469	\$ 44,050,169

⁴ Cost estimate based on average of \$75-\$100 per linear ft, provided by Teton Valley Pathways & Trails.



Sheriff Facility Analysis

Teton County Sheriff's Department provides service to the incorporated County as well as the cities of Driggs, Victor and Teton on a contract basis. The following provides the methodology and assumptions used to determine existing and future impacts.

Level of Service

The level of service standard for Law Enforcement Facilities is derived based on input from the Sheriff Office as to staffing and demand combined with other state and national averages. The level of standard is derived from the following:

- ❖ 1.8 Patrol Officers per 1,000 population⁵
- ❖ 0.7 Support Personnel per Patrol Officer⁶
- ❖ 134 square feet of facility space per personnel⁷

This results in a level of service standard for law enforcement facilities as follows:

- ❖ 410.04 square feet per 1,000 population

Existing Facilities and Adequacy

The Teton County Sheriff's office is currently located at 89 North Main in the City of Driggs. The facility is approximately 1,500 square feet and includes the department office, dispatch, drivers services, and a three cell jail. The Department personnel consists of the sheriff, eight deputies, one coroner, six dispatchers, one administrative assistant, one driver's license deputy and one civil deputy. In defining the level of service and in analyzing the existing adequacy, the total countywide population is used to provide a global picture of existing service. Based on the existing population and level of service, there is currently a deficiency of 1,714 square feet of sheriff facilities as shown in Table 8. This deficiency cannot be funded by impact fees and the County is responsible for identifying a separate funding plan to cure this deficiency. If a new sheriff facility is developed that provides additional square footage to cover the deficiency, that portion of the cost must be funded by a source other than impact fees.

**Table 8
Existing Demand
and Adequacy, 2008**

Item	Unit of Measure
Level of Service	410.04 sq. ft. per 1,000 pop.
Existing Countywide Population	7,838 people
Existing Demand	3,214 square feet
Existing Sheriff Facility	1,500 square feet
Existing Deficiency	1,714 square feet
Deficiency Cost Estimate	\$235,623

⁵ State of Idaho average for patrol officers per 1,000 population. Source: Idaho State Police

⁶ Existing ratio of support personnel per patrol officer, support personnel to include dispatchers and administrative staff.

⁷ Based on average office size of 99 square feet from International Facility Management Association, plus 35% increase to account for common area spaces, etc.

Future Demand and Capital Improvement Plan

While the Sheriff's Office provides service to the entire county, this study focuses on the future demand and facilities necessitated by the future unincorporated county residents upon whom impact fees will be imposed. Based on the projected future growth of 94,547 within unincorporated Teton County, it is anticipated that an additional 38,768 square feet of sheriff facilities will be needed to maintain the level of service. Assuming a coverage factor of 20%, a site of approximately 6.31 acres will need to be acquired to accommodate that portion of the future facilities.⁸ An average land acquisition cost of \$100,000 per acre will be used for the law enforcement facility assuming a centrally located facility. This average cost is based on input from the Development Impact Fee Advisory Committee (DIFAC) and land comps. The cost estimate for construction of a law enforcement facility is based on data from RSMeans, a national supplier of construction cost information. Based on the locale, size and building type, the average construction cost is \$126.00 per square foot.⁹ Table 9 below lists the future capital improvements and related costs.

Table 10: Future Sheriff Capital Improvements and Costs

Type of Capital Infrastructure	Development Cost	Acquisition Cost	Total
38,768 square feet of sheriff office facilities	\$ 4,884,776.60	\$ 631,000.00	\$ 5,515,776.60
?? Square feet of jail facilities	?	?	?
Impact Fee Study			\$ 13,220.00
TOTAL COST			\$ 5,528,996.60

Notes:

- (1) The facility size and associated costs are associated with the future population in the unincorporated County.
- (2) Average construction cost of \$126 per square feet based on RSMeans
- (3) Average acquisition cost of centrally located land at \$100,000 per acre
- (4) Includes 1/5 of the cost of impact fee study as allowed per Section 67-8208, Idaho Code

The Sheriff's Office has other needs such as patrol cars, but these are not considered capital improvements/equipment as they typically do not have a useful life of 10 or more years as required for eligible items per Section 67-8203(3) of the Idaho Code. The demand for additional officers is also a cost that currently faces the Sheriff's Office and cannot be included within the capital improvement plan and impact fee.

