

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. 09-14**

**A RESOLUTION AUTHORIZING THE CITY PAYMENT OF CERTAIN DEVELOPMENT
FEES FOR THE GRAND VALLEY CATHOLIC OUTREACH'S PROPOSED ST.
MARTIN PLACE II, LOCATED AT 221 PITKIN AVENUE**

RECITALS.

Grand Valley Catholic Outreach is proposing to develop 24 one-bedroom dwelling units within three buildings adjacent to St. Martin Place on Pitkin Avenue for chronically homeless, with preference given to homeless veterans. The property is located on the south side of Pitkin Avenue between S. 2nd and S. 3rd Streets where five single-family homes were recently demolished. A rezone from C-1 (Light Commercial) to B-2 (Downtown Business) is proposed, which is consistent with the Greater Downtown Plan, and would allow for a mix of uses, including housing.

The applicant is requesting that the City partner in the \$2.6 million project by waiving fees, including parks and open space fee, school impact fee, transportation capacity payment (TCP), underground utility fee, drainage fee, and water and sewer tap fees. In the past, the City has not waived fees from the Enterprise Funds. Fee waivers would come out of the General Fund to keep the water and sewer funds whole. Likewise, the TCP, Utility Undergrounding and Drainage funds should be kept whole by transferring the required fee amounts into those funds if City Council is favorable to the fee request. The School Impact fee is a pass-through to the School District and would also have to be paid from some other fund.

The Transportation Capacity Payment (TCP) is calculated at the reduced rate approved for the downtown area, resulting in a fee of \$10,614. However, the credit for the single family homes that were on the property exceed the calculated TCP, therefore, there will be no TCP charged for the new units. There will also not be a utility undergrounding fee since the lines are in the alley, nor will there be a drainage fee since the redeveloped parcel will not result in an increase in stormwater runoff. The Parks Fee (\$225 per unit) and School Impact Fee (\$560 per unit) are credited for the 5 units that were demolished, as are the Water Tap Fee (\$1,200 credit) and Sewer Plant Investment Fee (\$16,480 credit).

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the City payment of the following fees out of the General Fund:

• Water Tap	\$ 8,650.00
• Sewer PIF	\$ 54,713.60
• Parks	\$ 4,275.00
• Open Space	\$ 31,800.00
TOTAL	\$ 99,438.60

Dated this 3rd day of April, 2014.

Sam Susser
President of the Council

ATTEST:

Stephanie Turner
City Clerk

