

Implementing Smart Growth with Impact Fees

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Session Participants

- ◆ Paul Tischler – moderator
- ◆ Cindy Klette – Missoula, Montana
- ◆ Carol Clarke – Manatee County, Florida
- ◆ Roy Otto – Greeley, Colorado

Smart Growth Means To

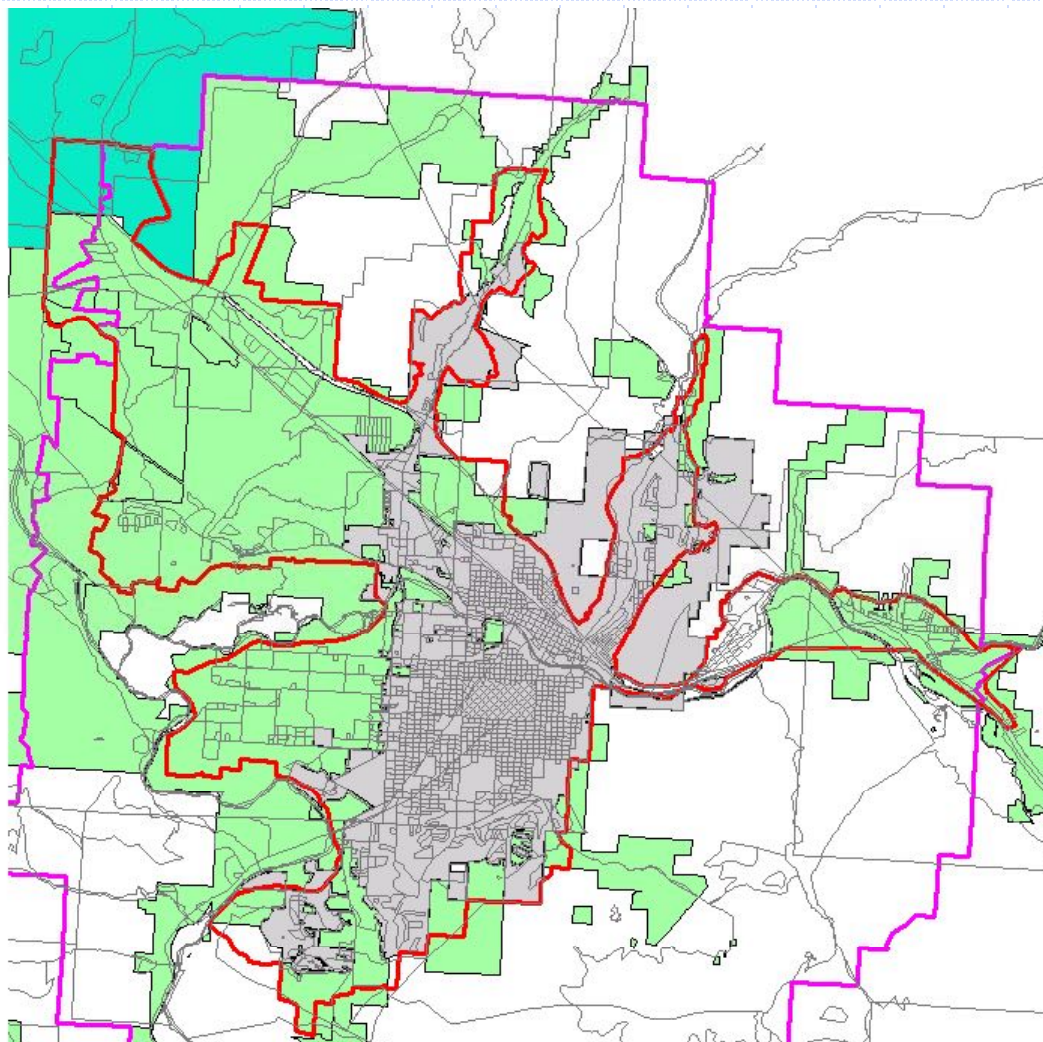
- ◆ Expand the range of housing choices in a fiscally responsible manner
- ◆ Equitably distribute the costs and benefits of development
- ◆ Value long-range sustainability over geographically isolated actions

Excerpts from APA Policy Guide on Smart Growth, April 2002.

