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Ketchum curbs impact-fee increase

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New homes built in Ketchum will now have to pay \$14,000 in impact fees, a \$1,400 increase. While residential impact fees have increased 11 percent, commercial fees increased 2 percent, equating to \$12,100 for a 3,000-square-foot building.

Impact fees are one-time charges paid by newly constructed buildings for the additional burden that their residents or customers place on city services. The original plan was to increase fees by either one-fourth based on the assumption that potential funding sources for city projects to support growth—such as federal grants—aren't received, forcing the city to pay for everything. However, if all these potential funding sources were received, the city would be able to decrease impact fees by 4 percent for homes and 8 percent for the average commercial building.

The City Council decided Monday to assume that half of the potential funding sources materialize, enabling the compromise of 11 percent and 2 percent increases for residential and commercial construction.

"I think we've reached a happy medium, " said Councilman Baird Gourlay.

Councilman Larry Helzel agreed, saying the city was "terrified" that increasing residential impact fees by 24 percent would dissuade development.



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