



**FINANCE DEPARTMENT  
Memorandum**

DATE: November 2, 2016  
 FROM: City of Greeley, Colorado  
 RE: 2017 Development Impact Fees

In the 2015 adoption of the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees, a methodology was adopted to increase fees annually. City of Greeley Code Chapter 4.64.055(b) states that the fees will be recalculated by applying the Economic Adjust Factor (EAF).

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; and
- Percent change in **Greeley MSA Employment** – representing a general indicator of the economic health of the area.

The 2017 EAF was calculated using the most reliable and consistent annual data sets from the previous full year. Since the EAF is calculated in October, 2016 for the 2017 fee year, the percent change was calculated using year end 2015 compared to year end 2014.

<b>2017 EAF – Weighting and Percent Change by Indicator</b>							
	Greeley Utility Customers	CDOT CCI	ENR CCI	ENR BCI	Assessed Value	Greeley MSA Employment	Economic Adjustment Factor
Weight	25.0%	15.0%	5.0%	5.0%	25.0%	25.0%	
% change	.99%	2.50%	0.0%	-0.04%	12.98%	0.67%	<b>4.03%</b>

November 2, 2016  
2017 Development Impact Fee Schedule

For 2017, based on the methodology, the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will increase 4.03%.

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

The fee adjustment requires public notification approximately 120 days before the March 1, 2017 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.



## 2017 Development Impact Fee Schedule

Type of Fee	Unit	2016 Fee Schedule	Percent Change	2017 Fee Schedule
<b>Police Development Fee</b>				
Single Family Detached	Dwelling	122	4.03%	127
Multi-Family	Dwelling	92	4.03%	96
Mobile Home Park	Site	128	4.03%	133
Retail/Commercial	1,000 Sq Ft	149	4.03%	155
Office	1,000 Sq Ft	70	4.03%	73
Industrial	1,000 Sq Ft	28	4.03%	29
Warehouse	1,000 Sq Ft	14	4.03%	15
Public/Industrial	1,000 Sq Ft	53	4.03%	55
Oil and Gas Well	Well Head	60	4.03%	62
<b>Fire Development Fee</b>				
Single Family Detached	Dwelling	545	4.03%	567
Multi-Family	Dwelling	409	4.03%	425
Mobile Home Park	Site	572	4.03%	595
Retail/Commercial	1,000 Sq Ft	667	4.03%	694
Office	1,000 Sq Ft	313	4.03%	326
Industrial	1,000 Sq Ft	124	4.03%	129
Warehouse	1,000 Sq Ft	59	4.03%	61
Public/Industrial	1,000 Sq Ft	238	4.03%	248
Oil and Gas Well	Well Head	272	4.03%	283
<b>Park Development Fee</b>				
Single Family Detached	Dwelling	2,832	4.03%	2,946
Multi-Family	Dwelling	2,124	4.03%	2,210
Mobile Home Park	Site	2,973	4.03%	3,093
<b>Trails Development Fee</b>				
Single Family Detached	Dwelling	392	4.03%	408
Multi-Family	Dwelling	295	4.03%	307
Mobile Home Park	Site	412	4.03%	429
<b>Storm Drainage Development Fee</b>				
Single Family residential	Dwelling	355	4.03%	369
Multifamily residential	Dwelling	255	4.03%	265
Retail, per site square foot of impervious surface	Per Sq Ft	0.098	4.03%	0.102
Commercial, per site square foot of impervious surface	Per Sq Ft	0.098	4.03%	0.102
Industrial, per site square foot of impervious surface	Per Sq Ft	0.098	4.03%	0.102
Oil and Gas	Well Head	196	4.03%	204
<b>Transportation Development Fee</b>				
Single Family Detached	Dwelling	3,793	4.03%	3,946
Multi-Family	Dwelling	2,449	4.03%	2,548
Mobile Home Park	Site	1,136	4.03%	1,182
Retail/Commercial	1,000 Sq Ft	5,021	4.03%	5,223
Office	1,000 Sq Ft	4,440	4.03%	4,619
Industrial	1,000 Sq Ft	1,536	4.03%	1,598
Warehouse	1,000 Sq Ft	1,432	4.03%	1,490
Public/Industrial	1,000 Sq Ft	2,487	4.03%	2,587
Oil and Gas Well	Well Head	1,748	4.03%	1,818