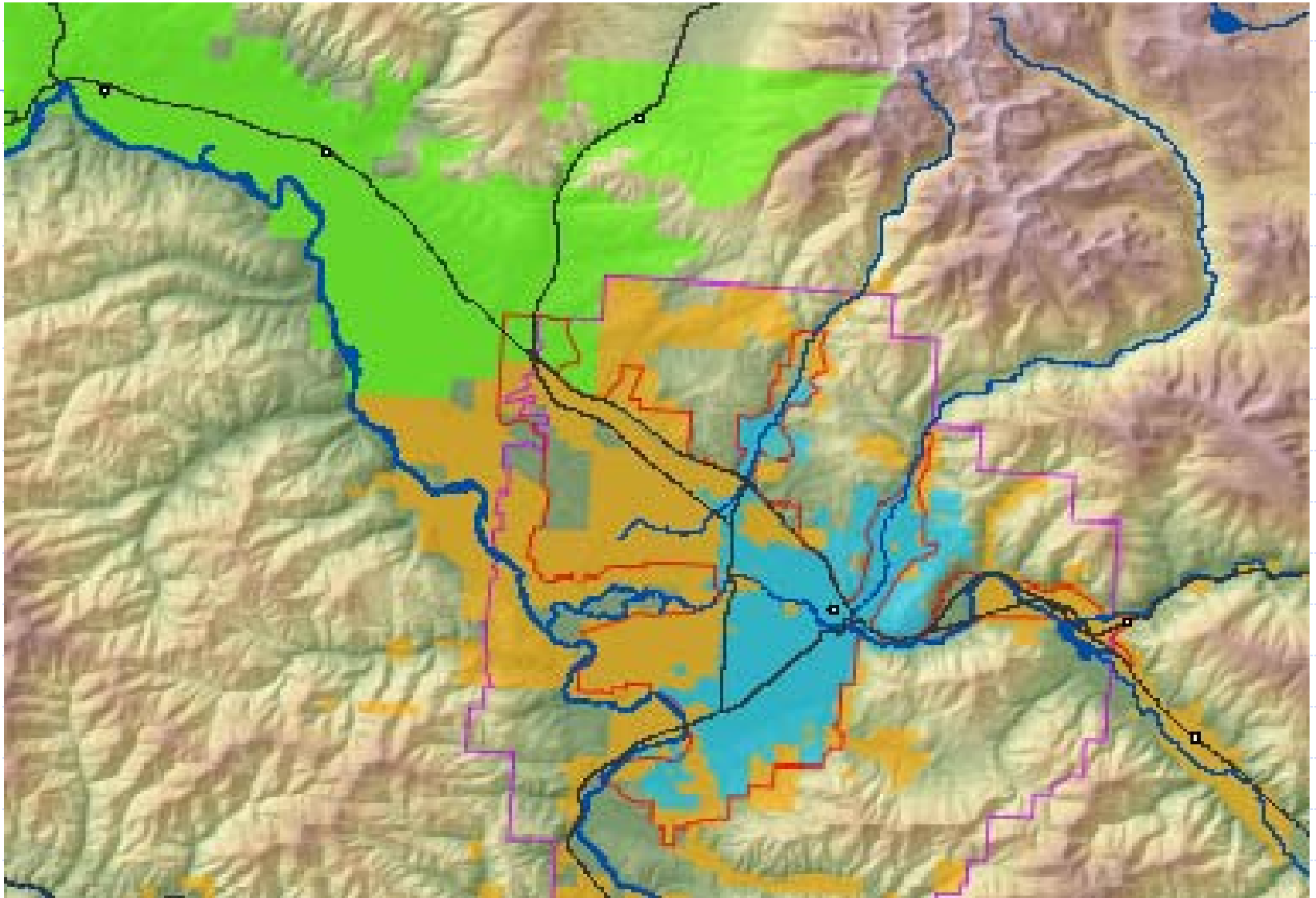
Smart Growth Tactics

- ◆ Progressive residential fee schedules
- ◆ Impact fees that increase with distance from urban areas
- ◆ Link fees to plans and a funding strategy for infrastructure
- ◆ City/County cooperation to implement fees

