



## 2016 Development Impact Fee Schedule

**From:** City of Greeley, Colorado

**Date:** October 28, 2015

**Subject:** 2016 Transportation, Storm Drainage, and Trails Fee Schedule

Last year in the adoption of the Transportation, Parks, Trails, Storm Water, Fire and Police development impact fees, a methodology was adopted to increase them annually. City of Greeley Code Chapter 4.64.055 (b) states that an Economic Adjustment Factor (EAF) will be used. A group of citizens helped develop the EAF methodology.

The EAF is determined on an annual basis, using six weighted data variables considered to be representative of economic growth, the cost of materials and services associated with constructing capital projects, and general economic conditions. The variables include:

- Percent change in **Greeley Utility Customer Accounts** – representing the growth and scope of public services
- Percent change in **CDOT Construction Cost Index** – representing the cost of providing transportation networks
- Percent change in **Engineering News Records Construction Cost Index** – representing material costs associated with capital projects
- Percent change in **Engineering News Records Building Cost Index** – representing labor costs associated with capital projects
- Percent change in **Assessed Value of Greeley Real Property** – representing growth and the economic value of real property assets
- Percent change in **Greeley MSA Employment** – representing a general indicator of the economic health of the area

The 2015 EAF is calculated using the most reliable and consistent annual or 4<sup>th</sup> quarter data sets from the previous full year. Since the EAF is calculated in October of 2015 for the 2016 fee year, the annual or 4<sup>th</sup> quarter data from 2014 is used as the most current, reliable, and consistent data available at the time of calculation.

The data is as follows in the calculation of the 2015 EAF:

<b>2016 EAF Based on 2014 Data – Weighting and Percent Change By Indicator</b>						
<b>Greeley Utility Customers</b>	<b>CDOT CCI</b>	<b>ENR CCI</b>	<b>ENR BCI</b>	<b>Assessed Value - City Greeley</b>	<b>Greeley MSA Employment</b>	<b>Weighted Economic Adjustment Factor</b>
<b>25.0%</b>	<b>15.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>25.0%</b>	<b>25.0%</b>	<b>100.0%</b>
<b>1.17%</b>	<b>18.45%</b>	<b>0.87%</b>	<b>2.38%</b>	<b>1.83%</b>	<b>1.55%</b>	<b>4.07%</b>

Over the years this methodology has been used, there have been increases and decreases to the fees. This demonstrates this methodology captures the total economy.

This year, based on the methodology, the Transportation, Parks, Trails, Storm Water, Fire and Police development impact fees will increase by 4.07%.

The Water and Sewer Board establishes the Water and Sewer Public Investment Fees (PIF), the equivalent to impact fees. These will be adopted at the November Board meeting.

The fee adjustment requires public notification approximately 120 days prior to March 1, 2016.

The fee changes by each type of Development Impact Fee are as presented on the schedule attached to this memo.

Any questions can be directed to the City of Greeley’s Finance Department at 970-350-9730.



## 2016 Development Impact Fee Schedule

Type of Fee	Unit	2015 Fee Schedule	Percent Change	2016 Fee Schedule
<b>Police Development Fee</b>				
Single Family Detached	Dwelling	\$ 117	4.07%	\$ 122
Multi-Family	Dwelling	\$ 88	4.07%	\$ 92
Mobile Home Park	Site	\$ 123	4.07%	\$ 128
Retail/Commercial	1,000 Sq Ft	\$ 143	4.07%	\$ 149
Office	1,000 Sq Ft	\$ 67	4.07%	\$ 70
Industrial	1,000 Sq Ft	\$ 27	4.07%	\$ 28
Warehouse	1,000 Sq Ft	\$ 13	4.07%	\$ 14
Public/Industrial	1,000 Sq Ft	\$ 51	4.07%	\$ 53
Oil and Gas Well	Well Head	\$ 58	4.07%	\$ 60
<b>Fire Development Fee</b>				
Single Family Detached	Dwelling	\$ 524	4.07%	\$ 545
Multi-Family	Dwelling	\$ 393	4.07%	\$ 409
Mobile Home Park	Site	\$ 550	4.07%	\$ 572
Retail/Commercial	1,000 Sq Ft	\$ 641	4.07%	\$ 667
Office	1,000 Sq Ft	\$ 301	4.07%	\$ 313
Industrial	1,000 Sq Ft	\$ 119	4.07%	\$ 124
Warehouse	1,000 Sq Ft	\$ 57	4.07%	\$ 59
Public/Industrial	1,000 Sq Ft	\$ 229	4.07%	\$ 238
Oil and Gas Well	Well Head	\$ 261	4.07%	\$ 272
<b>Park Development Fee</b>				
Single Family Detached	Dwelling	\$ 2,721	4.07%	\$ 2,832
Multi-Family	Dwelling	\$ 2,041	4.07%	\$ 2,124
Mobile Home Park	Site	\$ 2,857	4.07%	\$ 2,973
<b>Trails Development Fee</b>				
Single Family Detached	Dwelling	\$ 377	4.07%	\$ 392
Multi-Family	Dwelling	\$ 283	4.07%	\$ 295
Mobile Home Park	Site	\$ 396	4.07%	\$ 412
<b>Storm Drainage Development Fee</b>				
Single Family residential	Dwelling	\$ 341	4.07%	\$ 355
Multifamily residential	Dwelling	\$ 245	4.07%	\$ 255
Retail, per site square foot of impervious surface	Per Sq Ft	\$ 0.094	4.07%	\$ 0.098
Commercial, per site Square foot of impervious surface	Per Sq Ft	\$ 0.094	4.07%	\$ 0.098
Industrial, per site square foot of impervious surface	Per Sq Ft	\$ 0.094	4.07%	\$ 0.098
Oil and Gas	Wellhead	\$ 188	4.07%	\$ 196
<b>Transportation Development Fee</b>				
Single Family Detached	Dwelling	\$ 3,645	4.07%	\$ 3,793
Multi-Family	Dwelling	\$ 2,353	4.07%	\$ 2,449
Mobile Home Park	Site	\$ 1,092	4.07%	\$ 1,136
Retail/Commercial	1,000 Sq Ft	\$ 4,825	4.07%	\$ 5,021
Office	1,000 Sq Ft	\$ 4,266	4.07%	\$ 4,440
Industrial	1,000 Sq Ft	\$ 1,476	4.07%	\$ 1,536
Warehouse	1,000 Sq Ft	\$ 1,376	4.07%	\$ 1,432
Public/Industrial	1,000 Sq Ft	\$ 2,390	4.07%	\$ 2,487
Oil and Gas Well	Well Head	\$ 1,680	4.07%	\$ 1,748