

**Resolution Number 8412**

**A resolution of the Missoula City Council approving the *2019 Service Area Report and Impact Fee Study* and increasing certain impact fees by 10% as shown in Exhibit A. to partially fund public facility construction, acquisition, or expansion required as a result of new development.**

Whereas, in order to address the impact new development creates for construction, expansion or acquisition of public facilities, the City of Missoula and Missoula County Commissioners commissioned an impact fee study in 2002; and

Whereas on May 10, 2004, the City of Missoula adopted Ordinance 3250 and implemented various impact fees to partially fund the costs of construction, acquisition or expansion of public facilities required as a result of new development; and

Whereas, since the implementation of impact fees, the City has used them to partially fund capital investments required to serve newly developing areas including but not limited to: purchasing fire apparatus and other public safety facilities, expanding the City's vehicle and equipment fleet, installing and/or updating street and traffic management infrastructure, acquiring and/or building public parks and trails and other park infrastructure, acquiring and/or expanding law enforcement facilities; and

Whereas, the City's impact fees have remained unchanged for the past 15 years (since 2005); and

Whereas, the City commissioned TischlerBise to prepare the *2019 Service Area Report and Impact Fee Study* to update the City's service areas and make recommendations concerning impact fees; and

Whereas, the City Council has duly noticed and conducted a public hearing on February 3, 2020, on the *2019 Service Area Report and Impact Fee Study* and proposal to increase certain impact fees by 10%.

Now therefore be it resolved that the Missoula City Council adopts the *2019 Service Area Report and Impact Fee Study* and approves increasing certain fees as shown in Exhibit A effective March 2, 2020.

PASSED AND ADOPTED by the City Council of the City of Missoula, Montana, this

3rd day of February, 2020.

ATTEST:

/s/ Martha L. Rehbein

---

Martha L. Rehbein, City Clerk

APPROVED:

/s/ John Engen

---

John Engen, Mayor

## 2019 IMPACT FEE STUDY SUMMARY

### RESIDENTIAL DEVELOPMENT

SIZE OF RESIDENTIAL UNIT	MAXIMUM Development Fees per Unit	PROPOSED Development Fees per Unit **	CURRENT Development Fees per Unit *
750 or Less	\$3,601	\$1,388	\$1,405
751 to 1,000	\$4,773	\$1,546	\$1,405
1,001 to 1,250	\$5,704	\$1,717	\$1,561
1,251 to 1,500	\$6,470	\$1,841	\$1,674
1,501 to 1,750	\$7,102	\$2,071	\$1,883
1,751 to 2,000	\$7,666	\$2,162	\$1,965
2,001 to 2,250 # (Typical residential)	\$8,137	\$2,335	\$2,123
2,251 to 2,500	\$8,569	\$2,407	\$2,188
2,501 to 2,750	\$8,971	\$2,551	\$2,319
2,751 to 3,000	\$9,335	\$2,610	\$2,373
3,001 to 3,250	\$9,669	\$2,666	\$2,424
3,251 to 3,500	\$9,969	\$2,746	\$2,424
3,501 to 3,750	\$10,266	\$2,828	\$2,424
3,751 to 4,000	\$10,532	\$2,902	\$2,424
4,000 or More	\$10,770	\$2,939	\$2,424

### NON RESIDENTIAL DEVELOPMENT

NON RESIDENTIAL DEVELOPMENT TYPE	MAXIMUM Development Fees per 1,000 Square Feet	PROPOSED Development Fees per 1,000 Square Feet	CURRENT Development Fees per 1,000 Square Feet
Commercial / Retail	\$6,196	\$3,993	\$3,630
Industrial	\$1,918	\$1,236	\$876
Office / Other Service	\$3,632	\$2,341	\$2,035
Institutional	\$2,621	\$1,689	\$2,035

\* - Current Development fees are restated to conform to the new square footage categories in the study.

