AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Impact Fee Support Study Updates; Public Safety; Road and Bridge

Action Requested: Discussion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:
Gunnison County Road and Bridge Impact Fee and Public Safety Impact Fee Support Studies - RPI Consulting

Fiscal Impact:

Submitted by: Neal Starkebaum **Submitter's Email Address:** nstarkebaum@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 12/3/2014

County Attorney Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\atrezise Discharge Date: 12/5/2014 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\khaase Discharge Date: 12/5/2014

( ) Consent Agenda ( ) Regular Agenda (●) Worksession Time Allotted: 30 Minutes

Agenda Date: 12/9/2014 Follow Up Agenda Date:

Revised April 2013

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230
Phone: (970) 641-0360 Fax: (970)641-8585

December 2, 2014

TO: **Board of County Commissioners**
Matthew Birnie, County Manager
David Baumgarten, County Attorney
Russ Forrest, Community Development Director

FROM: **Neal Starkebaum, Assistant Director**

SUBJECT: **Strategic Plan, Strategic Results - 2014 Impact Fee Reports Update**

The 2013 *Gunnison County Strategic Plan* identified the following: *A. Insure Sound Infrastructure 1.* which states: *By December 31, 2014, Gunnison County will implement a transportation system improvement impact fee for new building permits.*

The first *Gunnison County Road and Bridge Capital Expansion Impact Fee Report* was prepared by RPI Consulting, in April 2009. The Board did not adopt the Transportation Impact Fee for new building permits, at that time.

Please find the updated *Gunnison County Road and Bridge Impact Fee and Safety Impact Fee Support Studies*, prepared by RPI Consulting. Mr. Gabe Preston of RPI Consulting will be present and provide a presentation on the Impact Fee Reports and answer any questions. Below is an example of current building permit fees and the (first year) Road and Bridge Impact and Public Safety Impact Fees, based upon a range of square footages, for a single-family residence, and type of use for a 2000 square foot commercial/industrial structure. The fees increase incrementally, each year, for 25 years. (See report)

For Single-Family Residence:

Square Feet	BP Fee	Linkage Fee	Total Current Fees	R&B Fee	Public Safety Fee	New Fees
1500	$1,498.68	$480.61	$1,979.29	$1,873	$266	**$4,118.29**
2200	$2,041.94	$1,185.53	$3,227.47	$1,873	$266	**$5,366.47**
3500	$3,055.32	$5,546.23	$8,601.55	$1,873	$266	**$10,740.55**
5000	$4,111.00	$10,987.23	$15,098.23	$1,873	$266	**$17,237.23**

For a 2000 Square Foot Commercial/Industrial Structure:

Type of Use	BP Fee	Linkage Fee	Total Current Fees	R& B Fee	Public Safety Fee	New Fees
Restaurant	$2,170.52	$3,570	**$5,740.52**	$4,990	$64	**$10,794.52**
Office	$2,042.56	$3,570	**$5,612.56**	$4,308	$64	**$9,984.56**
Factory	$1,234.20	$3,570	**$4,804.20**	$2,730	$64	**$7,598.20**
Storage	$1,126.40	$3,570	**$4,696.40**	$1,940	$64	**$6,700.40**
Motel	$1,742.96	$3,570	**$5,312.96**	$14,232	$64	**$19,608.96**

In conjunction with the discussion on the potential inclusion of a Building Permit Plan Check fee, included is a spreadsheet that provides examples of the total proposed fees. This includes the Plan Check fee, the Public Safety and the Road and Bridge Impact fees. (Attached)

PROPOSED TOTAL FEES – EXAMPLES

Below is an example of current building permit and workforce housing linkage fees, based upon a range of residential square footages, and proposed Building Permit Plan Check and (the first year) Public Safety and Road and Bridge Impact Fees.

For Single-Family Residence:

Square Feet	BP Fee	Linkage Fee	Current Total Fees	Plan Check Fee	Public Safety Fee	R& B Fee	Total Fees
1,500	$1498.68	$480.61	**$1979.29**	$449.60	$266	$1873	**$4,567.89**
2,200	$2041.94	$1185.53	**$3227.47**	$612.58	$266	$1873	**$5,979.05**
3,500	$3055.32	$5546.23	**$8601.55**	$916.60	$266	$1873	**$11,657.15**
5,000	$4111.00	$10987.23	**$15098.23**	$1,233.30	$266	$1873	**$18,470.53**

Below is an example of current building permit and workforce housing linkage fees, based upon a range of commercial building types, (all 2,000 square feet), and proposed Building Permit Plan Check and (the first year) Public Safety and Road and Bridge Impact Fees.

For 2000 Square Foot Commercial/Industrial Structure.

Type of Use	BP Fee	Linkage Fee	Current Total Fees	Plan Check Fee	Public Safety Fee	R& B Fee	Total Fees
Restaurant	$2,170.52	$3,570	**$5,740.52**	$1,410.84	$64	$4,990	**$12,205.36**
Office	$2,042.56	$3,570	**$5,612.56**	$1,327.66	$64	$4,308	**$11,312.22**
Factory	$1,234.20	$3,570	**$4,804.20**	$802.23	$64	$2,730	**$8,400.43**
Storage	$1,126.40	$3,570	**$4,696.40**	$732.16	$64	$1,940	**$7,432.56**
Motel	$1,742.96	$3,570	**$5,312.96**	$1,132.92	$64	$14,232	**$20,741.88**