



Road Impact Fee

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January 9, 2023

Overview

- Roadway Impact Need
- Prior Council Direction
- Roadway Impact Fee Overview
 - Existing vs Maximum Calculated
 - Proposed Fees based on City Council Input
 - Preferred Economic Development Uses
- Next Steps

Roadway Impact Need

- Estimate Cost for Arterial Buildout From Study:
\$633,819,310 (2021)
- Current Capital Need escalating 2021 estimates by CDOT
CCI (29.99%) = \$823,901,721 (2022)
- Road Impact Fee Current Fund Balance = \$3,863,476
- Shortfall = \$820,038,245
- “modified consumption-based” methodology
 - New development should pay for the cost of replacing the capacity
 - New development is only paying its proportionate share for growth-related infrastructure

Prior Council Direction

- Oct 25, 2021 – 1st Study Session
 - Impact of 6A & 6B on Infrastructure Funding
 - Include Core City in the study
- Dec 13, 2021- 2nd Study Session
 - Phasing vs Adopt Proposed
 - Changing Boundaries – One Fee Averaged across 3 districts
 - Core City Fee
- Feb 7, 2022 - postpone the drainage fee impact presentation to be included in the road impact fee discussion at a later date.

Prior Council Direction

- April 11, 2022 – Study Session
 - The City cannot charge more than the fee calculated in the road impact fee study.
 - The City can adopt a lower fee for different land uses. Fees can be adjusted in the future at anytime.
 - The City can phase the fee
 - Escalator that is tied to the CDOT CCI adjusted automatically every 2 years starting in 2023



Prior Council Direction

- April 11, 2022 – Study Session
 - Options
 - 1. Full Road Impact Fees
 - 2. Full Residential and Industrial and percentage of Commercial fee.
 - 3. Full Residential and Industrial and reduce Commercial fee by 50%.
 - Council recommended Opt. 3



Prior Council Direction

- October 03, 2022 – Council Meeting
 - Ordinance Presented
 - Bring back to study session
- October 24, 2022 – Study Session
 - Staff to look at differentiating traffic that passes through vs residents that live in the City
 - Core City - Redevelopment incentive?
 - Marijuana dispensaries
 - Can the City legally charge specific rates for different uses in the same Land Use Type?
 - Incentivize Targeted Uses being recruited by Economic Development per Council direction
 - Disincentivize marijuana dispensaries

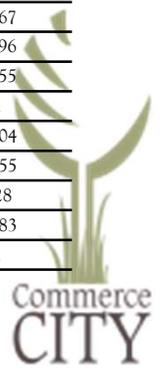
Roadway Impact Fee Overview

Existing vs. Maximum Calculated - Northern Range

Land Use Type	Development Unit	Current Fee per Development Unit	New Calculated Maximum Fee per Development Unit	
Industrial ⁽¹⁾				
110	General Light Industrial	1000 Sq. Ft.	\$1,146	\$3,393
130	Industrial Park	1000 Sq. Ft.	n/a	\$2,173
150	Warehouse	1000 Sq. Ft.	\$595	\$1,067
151	Mini-Warehouse	1000 Sq. Ft.	\$306	n/a
030	Transportation Terminal	Per 1 acre	\$18,468	n/a
Residential				
210	Single-Family Detached Housing	Dwelling Units	\$1,181	\$4,842
220	Multifamily Housing (low-rise)	Dwelling Units	\$726	\$2,745
221	Multifamily Housing (Mid-Rise)	Dwelling Units	n/a	\$2,173
240	Mobile Home Park	Per site	\$656	n/a
265	Lodging Establishment, including extended stay	Per room	\$674	n/a
Lodging				
310	Hotel	Rooms	\$674	\$2,935
311	All Suites Hotel	Rooms	n/a	n/a
312	Business Hotel	Rooms	n/a	n/a
330	Resort Hotel	Rooms	n/a	n/a
Recreational				
495	Recreational Community Center	1000 Sq. Ft.	n/a	\$11,322
431	Miniature Golf Course	1000 Sq.Ft.	n/a	n/a
436	Trampoline Park	1000 Sq.Ft.	n/a	n/a
437	Bowling Alley	1000 Sq.Ft.	n/a	n/a
444/445	Movie Theater	1000 Sq.Ft.	n/a	n/a
480	Amusement Park	1000 Sq.Ft.	n/a	n/a
482	Water Slide Park	1000 Sq.Ft.	n/a	n/a
Institutional				
520	Elementary School	1000 Sq. Ft.	\$656	\$5,032
522	Middle School/Junior High School	1000 Sq. Ft.	\$656	\$4,384
530	High School	1000 Sq. Ft.	\$656	\$3,584
620	Nursing Home/Assisted Living	1000 Sq. Ft.	\$420	n/a
560	Church	1000 Sq. Ft.	\$770	\$2,402
565	Day Care Center	1000 Sq. Ft.	\$3,701	\$13,076
575	Fire and Rescue Station	1000 Sq. Ft.	n/a	\$2,364
Medical				
610	Hospital	1000 Sq. Ft.	\$1,076	n/a
650	Free-Standing Emergency Room	1000 Sq. Ft.	n/a	\$7,472

