



Fire Impact Fee Proposal

September 11, 2017

Summary

- 2016 – The Colorado General Assembly passed House Bill 16-1088
- Brighton Fire and South Adams County Fire District's presented their fee study to City Council and requested to enter into an IGA for the purposes of authorizing them to collect fire impact fees for new development.



Maximum Defensible Fee Amount

- **Brighton Fire
Proposed Impact Fee
by Land Use**

- Commercial (per 1,000 square feet) **\$433**
- Single family (per dwelling unit) **\$688**
- Multifamily (per dwelling unit) **\$550**

- **South Adams County
Proposed Impact Fee
by Land Use:**

- Commercial (per square foot) **\$0.46 OR \$460**
per 1000 Sq. Ft)
- Single family (per dwelling unit) **\$732**
- Multifamily (per dwelling unit) **\$337**

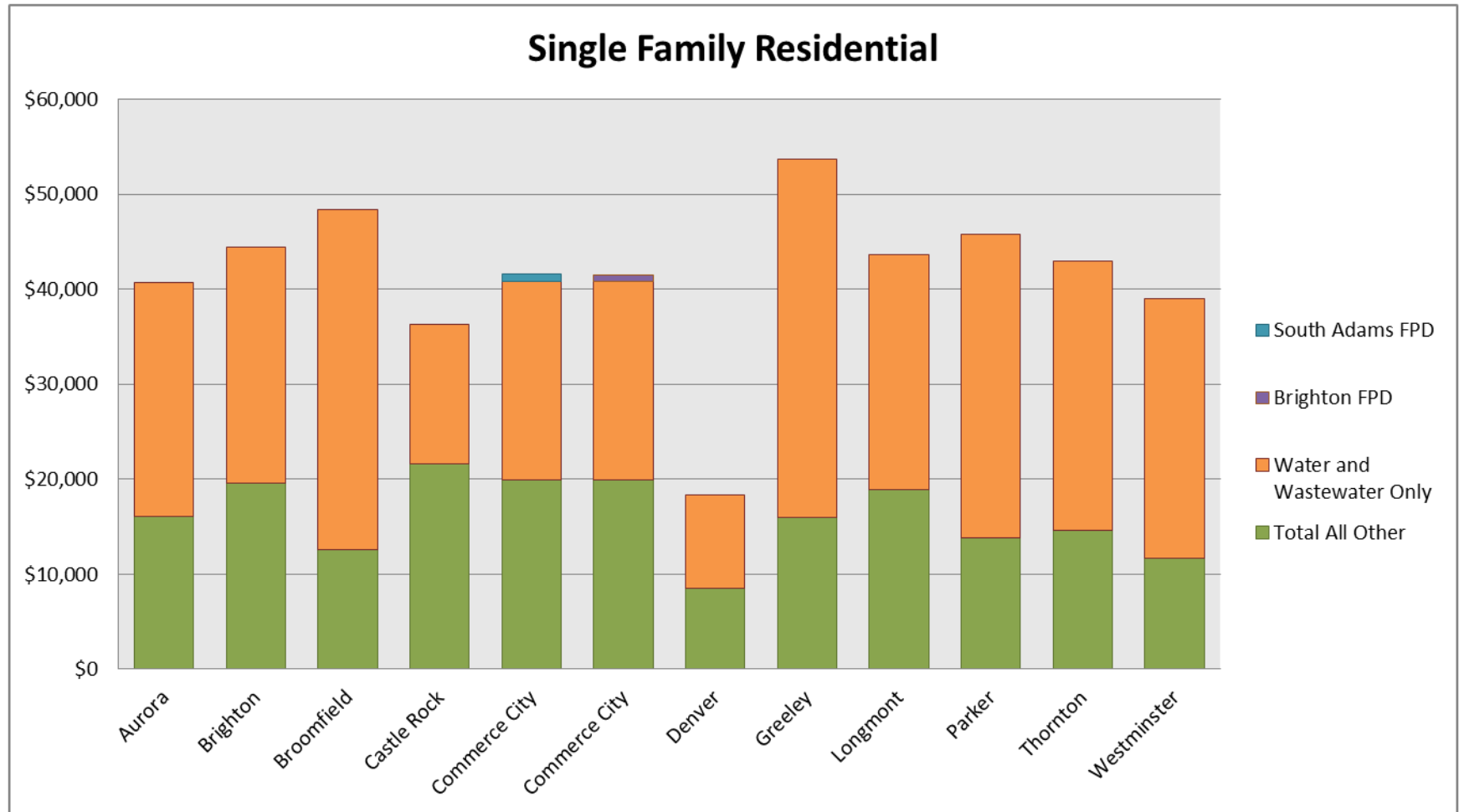
Regional Fee Proposals

Exhibit 1-Summary of Current Studies and Impact Fees:

