



FISCAL IMPACT WORKSHEET

Fiscal Impact Tool (FIT) Protocol Approved by Eagle City Council on December 3, 2020

Rational:

The City of Eagle has seen significant growth over the past 20 years, with 1 in 3 citizens moving to Eagle since 2010, and 2 in 3 citizens moving to Eagle in since 2000. The city plans for an annual average growth rate of 4.5%. The City of Eagle utilizes contract services for engineering, police and attorney services and is provided sewer, fire, some water services, and transportation services from either independent/single purpose districts or private providers. The City of Eagle relies largely on property taxes for revenue and hosts one of the lowest property tax levy rates in the State of Idaho. The City of Eagle's share of a typical tax bill within the City is approximately 8% of the property taxes collected. The balance of the property tax revenue is distributed to single purpose districts - emergency services, highway, public schools, and more. Sales tax is redistributed to local jurisdictions based on population and market share. In 2020, the city undertook its first capital improvements plan and uses permit fee (building and zoning) to supplement the general fund.

The City's 2017 Eagle is HOME Plan includes a significantly sized future planning area including over 49,000 acres in the Eagle Foothills north of the city. These larger planning areas bring their own complexities for the provision of municipal services including lands within three (3) counties and two (2) judicial districts. The city leaders have expressed concerns about the long-term impacts on the City's budget and ability to maintain current levels of service for municipal services. City contracted for the development of this tool is to help quantify the impacts on municipal serves associated with develop.

The tool as presented to the City Council on December 3, 2020, is based on the City of Eagle's Fiscal Year 2020-21 budget and appropriations ordinance and the City's contracted services for that fiscal year. The tool is proprietary; thus, the city staff will be the steward of the tool and the tool itself will not be shared with the public. People wishing to understand the model may evaluate the input and output as well as the model at Eagle City Hall.

This tool is a guide and approximation of the fiscal impact of development. It is not an absolute decision-making tool. It should be used as an additional data point in the development review process helping the City to understand both the site-specific fiscal impacts, but also to help guide the city understanding how land use changes accumulatively impact the long-term fiscal sustainability as the City reaches build out or when there are unforeseen economic impacts.

Analysis Triggers:

The tool will be used for most development within the city including comprehensive plan amendments, annexations, rezones, and subdivisions. In order to ensure that the model is used in a method consistent with the City's intent the following triggers will be used:

Fiscal Impact Analysis Triggers

Application Type	Trigger
Comprehensive Plan Amendments	All
Annexation and/or Rezones	Any applications that change the density/intensity of the existing or previously approved uses on the site
De-Annexations	All
Subdivision	10 residential lots or more All commercial subdivisions

The City reserves to right to complete the fiscal model analysis out of these criteria as it is deemed necessary to adequately review an application.

Additionally, the city may from time to time require a special model run to be completed for large scale development or significant land use changes within the City. These special model runs will be conducted by the model development company as a pass-through cost to the applicant. These special model runs include the following:

Special Model Run Triggers

Application Type	Trigger
Comprehensive Plan Amendments	100 acres or more
Annexation and/or Rezones	100 acres or more
Subdivisions	200 lots or more
Commercial Subdivisions	Including 100,000 sq. ft. of non-residential uses
Planned Developments	All new applications or changes to the density/intensity of the existing or previously approved uses on the site.

The City reserves the right to require special model runs on a case-by-case basis based on the unique elements of each application.

DATA INPUTS:

City Data:

The tool is based on the City of Eagle's Fiscal Year 2020-21 budget and appropriations ordinance and the City's contracted services for that fiscal year. Updates to the background data in the model will be determined based on the City's annual appropriations and budget.

Developer Data:

The applicant will be asked to submit the following data (units and square feet) for their projects annually for the first 10-years (i.e. from 2020 to 2030) and then in 5-year increments for the next 20 years (i.e. from 2030 to 2050).