Land Use Type	Development Unit	Current Fee per Development Unit	New Calculated Maximum Fee per Development Unit	
Office				
710	General Office Building	1000 Sq. Ft.	\$1,741	\$5,642
720	Medical-Dental Office Building	1000 Sq. Ft.	\$4,279	\$16,965
770	Business Park	1000 Sq. Ft.	n/a	\$2,059
Retail/Commercial				
820	Shopping Center/Gen Retail (<100,000 sf)	1000 Sq. Ft.	\$4,471	\$10,446
820	Shopping Center/Gen Retail (<500,000 sf)	1000 Sq. Ft.	\$3,229	\$10,446
820	Shopping Center/Gen Retail (<1 million sf)	1000 Sq. Ft.	\$2,695	\$10,446
820	Shopping Center/Gen Retail (1 million sf+)	1000 Sq. Ft.	\$2,398	\$10,446
850	Supermarket	1000 Sq. Ft.	n/a	\$29,011
862	Building Materials/Hardware/Nursery	1000 Sq. Ft.	\$3,771	\$6,663
863	Electronics Superstore	1000 Sq.Ft.	n/a	n/a
872	Bed and Linen Superstore	1000 Sq.Ft.	n/a	n/a
876	Apparel Store	1000 Sq.Ft.	n/a	n/a
879	Arts and Crafts Store	1000 Sq.Ft.	n/a	n/a
881	Pharmacy w/ drive thru window	1000 Sq. Ft.	n/a	\$25,733
882	Marijuana Dispensary	1000 Sq. Ft.	n/a	\$27,296
841	Auto Sales/Repair	1000 Sq. Ft.	\$1,636	n/a
912	Bank	1000 Sq. Ft.	\$5,250	\$32,595
960	Convenience Store	1000 Sq. Ft.	\$4,725	\$74,421
857	Discount Store	1000 Sq. Ft.	\$2,231	n/a
890	Furniture Store	1000 Sq. Ft.	\$420	n/a
444/445	Movie Theater	1000 Sq. Ft.	\$3,553	n/a
934	Fast-Food Restaurant with Drive Thru	1000 Sq. Ft.	\$4,909	\$40,067
932	High Turnover (Sit Down) Restaurant	1000 Sq. Ft.	\$3,325	\$27,296
930	Fast Casual Restaurant	1000 Sq. Ft.	n/a	\$37,055
931	Quality Restaurant	1000 Sq. Ft.	n/a	n/a
937	Coffee/Donut Shop w/ drive thru	1000 Sq. Ft.	n/a	\$11,704
940	Bread/Donut/Bagel w/ drive thru	1000 Sq. Ft.	n/a	\$10,255
943	Automobile Parts & Service Center	1000 Sq. Ft.	n/a	\$6,328
949	Car Wash & Detail Center	1000 Sq. Ft.	n/a	\$22,683
971	Brewery Tap Room	1000 Sq. Ft.	n/a	n/a