Missoula, Montana



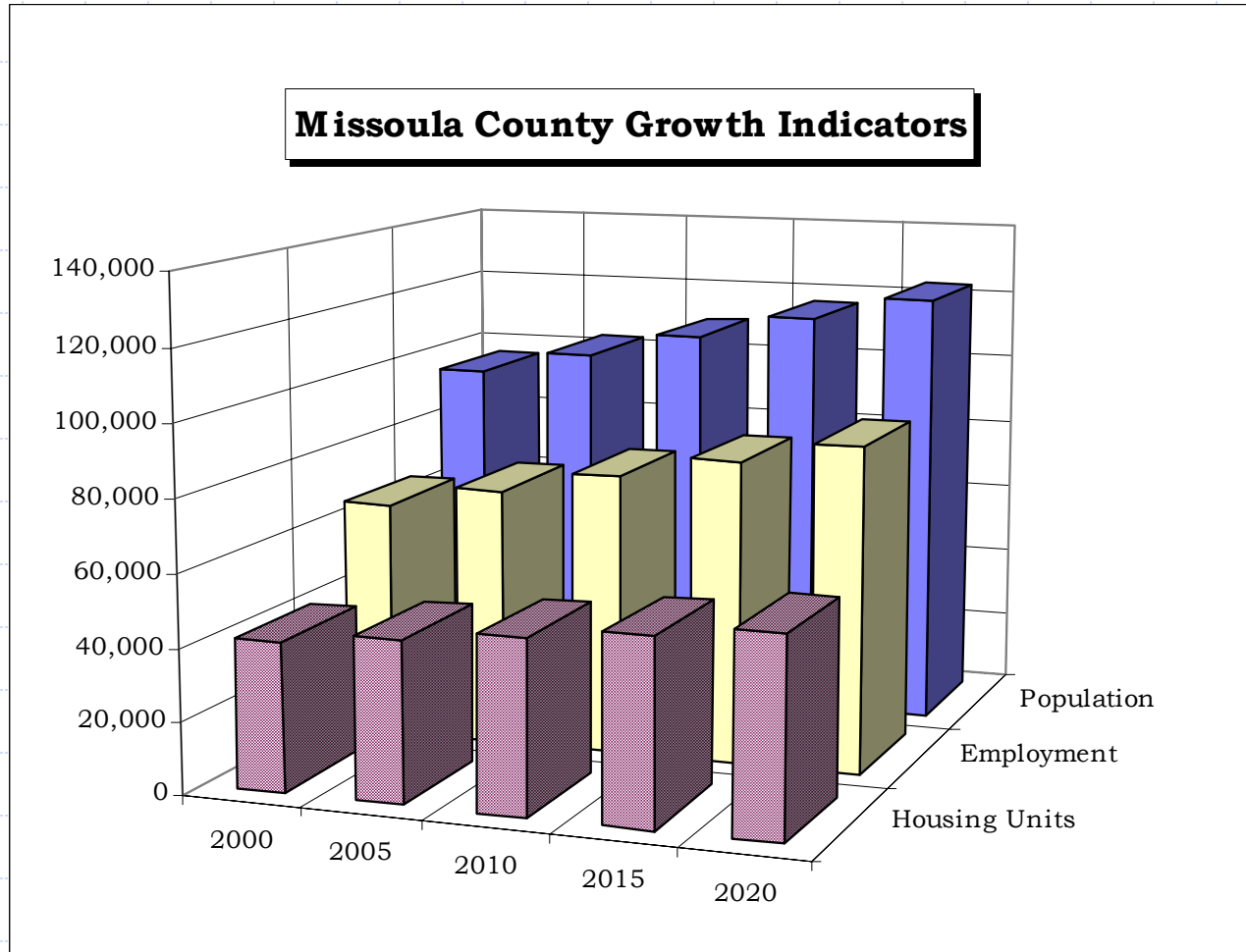
Missoula, Montana



Missoula Projections

	2000	2005	2010	2015	2020
Population	95,802	102,508	109,214	115,920	122,627
Housing Units	41,319	44,549	47,811	51,106	54,436
Employment	66,351	72,494	78,638	84,782	90,925