NOTE TO COMMITTEE: Additional information is being gathered from Sheriff's Office regarding need for future jail facilities. This will be included in next draft.

⁸This 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.

²Cost estimate based on Police Station building type, Limestone with Concrete Block Back-up / Bearing Walls. Additional information provided in Appendix B.

Emergency Services Facility Analysis

The emergency services facilities covered in this analysis and impact fee study are the County Emergency Services Department and Search & Rescue. The following section provides the methodology and assumptions used to determine existing adequacy and future impacts for emergency services facilities.

Level of Service

A key component in responding to incidents and providing an acceptable level of service is adequate square footage for training and indoor storage of vehicles. The level of service standard for emergency service facilities is derived from existing demands and input from the Search & Rescue Commander and the Emergency Services Coordinator and is as follows:

- ❖ 178.62 square feet per 1,000 population

Existing Facilities and Adequacy

The emergency services facilities are currently housed in the Emergency Services Building on Airport Road. The building is approximately 700 square feet and contains garage space, storage and an office shared by the Emergency Services Coordinator, and the Search & Rescue Commander. The Emergency Services Coordinator is a paid position, while the Search & Research Department is currently volunteer and under the umbrella of the Sheriff's Office. The Search & Rescue Department currently uses snow cats, snowmobiles, 4-wheelers, a truck and suburban in their rescue efforts.

**Table 11:
Existing Emergency Services Facility
& Equipment**

Facilities & Vehicles	Amount
Existing Square Footage	700
Snow Cats	1
Snowmobiles	3
4-Wheelers	2
Truck / Suburban	2

The County Emergency Service Department and County Search & Rescue (under the Sheriff's Office) provide service to the entire County in part through contracts with the individual municipalities. As with the Sheriff Facility, in defining the level of service and in analyzing the existing adequacy, the total countywide population is used to provide a more global picture of existing service. Based on the existing population and level of service, there is currently a deficiency of 700 square feet of facilities. This deficiency cannot be funded by impact fees and the County is responsible for identifying a separate funding plan to cure this deficiency. If a new facility is developed that provides the additional square footage to cover the deficiency, that portion of the cost must be funded by a source other than impact fees.

Table 12: Emergency Services Existing Demand and Adequacy, 2008

Item	Unit of Measure
Level of Service	178.62 sq. ft. per 1,000 pop.
Existing Countywide Population	7,838 people
Existing Demand	1,400 square feet
Existing Emergency Service Facility	700 square feet
Existing Deficiency	700 square feet
Deficiency Cost Estimate	\$113,834



Future Demand and Capital Improvement Plan

While the emergency services are provided to the entire county, this study focuses on the future demand and facilities necessitated by the future unincorporated county residents upon whom impact fees will be imposed. Based on the future projected growth of 94,547 people within unincorporated Teton County, it is anticipated that an additional 16,888 square feet of facilities will be needed to maintain the level of service. Given the size of the additional facilities, it is anticipated that a new location and future land will need to be acquired. Assuming a coverage factor of 20%, a site of approximately 1.94 acres will be needed to accommodate that share of the future facilities.¹⁰ An average land acquisition cost of \$100,000 per acre will be used for new emergency services facilities similar to that of the law enforcement facility due to the need of a centrally located facility. This average cost is based on input from County staff, the DIFAC, and land comps. The cost estimate for construction of a new emergency services facility is based on data from RSMeans, a national supplier of construction cost information. Based on the locale, size and building type, the average construction cost is \$81.31 per square foot¹¹.

Table 13: Future Emergency Services Capital Improvements and Costs

Type of Capital Infrastructure	Development Cost	Acquisition Cost	Total
Facilities			
16,888 square feet of facilities for vehicles, training & storage	\$ 1,373,139.54	\$ 194,000.00	\$ 1,567,139.54
Impact Fee Study			\$ 13,220.00
TOTAL COST			\$ 1,580,359.54

Notes:

- (1) The facility size and associated costs are associated with the future population in the unincorporated County.
- (2) Average construction cost of \$81.31 per square feet based on RSMeans
- (3) Average acquisition cost of centrally located land at \$100,000 per acre
- (4) Includes 1/5 of the cost of impact fee study as allowed per Section 67-8208, Idaho Code

¹⁰This assumes one story facilities in the future as a majority of the facility will be used for vehicle storage.