n/a – Category was not included in the study



Roadway Impact Fee Overview

Existing vs. Maximum Calculated - Core City

Land Use Type	Development Unit	Current Fee per Development Unit	New Calculated Maximum Fee per Development Unit
Industrial ⁽¹⁾			
110 General Light Industrial	1000 Sq. Ft.	\$0	\$1,899
130 Industrial Park	1000 Sq. Ft.	n/a	\$1,187
150 Warehouse	1000 Sq. Ft.	\$0	\$593
151 Mini-Warehouse	1000 Sq. Ft.	\$0	n/a
030 Transportation Terminal	Per 1 acre	\$0	n/a
Residential			
210 Single-Family Detached Housing	Dwelling Units	\$0	\$2,670
220 Multifamily Housing (low-rise)	Dwelling Units	\$0	\$1,543
221 Multifamily Housing (Mid-Rise)	Dwelling Units	n/a	\$1,187
240 Mobile Home Park	Per site	\$0	n/a
265 Lodging Establishment, including extended stay	Per room	\$0	n/a
Lodging			
310 Hotel	Rooms	\$0	\$1,602
311 All Suites Hotel	Rooms	n/a	n/a
312 Business Hotel	Rooms	n/a	n/a
330 Resort Hotel	Rooms	n/a	n/a
Recreational			
495 Recreational Community Center	1000 Sq. Ft.	n/a	\$6,290
431 Miniature Golf Course	1000 Sq.Ft.	n/a	n/a
436 Trampoline Park	1000 Sq.Ft.	n/a	n/a
437 Bowling Alley	1000 Sq.Ft.	n/a	n/a
444/445 Movie Theater	1000 Sq.Ft.	n/a	n/a
480 Amusement Park	1000 Sq.Ft.	n/a	n/a
482 Water Slide Park	1000 Sq.Ft.	n/a	n/a
Institutional			
520 Elementary School	1000 Sq. Ft.	\$0	\$2,789
522 Middle School/Junior High School	1000 Sq. Ft.	\$0	\$2,433
530 High School	1000 Sq. Ft.	\$0	\$1,958
620 Nursing Home/Assisted Living	1000 Sq. Ft.	\$0	n/a
560 Church	1000 Sq. Ft.	\$0	\$1,306
565 Day Care Center	1000 Sq. Ft.	\$0	\$7,240
575 Fire and Rescue Station	1000 Sq. Ft.	n/a	\$1,306
Medical			
610 Hospital	1000 Sq. Ft.	\$0	n/a
650 Free-Standing Emergency Room	1000 Sq. Ft.	n/a	\$4,095

Land Use Type	Development Unit	Current Fee per Development Unit	New Calculated Maximum Fee per Development Unit
Office			
710 General Office Building	1000 Sq. Ft.	\$0	\$3,145
720 Medical-Dental Office Building	1000 Sq. Ft.	\$0	\$9,376
770 Business Park	1000 Sq. Ft.	n/a	\$1,127
Retail/Commercial			
820 Shopping Center/Gen Retail (<100,000 sf)	1000 Sq. Ft.	\$0	\$5,934
820 Shopping Center/Gen Retail (<500,000 sf)	1000 Sq. Ft.	\$0	\$5,934
820 Shopping Center/Gen Retail (<1 million sf)	1000 Sq. Ft.	\$0	\$5,934
820 Shopping Center/Gen Retail (1 million sf+)	1000 Sq. Ft.	\$0	\$5,934
850 Supermarket	1000 Sq. Ft.	n/a	\$16,022
862 Building Materials/Hardware/Nursery	1000 Sq. Ft.	\$0	\$3,679
863 Electronics Superstore	1000 Sq.Ft.	n/a	n/a
872 Bed and Linen Superstore	1000 Sq.Ft.	n/a	n/a
876 Apparel Store	1000 Sq.Ft.	n/a	n/a
879 Arts and Crafts Store	1000 Sq.Ft.	n/a	n/a
881 Pharmacy w/ drive thru window	1000 Sq. Ft.	n/a	\$14,242
882 Marijuana Dispensary	1000 Sq. Ft.	n/a	\$15,073
841 Auto Sales/Repair	1000 Sq. Ft.	\$0	n/a
912 Bank	1000 Sq. Ft.	\$0	\$18,040
960 Convenience Store	1000 Sq. Ft.	\$0	\$41,361
857 Discount Store	1000 Sq. Ft.	\$0	n/a
890 Furniture Store	1000 Sq. Ft.	\$0	n/a
444/445 Movie Theater	1000 Sq. Ft.	\$0	n/a
934 Fast-Food Restaurant with Drive Thru	1000 Sq. Ft.	\$0	\$22,134
932 High Turnover (Sit Down) Restaurant	1000 Sq. Ft.	\$0	\$15,132
930 Fast Casual Restaurant	1000 Sq. Ft.	n/a	\$20,532
931 Quality Restaurant	1000 Sq. Ft.	n/a	n/a
937 Coffee/Donut Shop w/ drive thru	1000 Sq. Ft.	n/a	\$6,468
940 Bread/Donut/Bagel w/ drive thru	1000 Sq. Ft.	n/a	\$5,697
943 Automobile Parts & Service Center	1000 Sq. Ft.	n/a	\$3,501
949 Car Wash & Detail Center	1000 Sq. Ft.	n/a	\$12,521
971 Brewery Tap Room	1000 Sq. Ft.	n/a	n/a

