



## STAFF REVIEW

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FILE: #68-94

DATE: April 14, 1994

STAFF: Jim Shanks

REQUEST: Adoption of Transportation Impact fee

APPLICANT: City of Grand Junction

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### STAFF ANALYSIS:

The City of Grand Junction presently requires developers of land adjacent to unimproved streets to improve the street to a minimum residential standard or to pay an amount equivalent to half of the cost of a residential street.

There has been concern that this method of collecting money for adjacent street improvements is not fair. Developers of land immediately adjacent to unimproved streets must pay half of the cost for the improvements, yet those developments that do not abut the street add traffic to it but pay nothing.

This proposed ordinance is intended to replace the half street improvement requirement with a Transportation Impact Fee. This proposed fee will aid in the funding of transportation capacity improvements needed because of growth.

The rationale in establishing the fee is that new development creates additional traffic that consumes a portion of the existing transportation infrastructure capacity. The fee calculation is based on the current cost of constructing a lane mile of street and uses the number of trips generated by different types of development, the average trip length, and the percentage of new trips as variables. The proposed fee provides a credit for the portion of sales and use tax generated by the construction of new development that would be dedicated to transportation capacity improvements planned to be constructed in the City's long range capital improvements plan.

The purpose of this ordinance is to regulate the use of land and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide transportation capacity in the City of Grand Junction.

The developer of all development which will generate additional traffic shall be required to pay a Transportation Impact Fee in the manner and amount set forth in this ordinance.

No new building permit for any activity requiring payment of the Transportation Impact Fee pursuant to this ordinance shall be issued until the Transportation Impact Fee has been paid.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Transportation Impact Fee and amending the appropriate sections of the Zoning and Development Code pertaining to road improvements.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #68-94, adopting the Transportation Impact Fee and amending the appropriate sections of the Zoning and Development Code pertaining to road improvements, I move we forward this onto City Council with a recommendation of approval.

## STAFF REVIEW

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FILE: #68-94

DATE: May 12, 1994

STAFF: Jim Shanks

REQUEST: Adoption of Transportation Impact fee

APPLICANT: City of Grand Junction

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### EXECUTIVE SUMMARY:

A proposal to replace the current requirement for half-street improvements with a Transportation Impact Fee.

### STAFF ANALYSIS:

The City of Grand Junction presently requires developers of land adjacent to unimproved streets to improve the street to a minimum residential standard or to pay an amount equivalent to half of the cost of a residential street.

There has been concern that this method of collecting money for adjacent street improvements is not fair. Developers of land immediately adjacent to unimproved streets must pay half of the cost for the improvements, yet those developments that do not abut the street add traffic to it but pay nothing.

This proposed ordinance is intended to replace the half street improvement requirement with a Transportation Impact Fee. This proposed fee will aid in the funding of transportation capacity improvements needed because of growth.

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Any development that generates additional traffic will require the payment of a transportation impact fee prior to the issuance of a building permit or other final approval if a building permit is not required. The fee will be based on the approved fee schedule.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**PLANNING COMMISSION RECOMMENDATION:**

At their May 3, 1994 hearing, Planning Commission recommended approval.

# CITY OF GRAND JUNCTION

DEPARTMENT OF PUBLIC WORKS & UTILITIES

ENGINEERING DIVISION

PROJECT AUTOMART OF GRAND JUNCTION

SUBJECT TRANS. CAPACITY PAYMENT

DATE 6-9-94 BY JJK FILE NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

ITE LAND USE CODE 841 - NEW CAR SALES

AVG. TRIPS/EMPLOYEE = 24.04

12 EMPLOYEES

$TCP = \alpha \times (\text{TRIPS/DAY}/10) \times (\text{TRIP LENGTH}/6) \times \% \text{ NEW TRIPS}$

$\alpha = 500$

$\text{TRIPS/DAY} = 12 \times 24.04 = 288.48$

$\% = 100$

$TCP = (500)(288.48)(1)(1)$

→  $TCP = \$14,424.00$

AVG. TRIPS/1000 SQ. FT. = 47.91 \* SMALL SAMPLE SIZE

12394 SQ. FT.

$\text{TRIPS/DAY} = 12.394 \times 47.91 = 594$

$TCP = (500)(\frac{594}{10})(1)(1)$

$TCP = \$29,700.00$

Example

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# CITY OF GRAND JUNCTION

DEPARTMENT OF PUBLIC WORKS & UTILITIES

ENGINEERING DIVISION

PROJECT LINDAUER OFFICE BUILDING

SUBJECT TRANS. CAPACITY PAYMENT

DATE 6-9-94 BY JKK FILE NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_

From ORDINANCE :

\$400 / 1000 sq. Ft.

1928 sq. Ft.

$TCP = \$400 \times 1.928$

$TCP = \$771.20$

Example

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#68-94

Account Activity & Balance Display - Summary (Revenue Acct.)

Org : 27688 PROJECTS ENGINEERING  
Object : 43318 TRANS. CAPACITY PAYMENT 207-600-688-43318

\*----- Current Budget -----\* \*----- Year-To-Date -----\*  
Original Est. Revenue : -80,000.00 YTD Debits : .00  
Revised Est. Revenue : -80,000.00 YTD Credits : -1,518.00

\*----- Current Balance -----\*  
Current Collected (Memo) : -2,018.00 Posted-To-Date : -1,518.00

\*----- Actual vs. Budget -----\* \*----- Prior Years -----\*  
Collected Revenue : -2,018.00 Last Yr's Budget : -40,000.00  
Collected Percent : 2.52% Collected Last Yr: -43,536.47 ←  
Uncollected Revenue : -77,982.00 Collected 1 Yr Pr: .00  
Uncollected Percent : 97.48% Collected 2 Yr Pr: .00

(N)ext Acct, (1) Summary, (2) Months, (3) Detail, (4) History, <CTRL-A> Exit  
TRANFILE.ASP J VT102 J FDX J 19200 071 J LOG CLOSED J PRINT OFF J ON-LINE

Account Activity & Balance Display - Monthly Amounts

Org : 27688 PROJECTS ENGINEERING Revised Budget : -80,000.00  
Object : 43318 TRANS. CAPACITY PAYMENT 207-600-688-43318

	Last Year	This Year	Cumulative Bal.	Budget Variance
SOY	.00	.00	.00	-80,000.00
Jan	.00	-1,518.00	-1,518.00	-78,482.00
Feb	.00	.00	-1,518.00	-78,482.00
Mar	.00	.00	-1,518.00	-78,482.00
Apr	.00	.00	-1,518.00	-78,482.00
May	.00	.00	-1,518.00	-78,482.00
Jun	.00	.00	-1,518.00	-78,482.00
Jul	-8,303.00	.00	-1,518.00	-78,482.00
Aug	-6,762.67	.00	-1,518.00	-78,482.00
Sep	-8,974.60	.00	-1,518.00	-78,482.00
Oct	-8,255.20	.00	-1,518.00	-78,482.00
Nov	-7,561.00	.00	-1,518.00	-78,482.00
Dec	-3,680.00	.00	-1,518.00	-78,482.00
EOY	.00	.00	-1,518.00	-78,482.00

(N)ext Acct, (1) Summary, (2) Months, (3) Detail, (4) History, <CTRL-A> Exit  
TRANFILE.ASP J VT102 J FDX J 19200 071 J LOG CLOSED J PRINT OFF J ON-LINE