2000 to 2020 Average Annual	
Increase	Growth Rate
1,341	1.40%
656	1.59%
1,229	1.85%



Summary of Missoula Fees

Type of Public Facility	Incremental Expansion	Plan Based	Cost Recovery
Parks and Open Space	1) UGA Parks 2) Open Space 3) Buildings & Vehicles		4) Major Recreation Facilities
Fire and EMS	Stations and Apparatus (three service areas)		
Law Enforcement	1) Countywide Bldgs 3) Bldgs & Vehicles for City and County	4) Communications System	2) Detention Center
Community Services	1) Countywide Buildings 2) Buildings & Vehicles for City and County 4) Countywide Vehicles	3) Central Maintenance Facility	

Progressive Multipliers in Missoula

Persons Per Household - City of Missoula, 2000

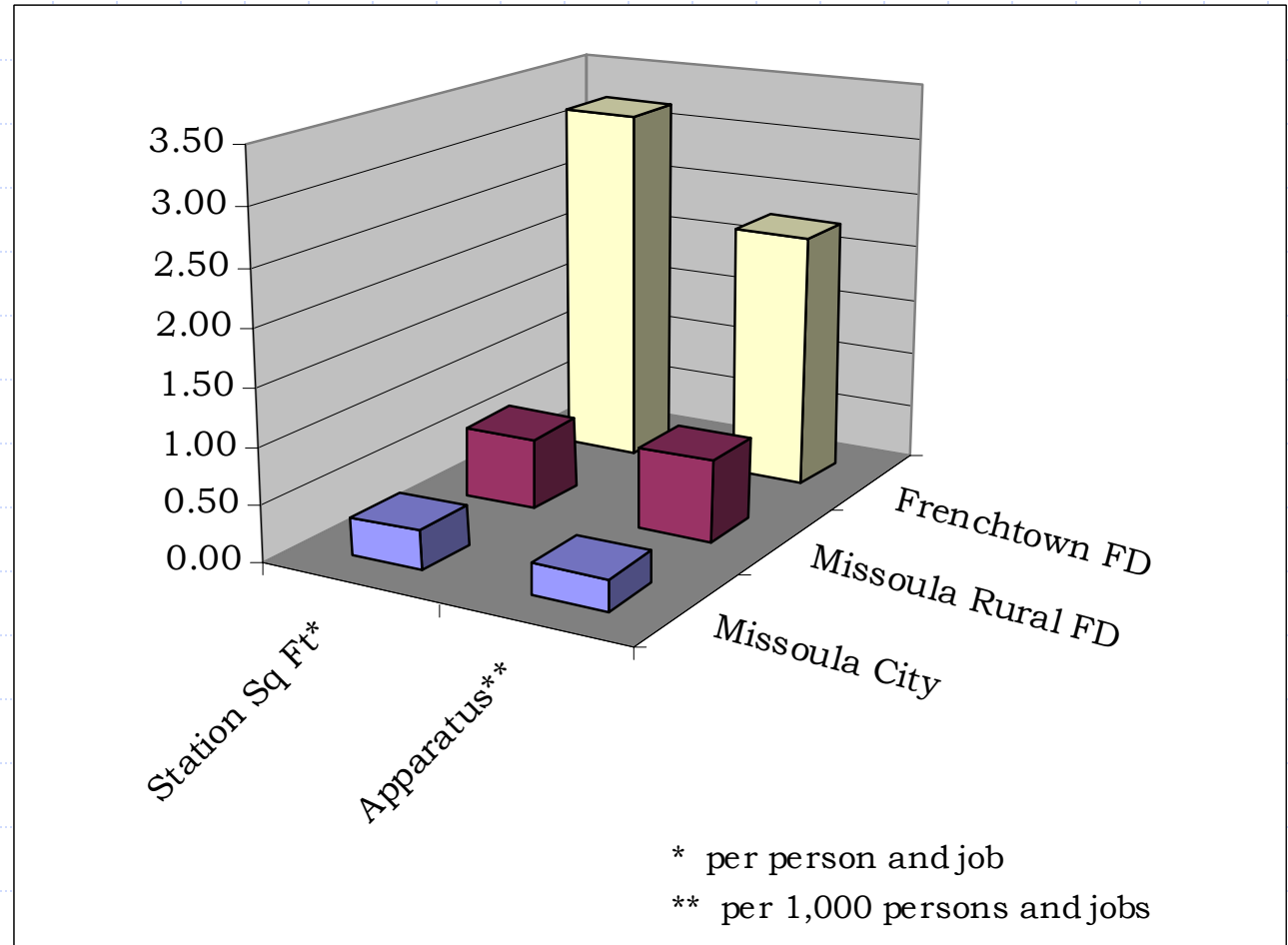
Square Feet =>	<1,000	1,000-1,499	1,500-1,999	2,000-2,499	2,500+	All Sizes
Single-Family Detached and Mobile Homes	1.93	2.29	2.55	2.73	2.90	2.55
<i>All Sizes</i>						
All Other Housing Types	1.73					

