

## RESOLUTION NO. 13-24

### A RESOLUTION CONFIRMING THE SCHOOL LAND DEDICATION FEE FOR A PERIOD OF 30 DAYS

#### Recitals.

In 1996 the City Council adopted a school land dedication and fee ordinance at the request of Mesa County Valley School District 51 (District). Those standards are now codified as section 21.02.070(b) of the Zoning and Development Code (Code). Since initial adoption, the City has collected school impact fees as part of the development process pursuant to the Code. Likewise, Mesa County and the City of Fruita have also collected the fee.

With the adoption of Ordinance 5190 the City Council reviewed and updated much of the Code; however, updates to the impact fee sections of the Code were deferred for additional study. As a predicate matter to that work, and in accordance with an inquiry from Council, the City Staff closely reviewed the *School Land Dedication (SLD)* fee as provided in section 21.02.070(b)(2) of the Code. That initial review showed that the current fee, \$920 per lot (Fee), which amount is also being collected by Mesa County and Fruita, was set administratively by the City in 2017. That Fee did not have benefit of specific review and approval by City Council resolution, but instead was implemented by and with the 2018 and subsequent City budgets.

With this Resolution the City Council confirms the current Fee; however, because of the ongoing reconsideration of City impact fees, the City Council does by and with this Resolution set and confirm the Fee on a temporary basis. The Fee, unless extended and/or amended by further action of the Council, shall continue for a period of 30 days from the date of this Resolution.

During the 30-day term the City Council anticipates that City Staff will review District data and formulate, as provided in section 21.02.070(b)(2)(i) – (iii) of the Code (Formula), a recommendation regarding the Fee. The data, specifically the student generation rates of new residential development and the quantity of land required to build new school facilities on a per pupil basis, as called for in the Formula will, together with the average cost per acre of suitable school lands within the school district (“average cost per acre for SLD fee”) be considered by City Council within the 30 days following the approval of this Resolution.

As further provided in the Code, school land fees are imposed and collected to assist the District with mitigating the need or demand for additional real property for expansion of school facilities and construction of new school facilities necessitated by new residential development in the District, or to reimburse the District for sums expended to acquire such property.


Section 21.02.070(b)(2)(iii) of the Code requires notice if the impact fee is recommended to change. Because this Resolution is not changing the Fee no public hearing is required.

NOW, THEREFORE, BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

- 1) That the Recitals are incorporated herein.
- 2) That the school impact fee authorized by the City's Zoning and Development Code section 21.02.070(b) is confirmed on a temporary (30 day) basis as provided in this Resolution to be \$920.00 per lot.
- 3) Imposition and collection of the Fee shall be in accordance with the Code.

PASSED and ADOPTED this 21<sup>st</sup> day of February 2024.

  
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Anna M. Stout  
President of the City Council

ATTEST:   
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Amy Philips  
City Clerk