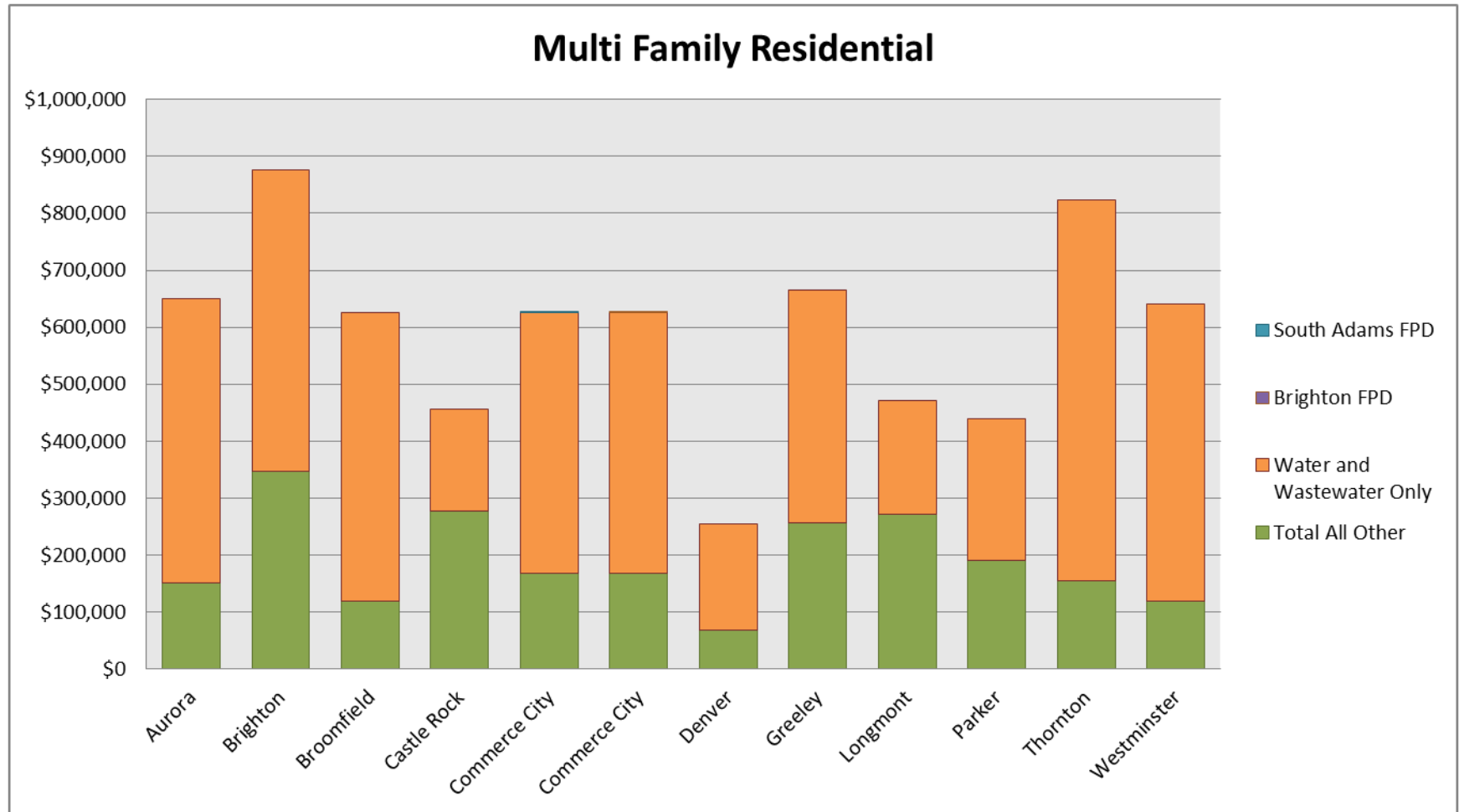
Fire District	Current Study	Proposed IGA	Impact Fee (Single-Family)	Impact Fee (Multi- Family)	Impact Fee (Non- Residential)
Adams County Fire Protection	Yes	Yes	\$422	\$275	\$0.30 per sq.ft
Bennett Fire	Yes	Yes	(Development Names: Prosper, Bennett Crossing, Muegee, Penrith, Prospect) \$1,500	\$1500	(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	-	-	-