\*\* - Proposed Development fee is calculated to maximize transportation impact fee, then allocate remaining balance on the Maximum Development Fee Allocation % without Transportation

2019 IMPACT FEE STUDY FEE DETAIL

## RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT																																				
SIZE OF RESIDENTIAL UNIT	MAXIMUM Development Fees per Unit					PROPOSED Development Fees per Unit **					CURRENT Development Fees per Unit *					\$ CHANGE Development Fees per Unit					% CHANGE Development Fees per Unit															
	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL										
750 or Less	\$571	\$206	\$61	\$1,993	\$769	\$3,601	\$179	\$76	\$15	\$349	\$769	\$1,388	\$180	\$77	\$14	\$320	\$814	\$1,405	(\$1)	(\$1)	\$1	\$29	(\$45)	(\$17)	0%	-2%	7%	9%	-6%	-1%						
751 to 1,000	\$767	\$276	\$83	\$2,677	\$970	\$4,773	\$180	\$77	\$14	\$320	\$955	\$1,546	\$213	\$82	\$15	\$380	\$1,027	\$1,717	\$0	\$0	\$0	\$0	\$141	\$141	0%	0%	0%	0%	17%	10%						
1,001 to 1,250	\$924	\$333	\$99	\$3,224	\$1,124	\$5,704	\$213	\$92	\$17	\$380	\$1,193	\$1,841	\$213	\$82	\$15	\$380	\$871	\$1,561	\$0	\$0	\$0	\$0	\$156	\$156	0%	0%	0%	0%	18%	10%						
1,251 to 1,500	\$1,053	\$379	\$113	\$3,673	\$1,251	\$6,470	\$213	\$92	\$17	\$380	\$1,288	\$2,071	\$238	\$104	\$19	\$422	\$1,288	\$2,071	\$238	\$104	\$19	\$422	\$1,100	\$1,883	\$0	\$0	\$0	\$0	\$167	\$167	0%	0%	0%	0%	17%	10%
1,501 to 1,750	\$1,160	\$418	\$125	\$4,044	\$1,356	\$7,102	\$238	\$111	\$20	\$422	\$1,371	\$2,162	\$238	\$111	\$20	\$422	\$1,174	\$1,965	\$255	\$120	\$22	\$453	\$1,273	\$2,123	\$0	\$0	\$0	\$0	\$188	\$188	0%	0%	0%	0%	17%	10%
1,751 to 2,000	\$1,255	\$452	\$135	\$4,376	\$1,448	\$7,666	\$255	\$120	\$22	\$453	\$1,485	\$2,335	\$255	\$126	\$23	\$453	\$1,550	\$2,407	\$255	\$126	\$23	\$453	\$1,331	\$2,188	\$0	\$0	\$0	\$0	\$219	\$219	0%	0%	0%	0%	16%	10%
2,001 to 2,250 # (Typical residential)	\$1,333	\$480	\$143	\$4,650	\$1,530	\$8,137	\$270	\$133	\$24	\$481	\$1,643	\$2,551	\$270	\$133	\$24	\$481	\$1,411	\$2,319	\$270	\$138	\$25	\$481	\$1,459	\$2,373	\$0	\$0	\$0	\$0	\$232	\$232	0%	0%	0%	0%	16%	10%
2,251 to 2,500	\$1,406	\$506	\$151	\$4,904	\$1,602	\$8,569	\$270	\$138	\$25	\$481	\$1,696	\$2,610	\$270	\$142	\$26	\$481	\$1,747	\$2,666	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$237	\$237	0%	0%	0%	0%	16%	10%
2,501 to 2,750	\$1,473	\$531	\$159	\$5,138	\$1,670	\$8,971	\$270	\$142	\$26	\$481	\$1,909	\$2,828	\$270	\$142	\$26	\$481	\$1,983	\$2,902	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$242	\$242	0%	0%	0%	0%	16%	10%
2,751 to 3,000	\$1,535	\$553	\$165	\$5,353	\$1,729	\$9,335	\$270	\$142	\$26	\$481	\$1,983	\$2,939	\$270	\$142	\$26	\$481	\$2,020	\$2,939	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$322	\$322	0%	0%	0%	0%	21%	13%
3,001 to 3,250	\$1,591	\$573	\$171	\$5,549	\$1,785	\$9,669	\$270	\$142	\$26	\$481	\$1,983	\$2,902	\$270	\$142	\$26	\$481	\$1,983	\$2,902	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$404	\$404	0%	0%	0%	0%	27%	17%
3,251 to 3,500	\$1,641	\$591	\$177	\$5,725	\$1,836	\$9,969	\$270	\$142	\$26	\$481	\$1,983	\$2,939	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$478	\$478	0%	0%	0%	0%	32%	20%
3,501 to 3,750	\$1,692	\$609	\$182	\$5,900	\$1,883	\$10,266	\$270	\$142	\$26	\$481	\$1,983	\$2,939	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$515	\$515	0%	0%	0%	0%	34%	21%
3,751 to 4,000	\$1,736	\$625	\$187	\$6,057	\$1,926	\$10,532	\$270	\$142	\$26	\$481	\$1,983	\$2,939	\$270	\$142	\$26	\$481	\$2,020	\$2,939	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$515	\$515	0%	0%	0%	0%	27%	17%
4,000 or More	\$1,776	\$640	\$191	\$6,193	\$1,970	\$10,770	\$270	\$142	\$26	\$481	\$2,020	\$2,939	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$270	\$142	\$26	\$481	\$1,505	\$2,424	\$0	\$0	\$0	\$0	\$515	\$515	0%	0%	0%	0%	34%	21%