¹¹ Cost estimate based on Warehouse type building, tilt-ups concrete panels and steel frame. Additional information in Appendix B



APPENDIX A: LAND USE SURVEY AND ASSUMPTIONS

SUB	Acreage	Lots	Existing	Vacant	Map	Density
			Units	Lots		
Appaloosa Ridge	157	25	0	25	6N44E	0.16
Big Game View Ranch	319	13	0	13	6N44E	0.04
Bridle Crest	2274	413	0	413	6N43E	prelim 0.18
Canyon Creek Ranch	1837	350	0	350	6N43E	prelim 0.19
J Lazy H	6400	1130	0	1130		0.18
Ridgeline Ranch	314	82	1	81	6N44E	prelim 0.26
River Rim	5659	650	4	646	6N44E	0.11
West Ridge Ranch	80	82	0	82	6N44E	prelim 1.03
	17040	2745	5	2740		0.16
						overall 0.26869
						average

includes Division 2, Phase I, Ranch and Ranch Phase 2

0.12287

Total Acreage for 10per100	60243
Subdivision Acreage	17040
Unsubdivided Acreage	43202

Unsubdivided Acreage	43202
multiplied by 0.1	4320

	Existing Units		
	Total Units	Sub Units	Outside Sub
7N43E	8	0	8
6N43E	15	0	15
7N44E	8	0	8
6N44E	41	5	36
7N45E	5	0	5
6N45E	0	0	0
Total	77	5	72

Build out units not in sub	4320
Existing units not in sub	72
Future units not in sub	4248

Vacant Subdivision lots	2740
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Total Future Units	6988
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SUB	Acreage	Lots	Existing	Vacant	Map	Section	Density	
			Units	Lots				
Briarwood Sub	7	3	3	0	4n45e	15	0.40	
Flying I	20	3	0	3	5n44e	23	0.15	
Highland Meadows	136	29	0	29	5n45e	10	0.21	
Lerwill Lots	100	14	5	9	5n44e	8	0.14	
Mead	40	2	0	2	5n44e	11	0.05	
Meadow View Estates	58	8	2	6	4n45e	15	0.14	
Packsaddle Creek Estates I	169	71	29	42	5n44e	8	0.42	
Packsaddle Creek Estates II	29	18	6	12	5n44e	8	0.61	
River Bend Ranchettes	159	33	16	17	4n45e	29	0.21	
River Meadows	81	80	26	54	4n45e	22	0.99	
Sage Creek	38	14	2	12	5n45e	16	0.37	
Sage Grouse Meadows	200	10	1	9	5n44e	11	0.05	
Unknown	140	18	1	17	5n44e	23	0.13	
Vista Ridge Ranch	330	50	0	50	5n44e	3 prelim	0.15	
West Ridge Ranch	248	82	0	82	5n44e	4 prelim	0.33	
	1756	435	91	344			0.25	
							overall average	

Total Acreage for 20per100 29079
 Subdivision Acreage 1756
 Unsubdivided Acreage 27323

Unsubdivided Acreage 27323
 multiplied by 0.2 5465

	Total	Existing Units	
		Subdivision	Outside Sub
5n44e	63	42	21
5n45e	11	2	9
4n45e	58	47	11
	132	91	41

of units not in subdivision

Build out units not in sub 5465
 Existing units not in sub 41
 Future units not in sub 5424