Persons Per Household - Unincorporated Missoula County, 2000

Square Feet =>	<1,000	1,000-1,499	1,500-1,999	2,000-2,499	2,500+	All Sizes
Single-Family Detached and Mobile Homes	2.09	2.47	2.75	2.94	3.13	2.75
<i>All Sizes</i>						
All Other Housing Types	2.10					

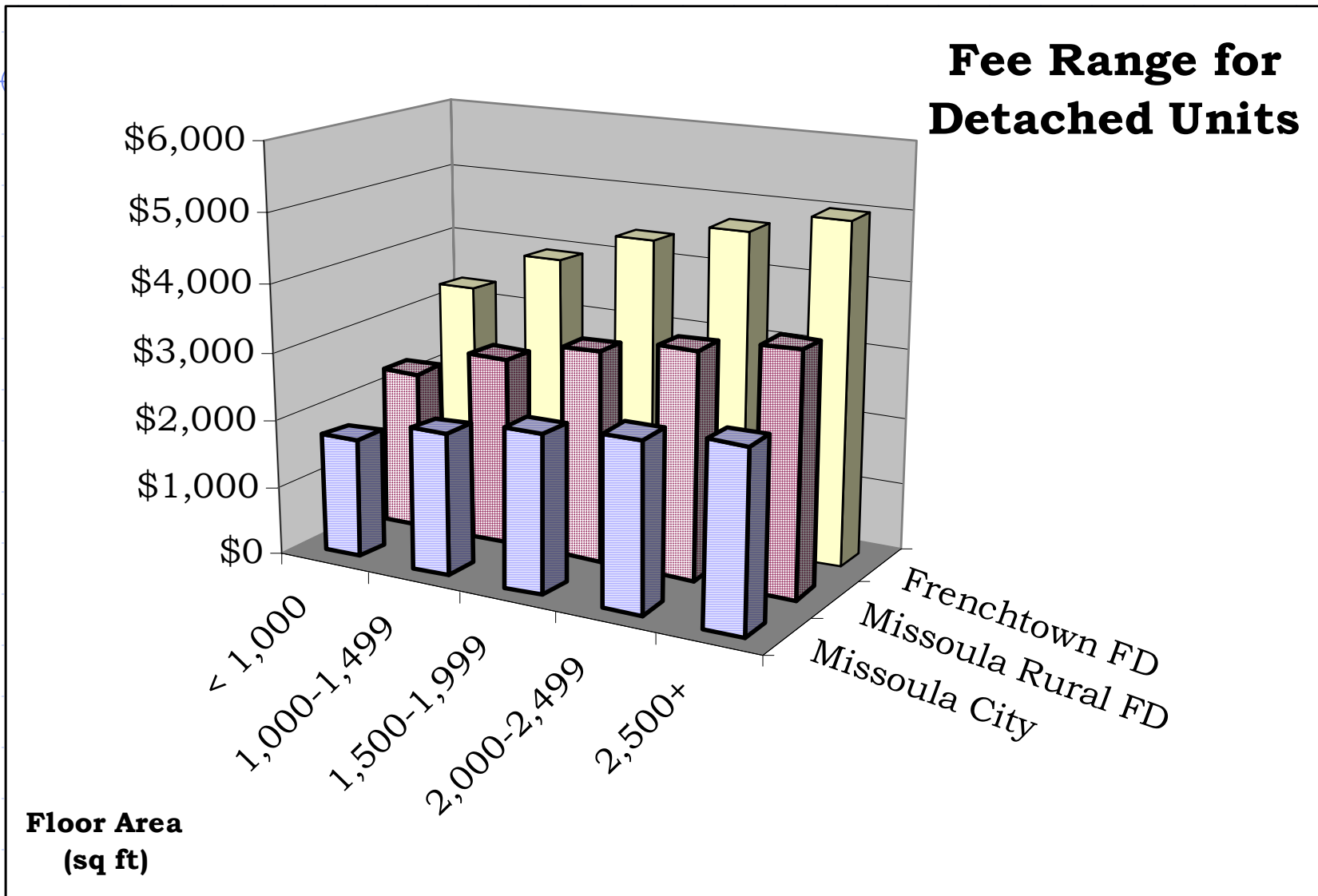
Fire District Level Of Service Comparison

