



City Council Communication

AGENDA DATE: May 18, 2026

LEGISTAR ITEM #: Res 2026-068

PRESENTER: Mike Sutherland
Development

DEPARTMENT: Community

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
------------------------------------	--	---

REQUEST

Staff requests approval of Resolution 2026-068, which will implement reductions to development fees, public works fees, and impact fees and simplify fees for development review.

BACKGROUND

On April 13, 2026, staff presented a plan to reduce impact fees and development fees to make Commerce City more competitive with development costs in other neighboring jurisdictions.

During the presentation, staff suggested drainage, park facilities, general government facilities, and public works facilities impact fees be reduced from 100 percent of the maximum supportable fee to 60 percent of the maximum supportable fee established by the independent nexus studies. In addition, staff suggested development review fees and some public works fees be similarly reduced.

Proposed Resolution 2026-068, if approved, amends sections 1, 5, and 17 of the Directory of City Fees to:

- 1) reiterate that impact fees may not be waived administratively;
- 2) generally reduce development review fees by 40 percent, with the exceptions noted below;
- 3) simplify development review fees by removing acreage criteria;
- 4) add additional review fees beyond the third review;
- 5) establish a “punch list permit” for traffic control plans (no fee);
- 6) rename the right-of-way occupation fee and set it to the total valuation of the project as opposed to the linear feet of right-of-way;

CITY COUNCIL COMMUNICATION CONTINUED

- 7) increase the work without a permit fee from \$500 to \$5,000 to incentivize right-of-way permit applications; and
- 8) reduce drainage, park facilities, general government facilities, and public works facilities impact fees by 40 percent.

Generally, development review fees were simplified by removing acreage stipulations and reducing costs by 40 percent from the lowest applicable fee. The following exceptions are noted within Section 5:

- Zoning construction permits and temporary sign permits [subsection A) 4) and 5)] were maintained at \$25, a minimum fee staff would not recommend going below.
- Planned Unit Development (PUD) text amendments [subsection C) 3) 3)] were reduced by at least 92 percent from \$4,234 to \$350 to accommodate individual applicants and homeowner's associations should they need to make minor amendments to PUD documents.
- Oil and gas permits [subsection C) 8)] stayed are maintained at the highest rate.
- Minor amendments to development plans [subsection D) 4) (i) and (ii)] were reduced by at least 91 percent for residential plans and at least 66 percent for commercial plans because these applicants are typically individual home or business owners.
- Design standard reviews [subsection D) 6)] were reduced by at least 90 percent from \$5,176 to \$500 to reflect actual review complexities.
- Plat corrections, lot line adjustments, replats, and consolidated plats [subsection E) 3) (i through iv)] were delineated individually and recalculated based on review complexities.
- Derby Review Board fees [subsection F) 4)] were eliminated
- Zoning verification letters and marijuana verification letters [subsection F) 5)] were reduced by at least 80 percent to be competitive with other area municipalities.
- Pre-application meeting fees [subsection F) 7)] were retained at a minimum charge of \$75.
- NIGID and ECAGID/ERAGID inclusion fees [subsection F) 8)] were reduced by at least 67 percent based on review complexities.
- Appeal fees [subsection F) 11) (i) and (ii)] were reduced by at least 94 percent for individual residents and by at least 88 percent for all

CITY COUNCIL COMMUNICATION CONTINUED

others to make sure that fees were not a barrier to the appeal process.

AVAILABLE ACTIONS

- Available Action #1: Approve Resolution 2026-068 to amend the Directory of City Fees as presented.
- Available Action #2: Approve Resolution 2026-068 with conditions, to alter or amend fees from those presented.
- Available Action #3: Deny Resolution 2026-068, to keep the Directory of City Fees as is.
- Available Action #4: Continue Resolution 2026-068 to a date certain and direct staff to provide additional information.

STAFF RECOMMENDATION

Based on feedback from the April 13, 2026 study session, staff recommends Available Action #1, approval of Resolution 2026-068.