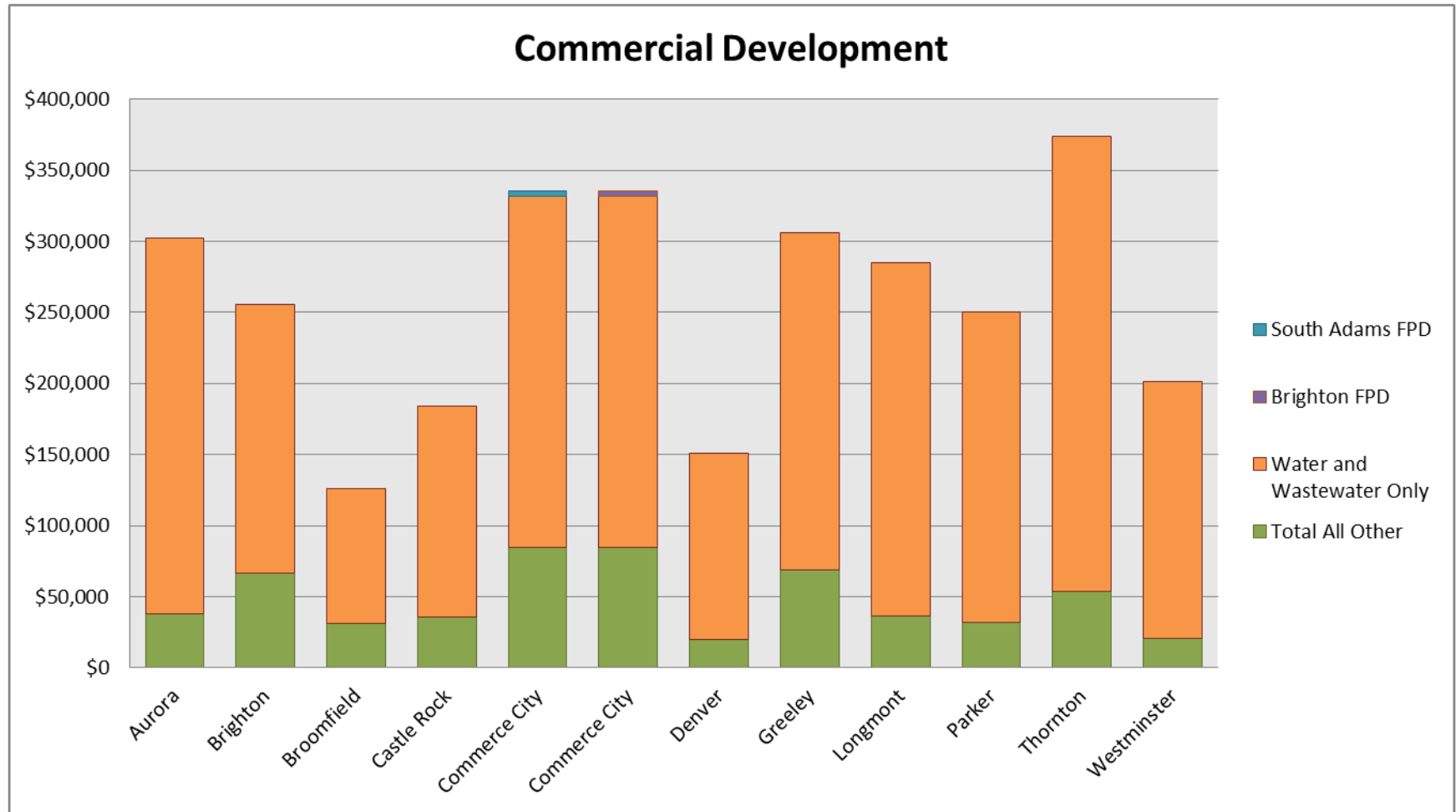
Fire Impact Fee's Applied to Raftelis Data



