

AGENDA ITEM SUMMARY

December 2, 2014

City Council

STAFF

Ginny Sawyer, Policy and Project Manager
Laurie Kadrich, Community Development & Neighborhood Services Dir

SUBJECT

First Reading of Ordinance No. 171, 2014, Adopting the 2014 Larimer County Transportation Capital Expansion Fee Schedule.

EXECUTIVE SUMMARY

The purpose of this item is to adopt the 2014 Larimer County Transportation Capital Expansion Fee Schedule (Regional Road Fee) as determined by the Intergovernmental Agreement with Larimer County.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

In 2000, the City and Larimer County entered into an IGA agreeing that the City would collect a Regional Road Fee on behalf of Larimer County. The fee is collected at the time a building permit is issued. The Regional Road Fee helps generate revenue for road improvements that are necessitated by new development. The fees are only used on capacity related improvements that are of mutual benefit to both the City and the Larimer County.

The Larimer County Land Use Code specifies that its Regional Transportation Capital Expansion Fees must be updated to reflect changes in road construction costs during the previous year. The methodology for adjustments is based on a two-year moving average calculated from the Colorado Construction Cost Index data compiled by Colorado Department of Transportation.

Larimer County's procedure for fee adjustments is to update the two-year moving average using the most recent prior year construction cost index data and calculate new adjusted fees. If the change is less than 5% the new fees become effective without further action by the Board of County Commissioners (BCC). If the increase exceeds 5% the County's Land Use Code specifies that the BCC review and approve the fee change. The County typically adjusts and adopts new fees in July of each year. The 2014 Fee Table is included as Exhibit A to the Ordinance.

Part of the operational changes agreed to early this year was for the City to bring the Regional Road Fee changes along with the City fee changes that are customarily brought to Council in December. The County is aware of the lag time in this process.

The change in fee for a regional single family detached home will be a \$7 increase (2.5% increase). Under the City Code, changes in the amount of the County fee do not take effect in the City until the City Council approves a new fee schedule. Council is asked to adopt the latest Regional Road Impact Fee schedule.

FINANCIAL / ECONOMIC IMPACTS

The fees are collected on behalf of Larimer County and the program. Revenues from the fees will pass through City accounts and will not affect City revenue limits under Article X, Section 20. The City does retain a 2% administration fee. Adoption will result in an increase to development fee payers.

ORDINANCE NO. 171, 2014
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING THE 2014 LARIMER COUNTY TRANSPORTATION
CAPITAL EXPANSION FEE SCHEDULE

WHEREAS, the City and Larimer County (the “County”) have heretofore entered into an intergovernmental agreement whereby the City collects a transportation capital expansion fee on behalf of Larimer County at the time of issuance of building permits, which fee is to be utilized to general revenue for road improvements that are necessitated by such new development; and

WHEREAS, the City and the County have established a procedure for the City Council to consider the Larimer County Transportation Capital Expansion Fee changes to reflect increases in construction costs, along with the City fee changes in December; and

WHEREAS, the proposed change in the Larimer County Transportation Capital Expansion Fee for a single family detached home in the new fee schedule is an increase of \$7.00; and

WHEREAS, pursuant to City Code Section 7.5-82(c)(1), the new Larimer County Transportation Capital Expansion Fee schedule must be adopted by the City Council by ordinance; and

WHEREAS, the City Council has determined that it is in the best interests of the City that the 2014 Larimer County Transportation Capital Expansion Fee Schedule be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the 2014 Larimer County Transportation Capital Expansion Fee Schedule (also known as the Regional Road Fee Schedule) attached hereto as Exhibit “A” and incorporated herein by reference is hereby adopted and approved.

Introduced, considered favorably on first reading, and ordered published this 2nd day of December, A.D. 2014, and to be presented for final passage on the 16th day of December, A.D. 2014.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 16th day of December, A.D. 2014.