Vacant Subdivision lots **344**

Total Future Units **5768**

SUB	Acreage	Type	Existing		Vacant		density
			Lots	Units	Lots	Map	
154 West 400 North		10 Subdivision	2	2	0	5n45e	0.20
260 East 500 North		14 Mini Sub	10	3	7	6N46e	0.71
521 West 625 South		10 Mini Sub	9	1	8	4n44e	0.92
7 Arrows		5 Mini Sub	7	0	7	6N46e	1.41
702 North 100 East		18 Mini Sub	3	2	1	6N46e	0.17
97 East 500 North		19 Mini Sub	8	0	8	5n45e	0.42
Aspen Grove		60 Subdivision	34	14	20	3n45e	0.57
Badger Creek I		43 Subdivision	17	3	14	6n45e	0.40
Badger Creek II		31 Subdivision	11	2	9	6n45e	0.35
Badger Creek Ranch		160 Subdivision	12	1	11	6n45e	0.07
Barley Acres		10 Mini Sub	7	0	7	5n44e	0.70
Beard Sub		20 Mini Sub	2	1	1	7n45e	0.10
Blue Indian		142 Preliminary	41	0	41	5n44e	0.29
Browns Acres		7 Mini Sub	2	2	0	3n45e	0.30
Buttermilk Draw Ranch		30 Mini Sub	8	6	2	5n44e	0.27
Cache Tracts Ammended		40 Mini Sub	16	0	16	5n45e	0.40
Cache Vista		19 Subdivision	10	2	8	5n45e	0.53
Chimera		5 Subdivision	1	0	1	6n45e	0.20
Clawson Townsite		39 Townsite	37	13	24	6n45e	0.95
Country Lane Ranchettes		10 Subdivision	7	2	5	6n45e	0.69
Crandall Springs		20 Mini Sub	9	1	8	4N46E	0.45
Crane Creek PUD		14 Subdivision	2	1	1	4n44e	0.14
CrookedCreek		25 Preliminary	8	2	6	5n45e	0.31
Daydream Ranch		81 Subdivision	37	0	37	5n45e	0.46
Dream Catcher Estates		20 Subdivision	11	1	10	5N46E	0.56
Dry Ridge Estates		139 Subdivision	21	1	20	6n45e	0.15
Dry Ridge Ranch		94 Subdivision	25	0	25	6n45e	0.27
Elkridge		20 Subdivision	19	0	19	5N46E	0.94
Fischer-Neff		160 Subdivision	22	11	11	6n45e	0.14
Flying Mountain		10 Preliminary	2	1	1	5n44e	0.20
Forest Ridge		66 Subdivision	16	3	13	4n44e	0.24
Galloway Hills I		33 Subdivision	26	5	21	6N46e	0.79
Galloway Hills II		19 Subdivision	14	3	11	6N46e	0.75
Galloway Hills III		36 Subdivision	18	5	13	6N46e	0.50
Galloway Hills IV-1		33 Subdivision	10	2	8	6N46e	0.30
Galloway Hills IV-2		53 Subdivision	9	7	2	6N46e	0.17
Galloway Hills IV-3		34 Subdivision	11	7	4	6N46e	0.33
Galloway Hills IV-4		58 Subdivision	7	0	7	6N46e	0.12
Galloway Hills IV-5		10 Subdivision	3	0	3	6N46e	0.31
Grand Targhee Ski Ranches	318	Unofficial	40	14	26	6n45e	0.13
Grand Teton Estates		66 Subdivision	56	8	48	7n45e	0.85
Grouse Creek I		40 Subdivision	10	1	9	6n45e	0.25
Grouse Creek II		59 Subdivision	17	3	14	6n45e	0.29
Grove Creek		80 Subdivision	46	29	17	3n45e	0.58
Haden Hollow		39 Subdivision	4	0	4	6n45e	0.10
Hamblin Acres		5 Subdivision	3	4	-1	3n45e	0.57
Hatches Corner I		18 Subdivision	13	3	10	6n45e	0.73
Hatches Corner II		20 Subdivision	3	2	1	6n45e	0.15
Hay Fields		40 Subdivision	28	0	28	5n45e	0.70
Heart R		21 Subdivision	12	1	11	5N46E	0.58
HighlandRanch		98 Preliminary	11	0	11	6n45e	0.11
Horseshoe Creek Ranch		128 Subdivision	25	6	19	5n44e	0.20
Horseshoe Meadows		156 Subdivision	25	1	24	5n44e	0.16
Knothole Sub		8 Subdivision	3	1	2	6n45e	0.39
Leigh Creek Estates		163 Subdivision	43	6	37	5n45e	0.26
Leigh Meadows		65 Subdivision	8	1	7	6n45e	0.12
Los Pinos		38 Subdivision	25	0	25	5n45e	0.66
Luck E Leven Estates		239 Subdivision	45	1	44	6n45e	0.19
Mahogany Ridge	2668	Preliminary	1300	11	1289	4n45e	0.49
Majestic Mountain Phase I		15 Subdivision	13	1	12	7n45e	0.88
Majestic Mountain Phase II&III		104 Subdivision	37	0	37	7n45e	0.36
Majestic Mountain Ranch		135 Preliminary	44	0	44	7n45e	0.33
Minson Lot		18 Subdivision	2	1	1	4n44e	0.11