n/a – Category was not included in the study



Roadway Impact Fee Overview

Proposed Fees Based on City Council Input

Based on City Council input on April 11, 2022 and October 24, 2022, the following proposed fees take the following into consideration:

- Fee Adjustment for Commercial Districts. The applicable roadway impact fee shall be half of the maximum calculated fee required for new commercial developments in the C-1, C-2, and C-3 districts.
- Furthermore, no fee shall be charged for Preferred Economic Development uses (see slide 11 for those land uses)



Roadway Impact Fee Overview

Preferred Economic Development Uses*

ITE Land Use	Description
Lodging	
310	Hotel
311	All Suites Hotel
312	Business Hotel
330	Resort Hotel
Recreational Land Uses	
431	Miniature Golf Course
436	Trampoline Park
437	Bowling Alley
444/445	Movie Theater
480	Amusement Park
482	Water Slide Park
Medical	
610	Hospital
650	Free-Standing Emergency Room
Office	
710	General Office Building
720	Medical-Dental Office Building

ITE Land Use	Description
Retail	
820	Shopping Center
850	Supermarket
862	Home Improvement Superstore
863	Electronics Superstore
872	Bed and Linen Superstore
876	Apparel Store
879	Arts and Crafts Store
890	Furniture Store
Services	
930	Fast Casual Restaurant
931	Quality Restaurant
932	High Turnover (Sit Down) Restaurant
971	Brewery Tap Room

* Recruited by Economic Development per City Council direction



Roadway Impact Fee Overview

Proposed Fees Based on Council Input – Northern Range

Land Use Type	Development Unit	Proposed Fee per Development Unit Based on Council Direction
Industrial ⁽¹⁾		
110 General Light Industrial	1000 Sq. Ft.	\$3,393
130 Industrial Park	1000 Sq. Ft.	\$2,173
150 Warehouse	1000 Sq. Ft.	\$1,067
151 Mini-Warehouse	1000 Sq. Ft.	n/a
030 Transportation Terminal	Per 1 acre	n/a
Residential		
210 Single-Family Detached Housing	Dwelling Units	\$4,842
220 Multifamily Housing (low-rise)	Dwelling Units	\$2,745
221 Multifamily Housing (Mid-Rise)	Dwelling Units	\$2,173
240 Mobile Home Park	Per site	n/a
265 Lodging Establishment, including extended stay	Per room	n/a
Lodging		
310 Hotel	Rooms	\$0**
311 All Suites Hotel	Rooms	\$0**
312 Business Hotel	Rooms	\$0**
330 Resort Hotel	Rooms	\$0**
Recreational		
495 Recreational Community Center	1000 Sq. Ft.	\$11,322
431 Miniature Golf Course	1000 Sq.Ft.	\$0**
436 Trampoline Park	1000 Sq.Ft.	\$0**
437 Bowling Alley	1000 Sq.Ft.	\$0**
444/445 Movie Theater	1000 Sq.Ft.	\$0**
480 Amusement Park	1000 Sq.Ft.	\$0**
482 Water Slide Park	1000 Sq.Ft.	\$0**
Institutional		
520 Elementary School	1000 Sq. Ft.	\$5,032
522 Middle School/Junior High School	1000 Sq. Ft.	\$4,384
530 High School	1000 Sq. Ft.	\$3,584
620 Nursing Home/Assisted Living	1000 Sq. Ft.	n/a
560 Church	1000 Sq. Ft.	\$2,402
565 Day Care Center	1000 Sq. Ft.	\$13,076
575 Fire and Rescue Station	1000 Sq. Ft.	\$2,364
Medical		
610 Hospital	1000 Sq. Ft.	\$0**
650 Free-Standing Emergency Room	1000 Sq. Ft.	\$0**

