

Impact Fee Fact Sheet

Overview:

As communities grow, new development and building place heavier demands on existing public infrastructure and facilities. When this occurs, additional funds are necessary to meet increased demands. Idaho Code Title 67, Chapter 82 allows for impact fees to be collected by a local jurisdiction and set parameters to ensure that the fees are fair and equitable. The facilities/capital improvements encompassed by the impact fees are identified in Capital Improvements Plan (CIP) adopted by the Board of County Commissioners on October 20, 2008. The Board of County Commissioners also adopted Title 6, Chapter 9 of the Teton County Code. This ordinance allows for the collection of fees and establishes a purpose and procedure for calculation, collection, evaluation, review, monitoring and disbursement of the fees. This ordinance establishes collection of fees at the time of building permit issuance. These fees are accrued in separate accounts maintained by the Teton County Clerk and are to be spent within eight years with extensions up to eleven years on the specific facilities noted in the Capital Improvements Plan.

Application of Impact Fees:

All new residential and non-residential construction will be subject to development impact fees. Additions and expansions of existing buildings are subject to the “intensification” determination.

Residential - For example, the remodel and/or addition of a residence creating a larger home would not be required to pay an impact fee. However, if this remodel included an apartment it would require an impact fee for the additional dwelling unit. Another example would be a single family home that is torn down and replaced with two dwelling units. This circumstance would require payment of one impact fee for the one additional dwelling.

Non-Residential – The expansion of a 6,000 sq. ft. building to 10,000 sq. ft. would intensify the use and increase the traffic generation rates for this site. In this example, the development impact fee would apply to the additional 4,000 sq. ft.

Capital Improvements:

- Recreation:
 - Teton County Fair Ground Facilities (Table 9 – CIP)
- Sheriff:
 - Dispatch Center, Sheriff Facility, Office, Jail Facilities (Table 13 - CIP)
- Emergency Services:
 - Facilities for Vehicles, Training, Storage, and Equipment (Table 17 - CIP)
- Circulation:
 - Roads: 250 North, SH-33 to 275 East/800 West, Horseshoe Canyon North to SH-33/100 East N and S, 200 South to 500 South/400 North SH-33 to 800 West (Table 21 - CIP)
 - Facilities: Road and Bridge Facilities/Equipment (Table 21 - CIP)
 - Trails: Driggs to Teton/SH-33 from 400 N to 575 N/300 South/500 South/Cedron/450 W to 500 W/Bates Road/SH-33, 450 W to Ashton Trail/700 N Ashton Trail to SH-33, 575 N/ 600 North/400 W, 450 W Bates to SH-33/Hasting Lane, 200 North/Booshway/ Ski Hill Road/Stateline Road/Horseshoe Canyon/600 South/SH-31,S-H33 to Pine Creek Pass. (Approximate trail lengths and specifics are noted in Table 24 - CIP.)