Moose Meadows	28 Preliminary	8	0	8	5N46E	0.28
Mountain Ridge	12 Subdivision	3	0	3	5N46E	0.26
Mountain Valley Estates	40 Subdivision	17	2	15	6n45e	0.43
Mountain View	119 Subdivision	38	13	25	6n45e	0.32
Mountains Edge	103 Preliminary	11	0	11	6n45e	0.11
North End Ranches	42 Subdivision	24	3	21	6n45e	0.57
North Leigh Creek Ranch	89 Subdivision	28	0	28	6n45e	0.31
Northridge Ranch	79 Preliminary	14	0	14	6n45e	0.18
Obsidian Meadows	49 Subdivision	16	0	16	6n45e	0.32
Paradise Springs	34 Subdivision	15	1	14	4n45e	0.44
Patterson Creek Estates	17 Subdivision	2	1	1	4n45e	0.12
Perfect Drift	38 Subdivision	21	0	21	5N46E	0.55
Peztold Division	239 Unofficial	37	9	28	7n45e	0.15
Pine Ridge Ranch Addendum	20 Subdivision	8	0	8	3n45e	0.40
Pine Ridge Sub	119 Subdivision	28	0	28	3n45e	0.23
Quicksilver	160 Preliminary	56	0	56	6n45e	0.35
Rammell Mountain	8 Subdivision	2	2	0	6n45e	0.25
Reece Ridge Lands	53 Unofficial	15	3	12	7n45e	0.28
Reserve At Badger Creek	74 Preliminary	22	0	22	6n45e	0.30
Rosen Acres	79 Subdivision	25	1	24	6n45e	0.32
Saddle Bluff Ranch	85 Subdivision	31	0	31	5n45e	0.36
Scenic River Estates	160 Preliminary	51	0	51	5n44e	0.32
Shooting Star	88 Subdivision	15	2	13	4N46E	0.17
Shooting Star II	125 Subdivision	27	2	25	4N46E	0.22
Singing Grass	79 Preliminary	28	0	28	6n45e	0.35
Snow Crest Ranch	92 Subdivision	29	2	27	5N46E	0.32
Snowy Meadows	181 Subdivision	34	6	28	6n45e	0.19
Solitude	85 Unofficial	33	0	33	6n45e	0.39
Sorensen Creek	214 Subdivision	32	13	19	4N46E	0.15
South Leigh Creek Ranch	119 Subdivision	24	0	24	6n45e	0.20
Spring Creek Manor	10 Subdivision	12	6	6	6n45e	1.16
Spring Hollow Ranch I	512 Subdivision	25	0	25	6n45e	0.05
Spring Hollow Ranch II	364 Subdivision	25	0	25	6n45e	0.07
Spud Curtain	10 Subdivision	10	1	9	6n45e	1.01
State Line Plat	20 Subdivision	6	2	4	6N46e	0.30
Stillwater Ranch	70 Subdivision	21	1	20	5N46E	0.30
Streubel Acres	16 Subdivision	2	1	1	3n45e	0.13
Summit View	60 Subdivision	12	3	9	5N46E	0.20
Surprise Valley	37 Subdivision	24	1	23	5N46E	0.64
Syringa Park I	17 Subdivision	7	4	3	4n44e	0.40
Syringa Park First Addition	66 Subdivision	26	14	12	4n44e	0.39
Targhee Hills Ranch	78 Preliminary	140	4	136	6n45e	1.79
Teton Highlands	21 Subdivision	14	8	6	4N46E	0.66
Teton Rancheros	80 Subdivision	47	15	32	6N46e	0.59
Teton Shadows	15 Subdivision	5	5	0	6N46e	0.34
Teton Sunrise	10 Subdivision	8	0	8	5n44e	0.79
Teton Valley Lodge I	21 Subdivision	21	9	12	4n45e	0.99
Teton Valley Lodge II	9 Subdivision	8	4	4	4n45e	0.91
Teton Valley Lodge III	22 Subdivision	8	13	-5	4n45e	0.37
The Ranch	161 Preliminary	43	0	43	4n45e	0.27
The Vista At Waters Edge	140 Subdivision	44	0	44	5n45e	0.32
Tolman	20 Preliminary	2	0	2	6n45e	0.10
Trouts Teton Valley Ranch	225 Subdivision	46	15	31	5n45e	0.20
Unofficial Sub	62 Unofficial	12	3	9	7n45e	0.19
Unofficial Sub	21 Unofficial	15	6	9	5n45e	0.72
Unofficial Subdivision	479 Unofficial	54	4	50	5n45e	0.11
Vista Meadows	80 Subdivision	10	1	9	4n44e	0.12
We Gotta Ranch	12 Subdivision	3		3	7n45e	0.26
West Meadows	30 Subdivision	11	0	11	5n44e	0.37
West Valley Estates	40 Subdivision	16	2	14	4n45e	0.40
Whitetail	35 Preliminary	14	1	13	6n45e	0.40
Wild Horse	80 Subdivision	15	1	14	6n45e	0.19
Willow Bud	17 Mini Sub	3	0	3	6n45e	0.18
Woodland Hills	160 Subdivision	35	7	28	7n45e	0.22
Wydaho	38 Preliminary	15	0	15	5N46E	0.39
	11826	3780	389	3391		0.32 0.393002