	Missoula City	Missoula Rural FD	Frenchtown FD
Station Sq Ft*	0.34	0.63	3.20
Apparatus**	0.27	0.72	2.27



Missoula
 Fire
 District
 Standards

SFD Fee Range in Missoula

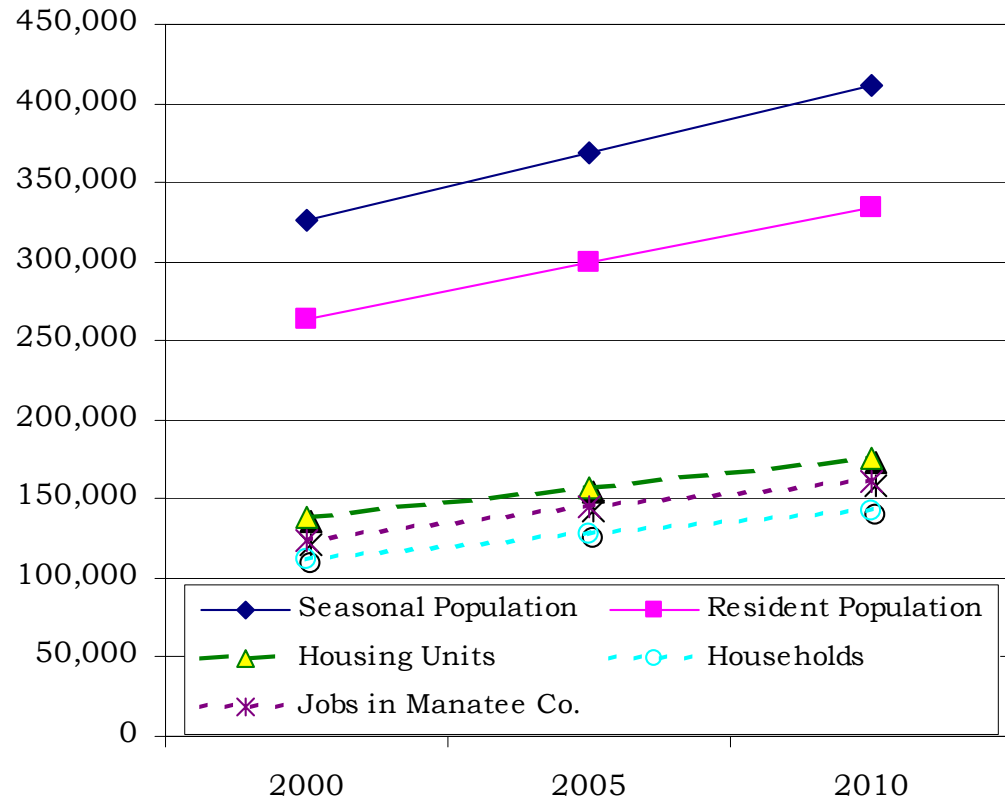


Manatee County, Florida



Manatee County Growth Indicators

Manatee County Growth Indicators



	2000	2005	2010	2000 to 2010 Average Annual	
				Increase	Growth Rate
Seasonal Population	326,263	368,641	411,017	8,475	2.6%
Resident Population	264,002	299,359	334,716	7,071	2.7%
Housing Units	138,128	156,595	175,076	3,695	2.7%
Households	112,460	127,496	142,542	3,008	2.7%
Jobs in Manatee Co.	124,433	144,680	161,380	3,695	3.0%