Land Use Type	Development Unit	Proposed Fee per Development Unit Based on Council Direction
Office		
710 General Office Building	1000 Sq. Ft.	\$0**
720 Medical-Dental Office Building	1000 Sq. Ft.	\$0**
770 Business Park	1000 Sq. Ft.	\$0**
Retail/Commercial		
820 Shopping Center/Gen Retail (<100,000 sf)	1000 Sq. Ft.	\$0**
820 Shopping Center/Gen Retail (<500,000 sf)	1000 Sq. Ft.	\$0**
820 Shopping Center/Gen Retail (<1 million sf)	1000 Sq. Ft.	\$0**
820 Shopping Center/Gen Retail (1 million sf+)	1000 Sq. Ft.	\$0**
850 Supermarket	1000 Sq. Ft.	\$0**
862 Building Materials/Hardware/Nursery	1000 Sq. Ft.	\$0**
863 Electronics Superstore	1000 Sq.Ft.	\$0**
872 Bed and Linen Superstore	1000 Sq.Ft.	\$0**
876 Apparel Store	1000 Sq.Ft.	\$0**
879 Arts and Crafts Store	1000 Sq.Ft.	\$0**
881 Pharmacy w/ drive thru window	1000 Sq. Ft.	\$0**
882 Marijuana Dispensary	1000 Sq. Ft.	\$27,296
841 Auto Sales/Repair	1000 Sq. Ft.	n/a
912 Bank	1000 Sq. Ft.	\$16,298*
960 Convenience Store	1000 Sq. Ft.	\$37,360.50*
857 Discount Store	1000 Sq. Ft.	\$0**
890 Furniture Store	1000 Sq. Ft.	\$0**
444/445 Movie Theater	1000 Sq. Ft.	\$0**
934 Fast-Food Restaurant with Drive Thru	1000 Sq. Ft.	\$20,034*
932 High Turnover (Sit Down) Restaurant	1000 Sq. Ft.	\$0**
930 Fast Casual Restaurant	1000 Sq. Ft.	\$0**
931 Quality Restaurant	1000 Sq. Ft.	\$0**
937 Coffee/Donut Shop w/ drive thru	1000 Sq. Ft.	\$5,582*
940 Bread/Donut/Bagel w/ drive thru	1000 Sq. Ft.	\$5,127.50*
943 Automobile Parts & Service Center	1000 Sq. Ft.	\$3,164*
949 Car Wash & Detail Center	1000 Sq. Ft.	\$11,341.50*
971 Brewery Tap Room	1000 Sq. Ft.	\$0**

n/a – Category not included in the study

*Fee Adjustment for Commercial Districts per Council – 50% max. calculated for new commercial developments in the C-1, C-2, and C-3 districts.

**Furthermore, no fee shall be charged for Preferred Economic Development uses based on discussion at October 24th Council Study Session (see slide 13 for those land uses)