Total Acreage for 30per100	62572
Subdivision Acreage	11826
Unsubdivided Acreage	50747

Unsubdivided Acreage	50747
multiplied by 0.3	15224

	Existing Units	
	TOTAL	SUBDIVISION
7n45e	69	32
6n45e	262	99
5n45e	65	37
5n44e	32	14
4n45e	69	41
4n44e	101	25
3n45e	118	50
6N46e	80	56
5N46E	18	9
4N46E	32	26
	846	389

Build out units not in sub	15224
Existing units not in sub	457
Future units not in sub	14767

Vacant Subdivision lots	3391
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Total Future Units	18158
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SUB	Acreage	Existing		Vacant		Map	density
		Lots	Units	Lots	Units		
30 East 400 North	20	2	1	1	1	4n45	0.10
341 North 50 West	11	3	1	2	2	5n45	0.28
350 North 10 West	23	4	1	3	3	5n45	0.17
350 North 20 West	10	3	1	2	2	5n45	0.29
350 North 30 West	54	13	6	7	7	5n45	0.24
51 East 400 South	20	2	2	0	0	4n45	0.10
70 West 350 South	10	4	2	2	2	4n45	0.40
Alta Vista I	16	11	4	7	7	5n46	0.68
Alta Vista II	30	15	4	11	11	5n46	0.51
Aspen View	21	8	0	8	8	4n46	0.38
Barrell Roll Ranch	40	5	0	5	5	4n45	0.12
Bear Creek	9	5	3	2	2	5n46	0.57
Bear Creek Estates II	17	8	3	5	5	5n46	0.47
Bridger Ridge	20	2	0	2	2	5n46	0.10
Chapin Estates	20	2	0	2	2	4n45	0.10
Cherry Grove	241	35	0	35	35	4n45	0.14
Crestview Estates	20	8	1	7	7	4n45	0.39
D Lazy T	29	11	3	8	8	5n46	0.37
Darby Flats	7	3	2	1	1	4n45	0.40
Dry Creek Ranch	70	22	0	22	22	5n45	0.32
East Rendezvous	79	27	12	15	15	4n45	0.34
Edelweiss	21	7	0	7	7	5n46	0.34
Fairfield	10	2	1	1	1	4n45	0.20
Four Peaks Estates I	128	27	13	14	14	5n45	0.21
Four Peaks Estates II	39	14	4	10	10	5n45	0.36
Four Peaks Estates III	121	45	15	30	30	5n45	0.37
Fox Creek Country Club Estates	42	67	35	32	32	4n45	1.58
Fox Creek Villiage	88	35	2	33	33	4n45	0.40
Grand View Ranch	98	18	2	16	16	5n46	0.18
Hamstead	16	3	2	1	1	4n46	0.19
Hansen Meadows	34	6	2	4	4	4n45	0.17
Hastings Farm Country Homes	75	23	5	18	18	5n46	0.31
Iron Wood	34	24	10	14	14	4n45	0.70
Jackalope Acres	28	21		21	21	4n45	0.76
Lazy V Ranch	10	4	0	4	4	4n45	0.40
Lovers Lane	77	13	13	0	0	4n45	0.17
Matheson Sage Acres	8	2	2	0	0	4n45	0.26
Matheson Sage Acres II	11	8	1	7	7	4n45	0.70
Mountain Legends Ranch	195	108	0	108	108	5n46	0.55
Murdock Acres	42	38	32	6	6	4n45	0.91
Padahia Meadows	38	6	5	1	1	4n46	0.16
Peak View Estates	51	19	3	16	16	4n45	0.37
Pinnacle	20	8	2	6	6	4n45	0.39
Pioneer	20	3	1	2	2	4n45	0.15
PJ Clarke Tree Farm	5	2	1	1	1	5n46	0.42
R-H	20	2	2	0	0	4n45	0.10
Saddlehorn Ranch	259	128	24	104	104	5n46	0.49
Sheeks	8	4	3	1	1	4n45	0.52
SKOL	20	10	1	9	9	4n46	0.50
Sweet Home Ranches	81	29	14	15	15	4n45	0.36
Teewinot	248	85	30	55	55	5n46	0.34
Teton Meadows	42	13	3	10	10	5n46	0.31
Teton Ranchettes	79	33	20	13	13	4n45	0.42
Teton Saddleback Vistas Phase 1	175	30	4	26	26	4n45	0.17
Teton Saddleback Vistas Phase 2	291	30	0	30	30	4n45	0.10
Teton Saddleback Vistas Phase 3	419	27	0	27	27	4n45	0.06
Teton Saddleback Vistas Phase 4	219	19	0	19	19	4n45	0.09
The Meadows	15	4	3	1	1	4n45	0.27
The Shire	22	4	4	0	0	4n46	0.18
Twin Spruce I	6	6	2	4	4	4n45	0.98
Twin Spruce II	17	8	6	2	2	4n45	0.48
Valley Estates	37	29	16	13	13	4n46	0.78
Valley View	102	7	0	7	7	5n45	0.07
Valley Vista Estates	38	114	18	96	96	4n45	2.96
Wautering Hole	10	2	1	1	1	4n45	0.20
West Darby Flats	5	2	0	2	2		0.40
Windermere Estates	58	14	8	6	6	4n46	0.24
Zahnow Peak	125	45	16	29	29	4n45	0.36
	4277	1341	372	969			0.31 0.39885

