

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5325

AN ORDINANCE AMENDING SECTIONS 21.02 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) RELATED TO AND CONCERNING DEVELOPMENT IMPACT FEES AND AUTHORIZATION TO ISSUE REFUNDS OF NEW FEE SCHEDULE DIFFERENCES BETWEEN JANUARY 1, 2026 AND THE EFFECTIVE DATE OF THIS ORDINANCE.

Recitals

The City Council has duly considered the policy and pragmatic implications of updating and enacting land development fees and amending the Grand Junction Municipal Code ("GJMC") regarding the same. The imposition and collection of development fees for the use and benefit of fire, police, transportation, and parks and recreation are known as and may be collectively referred to as "Impact Fees" or "Fees".

The City Council having been duly advised and considered the matter finds that Fees are a necessary component of funding the capital costs of infrastructure required to maintain the current level of service for city residents and further finds that development should pay its proportionate share of the costs for fire, police, parks and recreation, and transportation infrastructure.

The City completed an updated Fee Study, and pursuant to law, the purpose and methodology for calculation and imposition of Fees was reviewed and confirmed. To complete the Fee Study, the City hired TischlerBise, a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. The firm has been providing consulting services to public agencies for more than 30 years and has prepared more than 1,000 impact fee/infrastructure financing studies in that time. The Fee Study was presented to the City Council.

The Fee Study found that development creates demand on capital facilities and that the City's current Fees do not support the Council policy that development should pay a proportionate share of the capital costs of fire, police, parks and recreational, and transportation infrastructure, and that updating and adopting new Fees as described in the Fee Study would be reasonably related to the overall cost of the services or improvements to be provided by the City.

On April 5, 2025, City Council passed Ordinance No. 5250, "An ordinance amending sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) related to and concerning impact fees, fee credits and dedications." Ordinance No. 5250 came as the effectuation of the aforementioned Fee

Study, which at the time, was required by code every five (5) years (amended to six (6) years in the same Ordinance).

Council at the November 3, 2025 workshop directed staff to review the parks impact fees based on concern the parks impact fee was imposing too high of a burden to the cost of housing. The direction to staff was to determine if those fees could be reduced.

At the December 15, 2025 workshop, TischlerBise presented Council with three additional options arrived through their methodology for calculating parks impact fees, all of which resulted in a lower parks impact fee. TischlerBise presented three variations of parks impact fees based on their methodologies: 1) Removing downtown properties from the calculation; 2) Removing "central city" properties from the calculation; and 3) Removing the highest and three lowest value properties from the calculation. Based on discussion from Council, staff was directed to proceed with the option to remove the highest and three lowest value properties. Using this methodology, TischlerBise created a new parks fees table based on the calculations, which is adopted with this Ordinance.

Additionally, Council directed staff to refund any excess fees collected when the rates from Ordinance No. 5250 becomes effective on January 1, 2026, and when this ordinance becomes effective. The refund is the difference between the higher rates set by Ordinance No. 5250 in effect January 1, 2026, and the rates set by this Ordinance when it becomes effective. This Ordinance accomplishes that direction.

Finally, Council directed staff to amend the code regarding the period to which impact fees are required to be studied, removing the requirements that impact fees be studied at a preset number of years (set by Ordinance No 5250 at six (6) years) and requiring a study conducted by an independent consultant. This Ordinance removes the requirement that impact fees be studied every six (6) years and replaces that with a "periodic" requirement. This Ordinance also removes the requirement that an independent consultant be retained to complete the study.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION IN CONSIDERATION OF THE RECITALS, CHAPTER 21.02 OF THE GRAND JUNCTION MUNICIPAL CODE ("GJMC" OR "ZONING AND DEVELOPMENT CODE") ARE AND SHALL BE AMENDED AS SHOWN (DELETIONS ARE IN STRIKETHROUGH AND ADDITIONS ARE UNDERLINED.)

§21.02.070(11(i)) Review. The impact fees described in this section and the administrative procedures of this section shall be reviewed periodically by the City Council ~~at least once every six years~~ to ensure that: i) the demand and cost assumptions underlying the impact fees are still valid, ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, iii) the monies collected or to be collected in each impact account have

been and are expected to be spent for capital facilities for which the impact fees were paid, and iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. During this review, should issues, as listed in (i) through (iv), above be identified, the City shall commission At the direction of the City Manager, a new impact fee study shall ~~to be~~ conducted by an independent consultant. no less than every eight years.