Fee Categories in Manatee County

Type of Fee	Incremental Expansion	Plan-Base
<i>Parks</i>	Local County Parks Countywide Active Countywide OS & Passive Countywide Bldg & Vehicles	Not applicable
<i>Roads</i>	System Improvements (Lane Miles)	Not applicable
<i>Law Enforcement</i>	Sheriff Buildings Sheriff Vehicles & Equipment	Judicial Center
<i>Public Safety</i>	Vehicles (Ambulances)	Buildings and Communications

Progressive Multipliers in Manatee County

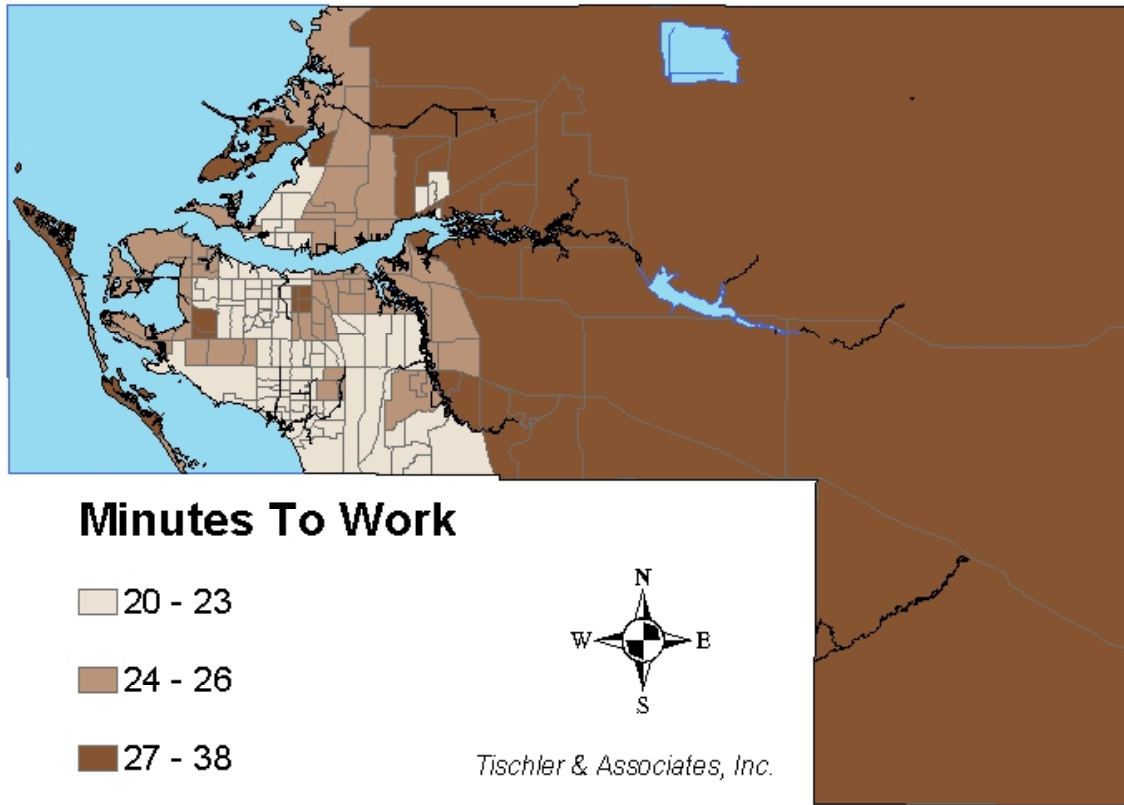
Persons Per Household - Incorporated Areas

