

**RESOLUTION NO. 187-07**

**A RESOLUTION AMENDING THE DEVELOPMENT FEE SCHEDULE MODIFYING THE TRANSPORTATION CAPACITY PAYMENT SCHEDULE**

**RECITALS:**

Pursuant to Section 6.2.B.2.d of the Zoning and Development code, the Transportation Capacity Payment ("TCP") fees 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. Based on CDOT Construction Index, Staff recommends the fee for single family residential be increased to \$2,554 and all commercial and industrial fees be increased a proportionate amount.

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 fee increases for residential shall be effective July 1, 2008; fees for commercial projects shall increase January 1, 2009 if this resolution is not amended prior to that date.

PASSED and ADOPTED this 19th day of December, 2007.

/s/ James J. Doody  
President of the Council

ATTEST:

/s/ Stephanie Tuin  
City Clerk

Exhibit A

<b>City of Grand Junction Transportation Impact Fee Calculations</b>					
			<b>2007 FEE</b>	<b>2008 FEE</b>	<b>2009 FEE</b>
<b>Land Use Type</b>	<b>ITE Code</b>	<b>Unit</b>	<b>Fee</b>		<b>Fee</b>
<b>Residential</b>					
Single Family	210	Dwelling	\$1,589	\$2,554	TBD
Multi-Family	220	Dwelling	\$1,100	\$1,769	TBD
Mobile Home/RV Park	240	Pad	\$799	\$1,284	TBD
Hotel/Motel	310/320	Room	\$1,498	\$2,407	TBD
<b>Retail/Commercial</b>					
Shopping Center (0-99KSF)	820	1000 SF	\$2,607	\$2,607	\$4,190
Shopping Center (100-249KSF)	820	1000 SF	\$2,448	\$2,448	\$3,935
Shopping Center (250-499KSF)	820	1000 SF	\$2,373	\$2,373	\$3,815
Shopping Center (500+KSF)	820	1000 SF	\$2,191	\$2,191	\$3,521
Auto Sales/Service	841	1000 SF	\$2,355	\$2,355	\$3,785
Bank	911	1000 SF	\$3,959	\$3,959	\$6,365
Convenience Store w/Gas Sales	851	1000 SF	\$5,691	\$5,691	\$9,149
Golf Course	430	Hole	\$3,704	\$3,704	\$5,954
Health Club	493	1000 SF	\$2,121	\$2,121	\$3,410
Movie Theater	443	1000 SF	\$6,584	\$6,584	\$10,584
Restaurant, Sit Down	831	1000 SF	\$3,203	\$3,203	\$5,150
Restaurant, Fast Food	834	1000 SF	\$7,173	\$7,173	\$11,532
<b>Office/Institutional</b>					
Office, General (0-99KSF)	710	1000 SF	\$1,954	\$1,954	\$3,142
Office, General >100KSF	710	1000 SF	\$1,665	\$1,665	\$2,675
Office, Medical	720	1000 SF	\$5,514	\$5,514	\$8,865
Hospital	610	1000 SF	\$2,561	\$2,561	\$4,117
Nursing Home	620	1000 SF	\$717	\$717	\$1,153
Church	560	1000 SF	\$1,220	\$1,220	\$1,961
Day Care Center	565	1000 SF	\$2,547	\$2,547	\$4,094
Elementary/Sec. School	520/522/530	1000 SF	\$398	\$398	\$641
<b>Industrial</b>					
Industrial Park	130	1000 SF	\$1,155	\$1,155	\$1,857
Warehouse	150	1000 SF	\$823	\$823	\$1,324
Mini-Warehouse	151	1000 SF	\$288	\$288	\$463