## NON RESIDENTIAL DEVELOPMENT

NON RESIDENTIAL DEVELOPMENT																														
NON RESIDENTIAL DEVELOPMENT TYPE	MAXIMUM Development Fees per 1,000 Square Feet						PROPOSED Development Fees per 1,000 Square Feet						CURRENT Development Fees per 1,000 Square Feet						\$ CHANGE Development Fees per 1,000 Square Feet						% CHANGE Development Fees per 1,000 Square Feet					
	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL	COMMUNITY SERVICE	FIRE	LAW ENFORCEMENT	PARKS AND OPEN SPACE	TRANSPORTATION	TOTAL
Commercial / Retail	\$878	\$498	\$177	\$0	\$4,643	\$6,196	\$260	\$134	\$31	\$0	\$3,568	\$3,993	\$260	\$134	\$31	\$0	\$3,205	\$3,630	\$0	\$0	\$0	\$0	\$363	\$363	0%	0%	0%	11%	10%	
Industrial	\$611	\$347	\$35	\$0	\$925	\$1,918	\$210	\$108	\$8	\$0	\$638	\$1,236	\$210	\$108	\$8	\$0	\$550	\$876	\$0	\$0	\$0	\$0	\$88	\$88	0%	0%	0%	16%	10%	
Office / Other Service	\$1,114	\$632	\$69	\$0	\$1,816	\$3,632	\$367	\$189	\$32	\$0	\$1,651	\$2,341	\$367	\$189	\$32	\$0	\$1,447	\$2,035	\$0	\$0	\$0	\$0	\$204	\$204	0%	0%	0%	14%	10%	
Institutional	\$349	\$198	\$76	\$0	\$1,998	\$2,621	\$367	\$189	\$32	\$0	\$1,100	\$1,689	\$367	\$189	\$32	\$0	\$1,447	\$2,035	\$0	\$0	\$0	\$0	(\$347)	(\$347)	0%	0%	0%	-24%	-17%	

\* - Current Development fees are restated to conform to the new square footage categories in the study.

\*\* - Proposed Development fee is calculated to maximize transportation impact fee, then allocate remaining balance on the Maximum Development Fee Allocation % without Transportation Impact Fee.