



FINANCE DEPARTMENT
Memorandum

DATE: October 10, 2017
 FROM: City of Greeley, Colorado
 RE: 2018 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 2018 EAF was calculated using the most reliable and consistent annual data sets from the previous full year. Since the EAF is calculated in October, 2017 for the 2018 fee year, the percent change was calculated using year end 2016 compared to year end 2015.

2017 EAF – Weighting and Percent Change by Indicator							
	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	.98%	-.35%	4.13%	3.93%	-.40%	0.72%	.67%

October 10, 2017

2018 Development Impact Fee Schedule

For 2018, based on the methodology, the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will increase .67%.

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

The fee adjustment requires public notification approximately 120 days before the March 1, 2018 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.



2018 Development Impact Fee Schedule

Type of Fee	Unit	2017 Fee Schedule	Percent Change	2018 Fee Schedule
Police Development Fee				
Single Family Detached	Dwelling	127	0.67%	128
Multi-Family	Dwelling	96	0.67%	97
Mobile Home Park	Site	133	0.67%	134
Retail/Commercial	1,000 Sq Ft	155	0.67%	156
Office	1,000 Sq Ft	73	0.67%	74
Industrial	1,000 Sq Ft	29	0.67%	30
Warehouse	1,000 Sq Ft	15	0.67%	16
Public/Industrial	1,000 Sq Ft	55	0.67%	56
Oil and Gas Well	Well Head	62	0.67%	63
Fire Development Fee				
Single Family Detached	Dwelling	567	0.67%	571
Multi-Family	Dwelling	425	0.67%	428
Mobile Home Park	Site	595	0.67%	599
Retail/Commercial	1,000 Sq Ft	694	0.67%	699
Office	1,000 Sq Ft	326	0.67%	328
Industrial	1,000 Sq Ft	129	0.67%	130
Warehouse	1,000 Sq Ft	61	0.67%	62
Public/Industrial	1,000 Sq Ft	248	0.67%	250
Oil and Gas Well	Well Head	283	0.67%	285
Park Development Fee				
Single Family Detached	Dwelling	2,946	0.67%	2,966
Multi-Family	Dwelling	2,210	0.67%	2,225
Mobile Home Park	Site	3,093	0.67%	3,114
Trails Development Fee				
Single Family Detached	Dwelling	408	0.67%	411
Multi-Family	Dwelling	307	0.67%	309
Mobile Home Park	Site	429	0.67%	432
Storm Drainage Development Fee				
Single Family residential	Dwelling	369	0.67%	371
Multifamily residential	Dwelling	265	0.67%	267
Retail, per site square foot of impervious surface	Per Sq Ft	0.102	0.67%	0.103
Commercial, per site square foot of impervious surface	Per Sq Ft	0.102	0.67%	0.103
Industrial, per site square foot of impervious surface	Per Sq Ft	0.102	0.67%	0.103
Oil and Gas	Well Head	204	0.67%	205
Transportation Development Fee				
Single Family Detached	Dwelling	3,946	0.67%	3,973
Multi-Family	Dwelling	2,548	0.67%	2,565
Mobile Home Park	Site	1,182	0.67%	1,190
Retail/Commercial	1,000 Sq Ft	5,223	0.67%	5,258
Office	1,000 Sq Ft	4,619	0.67%	4,650
Industrial	1,000 Sq Ft	1,598	0.67%	1,609
Warehouse	1,000 Sq Ft	1,490	0.67%	1,500
Public/Industrial	1,000 Sq Ft	2,587	0.67%	2,604
Oil and Gas Well	Well Head	1,818	0.67%	1,830