		<i>0-2 Bedrooms</i>	<i>3 Bedrooms</i>	<i>4+ Bedrooms</i>	<i>Wt Avg</i>
Single-Family Detached		2.01	2.93	3.54	2.60
	<i>0-1 Bedrooms</i>	<i>2 Bedrooms</i>	<i>3+ Bedrooms</i>		<i>Wt Avg</i>
Townhouse /Duplex	1.95	2.14	2.82		2.22
Mobile Home	1.06	1.81	2.19		1.54
All Other Housing	1.54	1.87	1.86		1.78

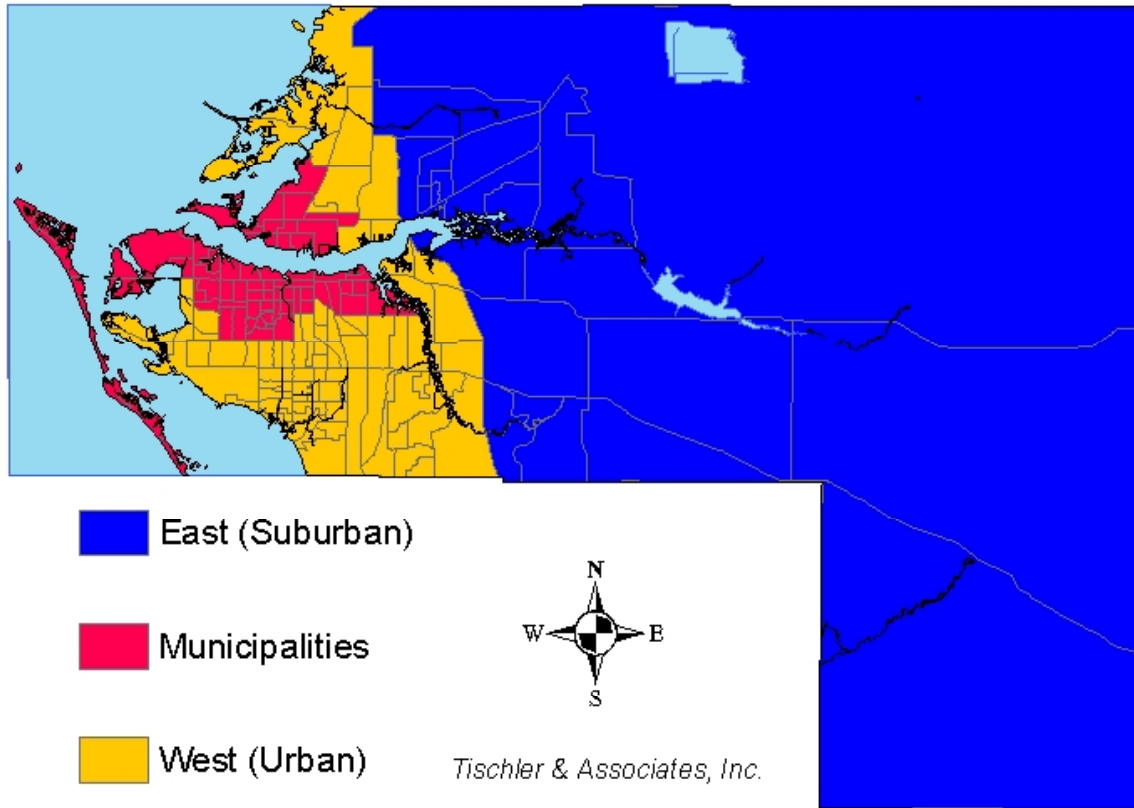
Persons Per Household - Unincorporated

		<i>0-2 Bedrooms</i>	<i>3 Bedrooms</i>	<i>4+ Bedrooms</i>	<i>Wt Avg</i>
Single-Family Detached		2.08	3.04	3.66	2.69
	<i>0-1 Bedrooms</i>	<i>2 Bedrooms</i>	<i>3+ Bedrooms</i>		<i>Wt Avg</i>
Townhouse /Duplex	2.18	2.39	3.15		2.48
Mobile Home	1.15	1.98	2.39		1.68
All Other Housing	1.53	1.86	1.85		1.77

Average Travel Time Per Worker



Road Impact Fee Areas



SFD Fee Range in Manatee County

Proposed Fee Range for Detached Units

