



Agenda

**Regular Meeting of the Capital
Improvements Advisory
Committee
June 11, 2026 at 2:00 PM
Conference Room, Monica
Roybal Center
737 Agua Fria Street**

Procedures for Capital Improvements Advisory Committee Meeting

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Presentation and Discussion
 - a. Presentation Impact Fee Basics for Discussion
5. Next Meeting:
6. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.



CITY OF SANTA FE

Impact Fee Basics

Tim Wood, Project Manager

John Ghilarducci, Principal

Eli Jamieson, Analyst

June 11, 2026



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- Project Introduction
- Current impact fees
- Legal Review
- Example Data
 - » Projected Growth
 - » Capital Improvement Plan
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Key Characteristics of Impact Fees

Impact Fees are one-time charges, not ongoing rates. Paid at the time of development.

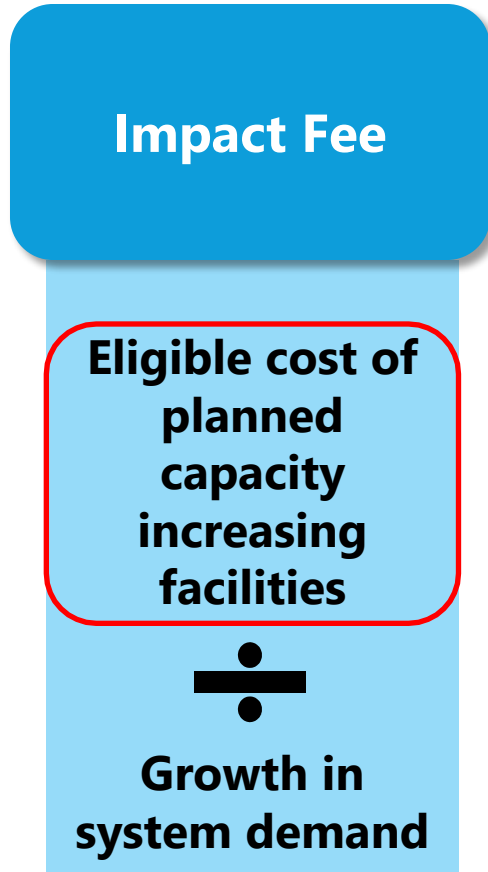
Impact Fees are available for water, wastewater, stormwater, transportation, parks, police, and fire.

Impact Fees are for **capital only**, in both their calculation and in their use.

Impact Fees are for “system” facilities, not “local” facilities.

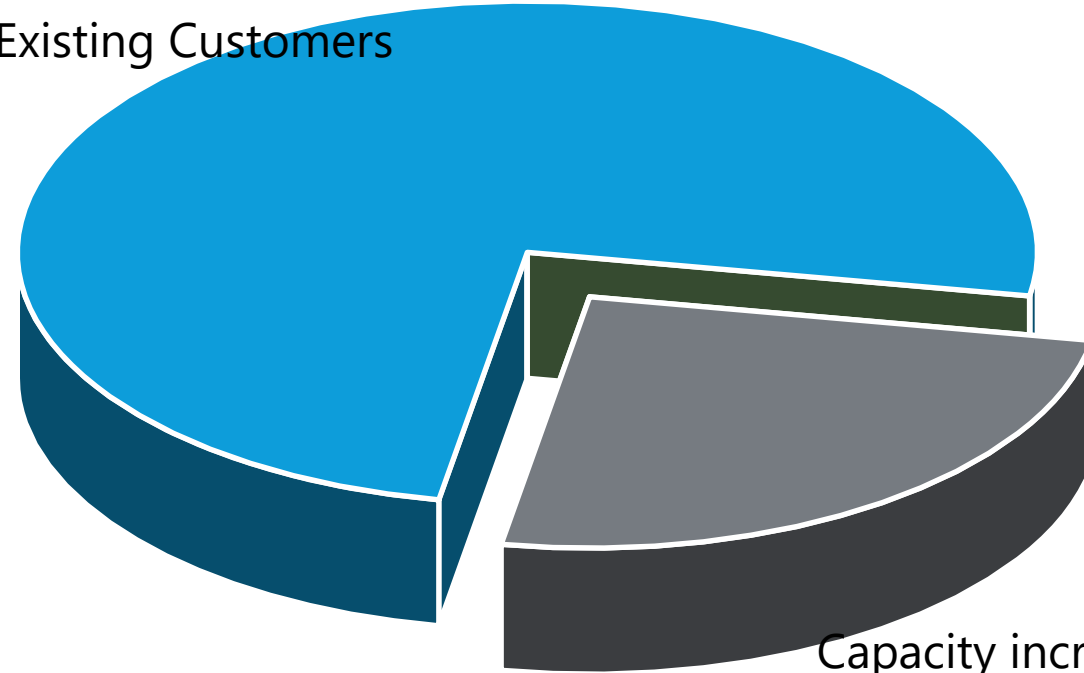


Impact Fee Cost Basis



Sample Planned Capital Costs *Improvement Fee Eligible*

To serve Existing Customers





Project Objectives

- We will update impact fee calculations for four services
 - » Roads
 - » Parks
 - » Fire
 - » Police
- We will ensure that impact fees reflect new information, such as:
 - » Current population, employment growth projections
 - » Capital needs in the forthcoming ICIP update
 - » Revisiting impact fee discount rates