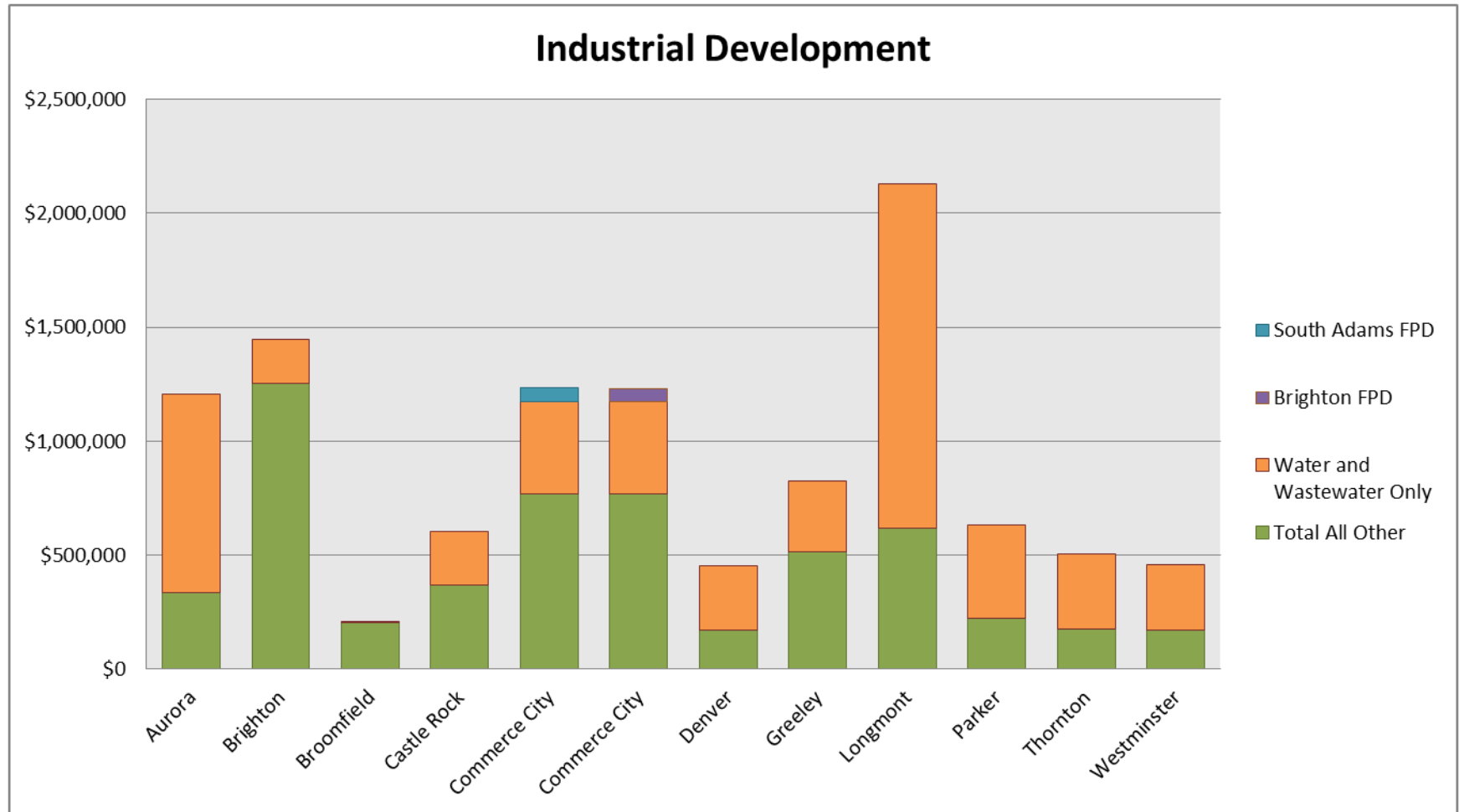
Fire Impact Fee's Applied to Raftelis Data



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Fire Impact Fee's Applied to Raftelis Data



Example: SACFPD Proposed Impact Fee Applied to McLane Foodservice



7887 East 60th Avenue
Commerce City, Colorado 80022
Phone (303)289-3683 / Fax (303)289-3731
www.c3gov.com

COMMUNITY DEVELOPMENT DEPARTMENT *BUILDING SAFETY*

With additional proposed Fire Impact Fee, the total permit fee for the McLane project would've been \$970,312.74

Fire Impact Fee for noncommercial development is proposed to be \$0.46/square foot. The McLane project is 216,169 square feet for a total Fire Impact Fee of \$ \$99,437.74

PERMIT RECEIPT			
ISSUE DATE: 12/29/2016		PERMIT #: NRE161048	
JOB ADDRESS		ISSUED BY: Ann Freiberg	
17100 E 81st AVE Commerce City, CO 80022		OWNER NAME/ADDRESS/TELEPHONE	
		McLane FoodService Inc 2085 Midway Road Carrollton, TX 75006 Telephone: (972)364-2306	
Fee Description			Amount
B-PERMIT FEE			\$ 78,608.75
B-PLAN CHECK FEE			\$ 51,095.69
B-USE TAX			\$ 567,000.00
B-2ND CREEK DRAINAGE			\$ 34,612.00
B-ROAD IMPACT_BD2			\$ 134,478.33
B-WATER ACQUISITION			\$ 1,428.01
B-ECAGID			\$ 3,652.22
Total Fees:			\$ 870,875.00
Payment Type	Check No.	Comments	Amount
Check	132500		\$ 870,875.00
Total Payments:			\$870,875.00



Recent City Council Actions Related to Development Fees

- Eliminated Parks Impact Fee (commercial & industrial)
- Frozen Escalator for Water Acquisition Fee
 - Future consideration of fees related to:
 - Road Impact Fee; Currently only 40% of the actual cost
 - Drainage Basin Fee is insufficient to address the costs associated with regional drainage improvements

City Council Direction

- If the City Council is interested in further exploring the possibility of authorizing either fire district to collect an impact fee, staff recommends that the City Council consider a motion to move into executive session, for the purposes of instructing negotiators and to receive legal advice from the City Attorney.





Questions

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