Mayor

ATTEST:

City Clerk



Larimer County Engineering Dept.
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 Fort Collins, CO 80521
 970-498-5700
www.larimer.org/engineering

2014 Transportation Capital Expansion Fee Schedule

Effective July 1, 2014

Land Use Type	Unit of Measure	County	Regional	Total * Per Unit
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Residential

Single Family Detached	1 Dwelling	\$2,924	\$ 284	\$ 3,208
Cabin (30% of single family detached)	1 Dwelling	\$ 877	\$ 86	\$ 963
Accessory Living Area - Attached	1 Dwelling	no fee	no fee	no fee
Accessory Living Area - Detached	1 Dwelling	\$2,053	\$ 198	\$2,251
Extended Family (3 yr permit)	1 Dwelling	\$ 439	\$ 43	\$482
Farmstead Accessory Living	1 Dwelling	\$2,924	\$ 284	\$3,208
Hotel/Motel	1 Room	\$2,724	\$ 264	\$2,988
Mobile Home Park	1 Site	\$1,526	\$ 149	\$1,675
Multi-Family	1 Dwelling	\$2,053	\$ 198	\$2,251

* Transportation Capital Expansion Fee is calculated by multiplying unit by total \$ per unit

Retail/Commercial

Auto Sales (& Specialty Retail)	1,000 sq ft	\$5,317	\$ 513	\$5,830
Auto Service/Repair/Tire Store	1,000 sq ft	\$3,255	\$ 314	\$3,569
Bank	1,000 sq ft	\$17,071	\$1,648	\$18,719
Building Materials/Hardware/Nursery	1,000 sq ft	\$7,420	\$ 716	\$8,136
Convenience Store	1,000 sq ft	\$43,560	\$4,206	\$47,766
Discount Store	1,000 sq ft	\$5,364	\$ 519	\$5,883
Furniture Store	1,000 sq ft	\$1,168	\$ 112	\$1,280
General Retail <100,000 sq ft	1,000 sq ft	\$10,633	\$ 1,028	\$11,661
General Retail 100,000-500,000 sq ft	1,000 sq ft	\$7,541	\$ 728	\$8,269
General Retail 500,001-1,000,000 sq ft	1,000 sq ft	\$6,229	\$ 602	\$6,831
General Retail > 1 million sq ft	1,000 sq ft	\$5,008	\$ 482	\$5,490
Movie Theater	1,000 sq ft	\$18,030	\$1,740	\$19,770
Restaurant, Fast Food	1,000 sq ft	\$25,461	\$2,457	\$27,918
Restaurant, Sit-Down	1,000 sq ft	\$8,773	\$ 846	\$9,619

* Transportation Capital Expansion Fee is calculated by multiplying unit by total \$ per unit

Office/Institutional

Church/Synagogue	1,000 sq ft	\$2,639	\$ 258	\$2,897
Day Care Center	1,000 sq ft	\$5,507	\$ 535	\$6,042
Elementary/Secondary School	1,000 sq ft	\$2,099	\$ 204	\$2,303
Hospital	1,000 sq ft	\$5,091	\$ 492	\$5,583
Medical Office	1,000 sq ft	\$10,462	\$ 1,015	\$11,477
Nursing Home	1,000 sq ft	\$1,796	\$ 176	\$1,972
Office, General <100,000 sq ft	1,000 sq ft	\$4,739	\$ 462	\$5,201
Office, General >200,000 sq ft	1,000 sq ft	\$3,682	\$ 361	\$4,043
Office, General 100,000 - 200,000 sq ft	1,000 sq ft	\$4,043	\$ 392	\$4,435

Industrial

General Light Industrial/Industrial Park	1,000 sq ft	\$2,475	\$ 241	\$2,716
Mini-Warehouse	1,000 sq ft	\$ 889	\$ 87	\$976
Warehouse	1,000 sq ft	\$1,763	\$ 171	\$1,934