Total Acreage for 50-80per100	10679
Subdivision Acreage	4277
Future Non-residential Acreage	80
Unsubdivided Acreage	6321

Unsubdivided Acreage	6321
multiplied by 0.65	4109

# of units not in subdivision	Existing Units		
	Total	sub	Outside
5n45	56	41	15
5n46	110	82	28
4n45	269	213	56
4n46	69	36	33
	504	372	132

Build out units not in sub	4109
Existing units not in sub	132
Future units not in sub	3977

Vacant Subdivision lots	969
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Total Future Units	4946
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SUB	Acreage	Existing		Vacant		Map	Section	Density
		Lots	Units	Lots	Units			
27 East 550 south	21	2	2	0	0	4n45	25	0.10
528 South 50 West	21	2	1	1	1	4n45	26	0.10
Alpine Acres	13	11	0	11	0	4n45	26	0.87
Alpine View	17	7	4	3	3	4n45	1	0.40
Bridger Estates	5	2	2	0	0	4n45	26	0.40
Chapin Church House	3	2	1	1	1	4n45	26	0.77
Cottonwood Ranches	40	15	5	10	10	5n46	17	0.37
Cottonwood Shadows	55	21	11	10	10	4n45	27	0.38
Eagle Rest	38	10	1	9	9	5n46	20	0.27
Falcon Creek	80	26	6	20	20	5n46	20	0.32
Fox Creek	80	14	8	6	6	4n45	25	0.17
Fox Creek Estates	19	8	6	2	2	4n45	26	0.42
Fox Creek Flats	8	3	1	2	2	4n45	25	0.36
Horizon Park Ranch	51	10	3	7	7	4n45	26	0.20
Kellson Korner	5	4	1	3	3	4n45	26	0.73
Larkspur Meadows	17	4	1	3	3	4n45	25	0.24
Old Farm	51	3	0	3	3	5n46	30	0.06
R.O.S. Family Breakoffs	13	16	4	12	12	4n45	1	1.26
Red Fox Ranch	51	33	11	22	22	5n46	20	0.65
Red Fox Ranch Ammended	16	5	2	3	3	5n46	20	0.31
River Meadows	80	84	0	84	84	4n45	27	1.05
Skimeister	23	5	3	2	2	4n45	25	0.22
Spruce Hill	2	1	0	1	1	4n46	30	0.62
Targhee Hill Estates*	273	101	0	101	101	5n46	20	0.37
Teton Creek Resort	96	15	15	15	15	5n46	20	0.16
Teton Creek Resort Phase II	19	20	22	-2	-2	5n46	20	1.07
Teton Retreat	58	28	6	22	22	5n46	17	0.49
Teton View Estates	104	44	35	9	9	4n45	26	0.42
Teton View Estates II	12	12	7	5	5	4n45	26	1.00
The Overlook at Fox Creek	55	19	2	17	17	4n46	30	0.34
The Grand Reserve	40	14	1	13	13	4n45	1	0.35
The Views	19	5	2	3	3	4n45	26	0.26
Thistle Creek Estates	40	32	26	6	6	4n45	26	0.79
Thistle Creek Estates II	40	30	22	8	8	4n45	26	0.74
Tzi-Tzi	20	4	2	2	2	4n45	25	0.20
<hr/>								
	1484	612	198	414				0.412266