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Roadway Impact Fee Overview

Proposed Fees Based on Council Input – Core City

Land Use Type	Development Unit	Proposed Fee per Development Unit Based on Council Direction
Industrial ⁽¹⁾		
110 General Light Industrial	1000 Sq. Ft.	\$1,899
130 Industrial Park	1000 Sq. Ft.	\$1,187
150 Warehouse	1000 Sq. Ft.	\$593
151 Mini-Warehouse	1000 Sq. Ft.	n/a
030 Transportation Terminal	Per 1 acre	n/a
Residential		
210 Single-Family Detached Housing	Dwelling Units	\$2,670
220 Multifamily Housing (low-rise)	Dwelling Units	\$1,543
221 Multifamily Housing (Mid-Rise)	Dwelling Units	\$1,187
240 Mobile Home Park	Per site	n/a
265 Lodging Establishment, including extended stay	Per room	n/a
Lodging		
310 Hotel	Rooms	\$0**
311 All Suites Hotel	Rooms	\$0**
312 Business Hotel	Rooms	\$0**
330 Resort Hotel	Rooms	\$0**
Recreational		
495 Recreational Community Center	1000 Sq. Ft.	\$6,290
431 Miniature Golf Course	1000 Sq.Ft.	\$0**
436 Trampoline Park	1000 Sq.Ft.	\$0**
437 Bowling Alley	1000 Sq.Ft.	\$0**
444/445 Movie Theater	1000 Sq.Ft.	\$0**
480 Amusement Park	1000 Sq.Ft.	\$0**
482 Water Slide Park	1000 Sq.Ft.	\$0**
Institutional		
520 Elementary School	1000 Sq. Ft.	\$2,789
522 Middle School/Junior High School	1000 Sq. Ft.	\$2,433
530 High School	1000 Sq. Ft.	\$1,958
620 Nursing Home/Assisted Living	1000 Sq. Ft.	n/a
560 Church	1000 Sq. Ft.	\$1,306
565 Day Care Center	1000 Sq. Ft.	\$7,240
575 Fire and Rescue Station	1000 Sq. Ft.	\$1,306
Medical		
610 Hospital	1000 Sq. Ft.	\$0**
650 Free-Standing Emergency Room	1000 Sq. Ft.	\$0**

Land Use Type	Development Unit	Proposed Fee per Development Unit Based on Council Direction
Office		
710 General Office Building	1000 Sq. Ft.	\$0**
720 Medical-Dental Office Building	1000 Sq. Ft.	\$0**
770 Business Park	1000 Sq. Ft.	\$0**
Retail/Commercial		
820 Shopping Center/Gen Retail (<100,000 sf)	1000 Sq. Ft.	\$0**
820 Shopping Center/Gen Retail (<500,000 sf)	1000 Sq. Ft.	\$0**
820 Shopping Center/Gen Retail (<1 million sf)	1000 Sq. Ft.	\$0**
820 Shopping Center/Gen Retail (1 million sf+)	1000 Sq. Ft.	\$0**
850 Supermarket	1000 Sq. Ft.	\$0**
862 Building Materials/Hardware/Nursery	1000 Sq. Ft.	\$0**
863 Electronics Superstore	1000 Sq.Ft.	\$0**
872 Bed and Linen Superstore	1000 Sq.Ft.	\$0**
876 Apparel Store	1000 Sq.Ft.	\$0**
879 Arts and Crafts Store	1000 Sq.Ft.	\$0**
881 Pharmacy w/ drive thru window	1000 Sq. Ft.	\$0**
882 Marijuana Dispensary	1000 Sq. Ft.	\$15,073
841 Auto Sales/Repair	1000 Sq. Ft.	n/a
912 Bank	1000 Sq. Ft.	\$9,020*
960 Convenience Store	1000 Sq. Ft.	\$20,681*
857 Discount Store	1000 Sq. Ft.	\$0*
890 Furniture Store	1000 Sq. Ft.	\$0*
444/445 Movie Theater	1000 Sq. Ft.	\$0*
934 Fast-Food Restaurant with Drive Thru	1000 Sq. Ft.	\$11,607*
932 High Turnover (Sit Down) Restaurant	1000 Sq. Ft.	\$0*
930 Fast Casual Restaurant	1000 Sq. Ft.	\$0*
931 Quality Restaurant	1000 Sq. Ft.	\$0*
937 Coffee/Donut Shop w/ drive thru	1000 Sq. Ft.	\$3,234*
940 Bread/Donut/Bagel w/ drive thru	1000 Sq. Ft.	\$2,849*
943 Automobile Parts & Service Center	1000 Sq. Ft.	\$1,751*
949 Car Wash & Detail Center	1000 Sq. Ft.	\$6,261*
971 Brewery Tap Room	1000 Sq. Ft.	\$0**

n/a – Category not included in the study

*Fee Adjustment for Commercial Districts per Council – 50% max. calculated for new commercial developments in the C-1, C-2, and C-3 districts.

**Furthermore, no fee shall be charged for Preferred Economic Development uses based on discussion at October 24th Council Study Session (see slide 13 for those land uses)



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Next Steps

- Direction for Staff
 - What fee to charge per land use type?
- First Reading of Ordinance February 6, 2023
- Second Reading of Ordinance March 6, 2023
- Begin charging new fees May 1, 2023



Questions & Discussion