Residential Unit Typologies

- Single Family Detached (5+ acres)
- Single Family Detached (Conservation)
- Single Family Detached (1 & 2 acres)
- Single Family Detached (0.5-0.99 acres)
- Single Family Detached (0.1-0.49 acres) Single Family Attached
- Multifamily - Suburban
- Multifamily - Downtown
- TOTAL UNITS

Non-Residential Use

- Assisted Living
- Bar SF
- Doctor Office / Urgent Care
- Gym SF
- Hospital (Private) SF
- Hotel SF
- Industrial SF
- Multi-Family (Downtown) SF
- Multi-Family (Suburban) SF
- Office SF
- Restaurant SF
- Retail (Big Box) SF
- Retail (Small) SF
- Self-Storage SF
- Theater/Indoor Entertainment SF
- TOTAL UNITS

The following Institute of Transportation Engineers (ITE) definitions will be used to guide the classification of uses, this is not an extensive list of land uses. In some cases, where a specific use is not in the model, a similar use may be used.

Assisted Living (ITE 254 Assisted Living) - An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required.

Bar (ITE 970 Winery) - A winery is a property used primarily for the production of wine. Wineries typically include tasting room facilities and may offer special events such as weddings or parties. Wineries often offer complimentary tours and wine tasting. Visitors also may purchase wine or wine-related products.

Doctor's Office/Urgent Care (ITE 720) - A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged inhouse medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Gym(s) (ITE 495 Recreational Community Center) - A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball, and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed but a fee

may be charged.

Hospital, Private (ITE 610) - A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients.

Hotel (ITE 310 Hotel) - A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.

Industrial (ITE 110 Light Industrial) - A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment.

Office (ITE 710 General Office Building) - A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons, or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Retail, Big Box (ITE 820 Shopping Center) - A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. **This is the same land use as the small-scale retail, however, ITE provides an equation to calculate rates based on square footage. The Big Box Retail is the average size from all the ITE studies about 300,000 square feet. The Small-Scale Retail is set to 20,000 square feet.

Retail, Small (ITE 820 Shopping Center) - A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Restaurant (ITE 932 High Turnover Sit-Down Restaurant) - This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks.

Self-Storage (ITE 151 Mini-Warehouse) - A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Theater/Indoor Entertainment (ITE 444 Movie Theater) - A traditional movie theater consists of audience seating, typically less than 10 screens, a lobby, and a refreshment stand. The sites show movies on weekday, afternoons, and evenings as well as on weekends.

Assessed Values:

The Ada County Assessor data will be used for the assessed value within the model. The City will use projects constructed within the previous fiscal year to establish a reasonable value by land use type. When data from the previous fiscal year is not available staff will use the Ada County Assessor's data to find land uses, similar in size and intensity to those proposed, within the City of Eagle.

Results:

Outputs of the model will be provided to the applicant and be attached to the staff reports for each application. City staff will use the data and outputs as part of the staff analysis section of the staff reports.

DEVELOPER DATA TABLE

Residential Units:

All unit numbers are accumulative, residential units by year should include previously built and new/additional for the year.

Fiscal Year->	Bas e	1	2	3	4	5	6	7	8	9	10	15	20	25	30
	202 0	202 1	202 2	2023	2024	2025	202 6	2027	2028	2029	2030	2035	2040	2045	2050
Single Family Detached (5+ acres)															
Single Family Detached (Conservation/Clustere d)															
Single Family Detached (1 & 2 acres)															
Single Family Detached (0.5 – 0.99 acres)															
Single Family Detached (0.1 – 0.49 acres)															
Single Family Attached															
Multi-Family (Suburban)															
Multi-Family (Downtown)															
TOTAL UNITS															

Assumptions:

DEVELOPER DATA TABLE

Non-Residential Units:

All square footage numbers are accumulative, square foot by year should include previously built and new/additional for the year.

Fiscal Year ->	Base	1	2	3	4	5	6	7	8	9	10	15	20	25	30
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035	2040	2045	2050
Assisted Living															
Bar															
Doctor's Office/Urgent Care															
Gym															
Hospital (Private)															
Hotel															
Industrial															
Multi-Family (Downtown)															
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TOTAL UNITS															

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