*targhee hill estates and targhee hills III Overall Average

Total Acreage for 80per100 8096
 Subdivision Acreage 1484
 Unsubdivided Acreage 6612

Unsubdivided Acreage 6612
 multiplied by 0.8 5289

Existing Units
 Total Unit: SUB Outside SUB

5n46	66	53	13
4n45	192	143	49
4n46	24	2	22
3n45E	11	0	11
293	198	95	

Build out units not in sub 5289
 Existing units not in sub 95
 Future units not in sub 5194

Vacant Subdivision lots 414

Total Future Units **5608**

APPENDIX B: CONSTRUCTION COST ESTIMATES



Project Title: {Not Provided}
 Model: Police Station
 Construction: Limestone with Concrete Block Back-up / Bearing Walls
 Location: IDAHO FALLS, ID
 Stories: 2
 Story Height (l.f.): 12
 Floor Area (s.f.): 38,768
 Data Release: 2007
 Wage Rate: Union
 Basement: Not included



Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

Cost Ranges	Low	Med	High
Total:	\$2,945,250	\$3,272,500	\$4,090,625
Contractor's Overhead & Profit:	\$736,313	\$818,125	\$1,022,656
Architectural Fees:	\$218,887	\$243,208	\$304,010
Total Building Cost:	\$3,900,450	\$4,333,833	\$5,417,291
		\$112	\$140
		Average =	\$126/sf

Important note: These costs are not exact and are intended only as a preliminary guide to possible project cost. Actual project cost may vary greatly depending on many factors. RSMean uses diligence in preparing the information contained here. RSMean does not make any warranty or guarantee as to the accuracy, correctness, value, sufficiency or completeness of the data or resulting project cost estimates. RSMean shall have no liability for any loss, expense or damage arising out of or in connection with the information contained herein.

Project Title: {Not Provided}
 Model: Hangar, Aircraft
 Construction: Concrete Block Reinforced / Steel Frame
 Location: IDAHO FALLS, ID
 Stories: 1
 Story Height (l.f.): 24
 Floor Area (s.f.): 16,888
 Data Release: 2007
 Wage Rate: Union
 Basement: Not included



Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

Cost Ranges	Low	Med	High
Total:	\$901,350	\$1,001,500	\$1,251,875
Contractor's Overhead & Profit:	\$225,338	\$250,375	\$312,969
Architectural Fees:	\$55,881	\$62,090	\$77,612
Total Building Cost:	\$1,182,568	\$1,313,965	\$1,642,456
		\$77.80/sf	\$97.25
		\$87.53	

RSMMeans QuickCost Estimator

Project Title: {Not Provided}
 Model: Warehouse
 Construction: Tiltup Concrete Panels / Steel Frame
 Location: IDAHO FALLS, ID
 Stories: 1
 Story Height (l.f.): 24
 Floor Area (s.f.): 16,888
 Data Release: 2007
 Wage Rate: Union
 Basement: Not included



Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

Cost Ranges	Low	Med	High
Total:	\$836,550	\$929,500	\$1,161,875
Contractor's Overhead & Profit:	\$209,138	\$232,375	\$290,469
Architectural Fees:	\$52,810	\$58,677	\$73,347
Total Building Cost:	\$1,098,497	\$1,220,552	\$1,525,691
		\$72.27/sf	\$90.34/sf

AVERAGE \$81.31

***Important note:** These costs are not exact and are intended only as a preliminary guide to possible project cost. Actual project cost may vary greatly depending on many factors. RSMMeans uses diligence in preparing the information contained here. RSMMeans does not make any warranty or guarantee as to the accuracy, correctness, value, sufficiency or completeness of the data or resulting project cost estimates. RSMMeans shall have no liability for any loss, expense or damage arising out of or in connection with the information contained herein.*