



Proposed Ordinance 2146 Fire Impact Fees

Study Session, October 23, 2017

Discussion

- Council direction for Ordinance 2146 before public hearing & review on first reading (November 6)
- Specific provisions for discussion:
 - Exemptions:
 - Moderate-income housing
 - Government development
 - Area
 - Amount
 - Effective date



Proposed Fire Impact Fees

- SACFPD/GBFPD submitted studies, presented to City Council, and requested the City implement
 - GBFPD submitted revised study
- Planning Commission review: 3-2 vote to not recommend
- IGA negotiated
- Applies to new structures requiring a C.O. (at building permit)



Exemption – Moderate Income Housing.

- Question: *Should moderate-income housing be exempted from the fee?*
 - Low-income: $\leq 60\%$ AMI
 - Moderate-income: $\leq 80\%$ AMI
 - Requirement:
 - For sale: deed restrictions
 - For rent: income qualifications ≥ 10 years



Exemption – Government Structures

- Question: *Should government/quasi-government structures be exempted from the fee?*
 - As written:
 - Exempt
 - Districts' request:
 - Not exempt



Exemption – Area

- Question: *Should any geographic area of the City be exempted?*
 - As written:
 - South of 80th/West of RMANWR
 - SACFPD request for exemption:
 - Mile High Greyhound Park
 - For single family only, west of Quebec Parkway, east of Colorado Boulevard, north of 56th Avenue, and south of 88th Avenue



Amount

- Questions: *What amount of fee should be charged?*
 - *Should the amounts be uniform between districts?*
 - *Should the land use classifications be uniform between districts?*

Land Use	South Adams Study	Greater Brighton Study
Single Family	\$732/unit	\$688/unit
Multi-Family	\$250/unit (study @ \$337)	\$550/unit
Non-residential (all)	\$.46/sq. ft.	n/a
Non-residential (commercial)	n/a	\$.559/sq. ft. (\$559/1000 sq. ft.)
Non-residential (industrial)	n/a	\$.06/sq. ft. (\$60/1000 sq. ft.)



Effective Date

- Question: *If imposed, when should the fee take effect?*
 - As written: January 1, 2018
 - Options:
 - Keep as written
 - A later date
 - Phase in over time





End



Regional Fee Proposals

Exhibit 1-Summary of Current Studies and Impact Fees:

Fire District	Current Study	Proposed IGA	Impact Fee (Single-Family)	Impact Fee (Multi- Family)	Impact Fee (Non- Residential)
Adams County Fire Protection	Yes	Yes	\$422	\$275	\$0.30 per sq.ft
Bennett Fire	Yes	Yes	(Development Names: Prosper, Bennett Crossing, Muegee, Penrith, Prospect) \$1,500	\$1500	(Development Names: Prosper, Bennett Crossing, Muegee, Penrith, Prospect) \$720 per 1,000 sq.ft
Brighton Fire	Yes	Yes	\$688	\$550	\$433 per 1,000 sq.ft
Byers Fire	-	Yes	-	-	-
Deer Trail Fire	-	Yes	-	-	-
North Metro Fire	-	Yes	-	-	-
Sable Altura	-	Yes	-	-	-
South Adams County	Yes	Yes	\$732	\$337	\$0.46 per sq.ft
Southeast Weld	-	Yes	-	-	-
Strasburg Fire	-	Yes	-	-	-

*modified