Our Approach (Standards vs. Plan)

- *Impact Fee Capital Improvements Plan 2021-2027*, adopted in 2020
 - » “Standards-based”
 - » No defined projects
 - » Unit costs
- Our approach
 - » “Plan-based”
 - » List of defined projects
 - » Determination of allocation to growth for each project (eligibility)



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Current Impact Fees

Land Use Type	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached						
1,500 sq. ft. or less	Dwelling	\$2,246	\$1,080	\$206	\$65	\$3,596
1,501–2,500 sq. ft.	Dwelling	\$2,367	\$1,162	\$222	\$70	\$3,821
2,501–3,000 sq. ft.	Dwelling	\$2,487	\$1,244	\$237	\$75	\$4,043
3,001 sq. ft. or more	Dwelling	\$2,624	\$1,338	\$254	\$81	\$4,297
Accessory Unit	Dwelling	\$1,171	\$740	\$141	\$45	\$2,096
Multi-Family	Dwelling	\$1,373	\$880	\$168	\$53	\$2,474
Mobile Home Park	Space	\$1,261	\$1,796	\$342	\$108	\$3,508
Retail/Commercial	1,000 sq. ft.	\$3,269	\$0	\$250	\$79	\$3,598
Office	1,000 sq. ft.	\$2,790	\$0	\$121	\$39	\$2,950
Industrial	1,000 sq. ft.	\$1,114	\$0	\$52	\$17	\$1,183
Warehouse	1,000 sq. ft.	\$578	\$0	\$24	\$8	\$609
Mini-Warehouse	1,000 sq. ft.	\$282	\$0	\$5	\$2	\$288
Public/Institutional	1,000 sq. ft.	\$1,266	\$0	\$56	\$18	\$1,340

Source: City of Santa Fe



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Federal Case Law

- Fifth Amendment to the Constitution of the United States
 - » "... nor shall private property be taken for public use, without just compensation."
- Four cases decided by the Supreme Court of the United States
 - » *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987)
 - » *Dolan v. City of Tigard*, 512 U.S. 374 (1994)
 - » *Koontz v. St. Johns River Water Management District*, 570 U.S. 595 (2013)
 - » *Sheetz v. El Dorado County*, 601 U.S. ___ (2024)
- Together, these cases require impact fees (and all exactions) to be **no greater than the cost to mitigate a new development's impact.**



Key Elements Required by State Statute

- Capital Improvements Plan
 - » Identifies improvements to be funded
 - » Can include capital projects, debt service payments, admin cost
 - » Must analyze project “eligibility” (the extent to which the project serves growth)
- Land Use Assumptions
 - » Establishes growth by land use type
 - » Expressed in “service units” (e.g. trips for transportation, population for parks)
 - » Projected growth in demand for not more than 10 years



Key Considerations from State Statute

- Cities must build projects on the list within 7 years, or they may need to issue refunds.
 - » True-up of impact fee after completion of projects
- Land use assumptions and capital improvements plan must be updated every 5 years.
 - » The governing body can also determine that “no changes to the land use assumptions, capital improvements plan or impact fees are needed”
- Land use assumptions, capital improvements plan, and impact fees can be amended in interim years.
 - » These actions can not increase the maximum defensible fee without the full process



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Capital Improvement Example

- Includes project title, capacity added, total cost.
- Largely informed by ICIP

Parks Projects	Developed Acres Added	Undeveloped Acres Added	Total Cost
Herb Martinez Park Improvements	0.00	0.00	\$ 875,000
Zozobra Field and Fort Marcy Park Renovations	0.00	0.00	9,000,000
MRC Soccer Valley Expansion	225.38	(225.38)	4,370,000
Ragle Park Baseball Field Upgrades	0.00	0.00	4,300,000
Frenchy's Field Park/SF River Trail Improvements	0.00	0.00	600,000
SWAN Park Phase II	41.86	(41.86)	13,200,000
Santa Fe Teen Center Improvements	0.00	0.00	300,000
Total	<u>267.24</u>	<u>(267.24)</u>	<u>\$ 32,645,000</u>

Source: Infrastructure Capital Improvement Plan Fiscal Years 2027-2031, City staff.



Land Use Assumption Example

- Measures growth by type (e.g. population, housing units, nonresidential SF)
- Serves as the “denominator” for the impact fee calculation
- May be converted to other units (e.g. trips for TIF)

Master Growth Assumptions	2020	2026	2031	Growth from
	Actual	Projection	Projection	2026 to 2031
Population	87,505	91,825	95,587	3,762
Total housing units	43,330	48,019	52,497	4,478
Total non-residential development (1,000 square feet)	33,064	33,856	34,531	675
Total industrial and warehouse (1,000 square feet)	6,487	6,643	6,775	133



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Net Steps

- ICIP Adoption (6/24)
- Update Impact Fee Calculations
- Presentation of Draft Plan to Public Works & Utilities Committee (7/20)
- Presentation of Analysis to CAIC (7/21)
- Finalize Comments from CAIC (August)
- Adoption Sequence (August-September)

Thank you!

Questions?

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