21.02.070(a)(12) Impact Fee Schedule - Fire, Police, Parks and Recreation, and Transportation.

Remove/Replace Table 21-02-8 Impact Fee Schedule...:

Replace with Table:

Unit Size	Development Unit	Fire	Step Increase*	Police	Step Increase*	Transportation	Step Increase*	Parks	Bi-Annual Step Increase*
		1-Jan-26		1-Jan-26		1-Jan-26		1-Jan-26	
850 or less	Dwelling	\$501	---	\$179	---	\$2,853	---	\$1,011	\$23
851 to 1,000	Dwelling	\$561	\$17	\$232	---	\$3,539	\$23	\$1,066	\$78
1,001 to 1,250	Dwelling	\$590	\$46	\$243	\$10	\$3,698	\$182	\$1,132	\$144
1,251 to 1,500	Dwelling	\$859	\$32	\$357	\$1	\$5,428	\$46	\$1,604	\$136
1,501 to 2,000	Dwelling	\$902	\$75	\$373	\$17	\$5,662	\$280	\$1,702	\$234
2,001 to 2,500	Dwelling	\$948	\$121	\$389	\$33	\$6,541	\$399	\$1,805	\$337
2,501 to 3,000	Dwelling	\$983	\$156	\$402	\$46	\$8,321	\$277	\$1,885	\$417
3,001 to 3,500	Dwelling	\$1,013	\$186	\$413	\$57	\$8,482	\$438	\$1,953	\$485
3,501 or greater	Dwelling	\$1,039	\$212	\$422	\$66	\$8,623	\$579	\$2,010	\$542
Retail/Commercial	1,000 SF	\$715	\$146	\$284	\$44	\$8,266	\$10		
Convenience Commercial	1,000 SF	\$806	\$237	\$316	\$76	\$11,443	---		
Office	1,000 SF	\$292	\$70	\$117	\$22	\$4,985	---		
Institutional/Public	1,000 SF	\$235	\$13	\$97	\$2	\$1,742	\$113		
Industrial	1,000 SF	\$98	\$21	\$39	\$6	\$1,548	---		
Warehousing	1,000 SF	\$50	\$10	\$20	\$3	\$787	---		
Hotel/Lodging	Room	\$473	---	\$166	---	\$3,676	---		
RV Park	Pad	\$160	---	\$56	---	\$1,241	---		

* One (1) step increase every six (6) months On Jan 1 and July 1 for three (3) years, Once annually (beginning Jan 1, 2027), inflation will also be added to total fee

... §21.02.070(a)(5)(i)(F) Prior Conditions and/or Agreements

Any Applicant person who prior to January 1, 2026, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

- (a) Any Applicant that either dedicated open space or paid an in-lieu fee required for a development and pursuant to §21.05.030(a) of the GJMC prior to being amended by Ordinance No. 5250, will receive a fee offset per lot to be applied

to the payment of a parks impact fee due for a Planning Clearance within that same development.

- (b) The fee offset per lot or multi-unit dwelling shall be calculated as the dollar value of the open space dedication, as provided in the MAI Appraisal accepted for the development, or the amount of the in-lieu fee, divided by the total number of lots or multi-unit dwellings in the development.

$$\frac{\text{Dollar value of open space dedication and/or In lieu fee}}{\text{number of lots}} = \text{Fee Offset per lot or multi-unit dwellings}$$

- (c) In substitute of applying the fee offset to existing lots or multi-unit dwellings, an Applicant may request in writing cash for the fee offset. A cash payment of the fee offset must be approved by the City Manager at their discretion and is subject to budgetary conditions.

The City Council Further authorizes the following: Any parks impact fee that is collected between January 1, 2026 and the effective date of this ordinance, shall be refunded to the Applicant in an amount which is the difference between what was paid and the fee made effective by this ordinance. The amount refunded shall be the same dollar amount as said difference, and no interest shall accrue.

The City Manager is hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

Severability.

If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this 15th day of April 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 3rd day of June 2026 and ordered published in pamphlet form.

Laurel Lutz

Laurel Lutz
President of the City Council

ATTEST:

Selestina Sandoyal

Selestina Sandoyal
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5325 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th of April, 2026, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 3rd of June 2026, at which Ordinance No. 5325 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of June 2026.



Deputy City Clerk

Published: April 18, 2026
Published: June 6, 2026
Effective: July 6, 2026

