

RESOLUTION NO. 192-05

A RESOLUTION AMENDING THE DEVELOPMENT FEE SCHEDULE MODIFYING THE TRANSPORTATION CAPACITY PAYMENT SCHEDULE AND THE FEE FOR CASH-IN-LIEU OF INSTALLING UNDERGROUND UTILITIES

RECITALS:

Pursuant to Section 6.2.B.2.d, the Transportation Capacity Payment ("TCP") shall be set by City Council. Minimally, the TCP is to be adjusted annually for inflation by Consumer Price Index for All Urban Consumers (CPI-U), Western Region, size B/C, published monthly by the United States Department of Labor. The Grand Valley Regional Transportation Committee and City staff recommends that City Council adjust the schedule for inflation with the fees to be adjusted for a 2.6% increase.

In addition, to further implement the City's policy to have development "pay its own way," after review, it has been determined that the fee for accepting cash-in-lieu of construction for installing underground utilities is reasonable to be assessed \$25.65 per foot for each foot of utilities that would otherwise be required to be installed underground. This is an increase from \$25.00 per foot. The additional \$.65 is based on the same 2.6% inflation adjustment.

The fees stated and described herein are found to be in an amount bearing a reasonable relationship to the cost of providing services, protecting the public and their facilities from degradation and/or exacerbation of public problems due to growth.

The City Council finds that there is a reasonable, demonstrable connection between the fees, charges and dedications and the public benefit and protection of the public health safety and welfare that is had by imposing the same on new growth and development. The community, in which the growth and development is occurring, is benefited as a whole by the receipt and expenditure of such revenues.

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

The Development Fee Scheduled is hereby amended as follows:

1. The attached Exhibit A is adopted as the Transportation Capacity Payment Schedule and replaces the previously adopted fee schedule as it appears in the Zoning and Development Code in Table 6.2.A. The remainder of Table 6.2.A concerning the factor set forth for each land use type shall remain in full force and effect.

2. The payment for the cash-in lieu of construction shall be calculated based on \$25.65 per foot for each foot of utilities that would otherwise be required to be installed underground for an approved development.

3. These fee increases shall be effective January 1, 2006.

PASSED and ADOPTED this 21st day of December, 2005.

ATTEST:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

**Transportation Impact Fee Schedule
Effective As Of Jan. 1, 2006**

Adjusted for a 2.6% increase from June 2004 to June 2005 according to the Consumer Price Index for All Urban Consumers (CPI-U),
Western Region, Size B/C, published monthly by the United States Department Of Labor.

Land Use Type	Unit		Fee-2005	Fee - 2006
Residential				
Single Family	Dwelling		\$1,500.00	\$1,539.00
Multi-Family	Dwelling		\$1,039.00	\$1,066.00
Mobile Home / RV Park	Pad		\$754.00	\$774.00
Hotel / Motel	Room		\$1,414.00	\$1,451.00
Retail / Commercial				
Shopping Center (0-99ksf)	1000 SF		\$2,461.00	\$2,525.00
Shopping Center (100-249ksf)	1000 SF		\$2,311.00	\$2,371.00
Shopping Center (250-499ksf)	1000 SF		\$2,241.00	\$2,299.00
Shopping Center (500k+sf)	1000 SF		\$2,068.00	\$2,122.00
Auto Sales / Service	1000 SF		\$2,223.00	\$2,281.00
Bank	1000 SF		\$3,738.00	\$3,835.00
Convenience Store w/ Gas Sales	1000 SF		\$5,373.00	\$5,513.00
Golf Course	Hole		\$3,497.00	\$3,588.00
Health Club	1000 SF		\$2,003.00	\$2,055.00
Movie Theater	1000 SF		\$6,216.00	\$6,378.00
Restaurant; Sit Down	1000 SF		\$3,024.00	\$3,103.00
Restaurant; Fast Food	1000 SF		\$6,773.00	\$6,949.00
Office / Institutional				
Office , General (0-99ksf)	1000 SF		\$1,845.00	\$1,893.00
Office , General (>100ksf)	1000 SF		\$1,571.00	\$1,612.00
Office, Medical	1000 SF		\$5,206.00	\$5,341.00
Hospital	1000 SF		\$2,418.00	\$2,481.00
Nursing Home	1000 SF		\$677.00	\$695.00
Church	1000 SF		\$1,152.00	\$1,182.00
Day Care Center	1000 SF		\$2,404.00	\$2,467.00
Elementary / Secondary School	1000 SF		\$376.00	\$386.00
Industrial				
Industrial Park	1000 SF		\$1,091.00	\$1,119.00
Warehouse	1000 SF		\$777.00	\$797.00
Mini-Warehouse	1000 SF		\$272.00	\$279.00