

RESOLUTION NO. _____ - 22

A RESOLUTION ESTABLISHING THE CITYWIDE DEVELOPMENT IMPACT FEES FOR SPECIFIC LAND USES AS REQUIRED BY CITY CODE SECTION 7.5.1904

WHEREAS, City Code § 7.5.1901, *et seq.* establishes Citywide Development Impact Fees, which includes a Police Capital Expansion Fee and a Fire Protection Capital Expansion Fee; and

WHEREAS, City Code §§ 7.5.1903 and 1904 require City Council to establish the initial amount of any Citywide Development Impact Fees, subject to annual adjustment; and

WHEREAS, City Code § 7.5.1902 authorizes City Council to establish varying fees based upon the intensity of each land use; and

WHEREAS, the City retained TischlerBise to conduct a cost study in order to determine the fees necessary to provide for expanded police and fire services; and

WHEREAS, the City referred to the International Traffic Engineers, Trip Generation Manual, 9th Ed., in order to assign each land use to a fee tier based upon the expected number of trips generated by such use.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The amount of the police capital expansion fee, which shall be imposed pursuant to the provisions of part 19 of article 5 of chapter 7 of the City Code, for the purpose of funding capital improvements related to the provision of police services shall initially be determined as follows:

	Fee
Single Dwelling Unit	\$305.00
2-4 Units in Residential Structure (per unit)	\$249.00
5-19 Units in Residential Structure (per unit)	\$221.00
20-49 Units in Residential Structure (per unit)	\$207.00
50 Units in Residential Structure (per unit)	\$193.00
Non-Residential – Tier I (per sq. ft.)	\$ 0.74

Non-Residential – Tier II (per sq. ft.)	\$ 0.38
Non-Residential – Tier III (per sq. ft.)	\$ 0.29
Non-Residential – Tier IV (per sq. ft.)	\$ 0.12

Section 2. The amount of the fire protection capital expansion fee, which shall be imposed pursuant to the provisions of part 19 of article 5 of chapter 7 of the City Code, for the purpose of funding capital improvements related to the provision of fire services shall initially be determined as follows:

	Fee
Single Dwelling Unit	\$281.00
2-4 Units in Residential Structure (per unit)	\$229.00
5-19 Units in Residential Structure (per unit)	\$204.00
20-49 Units in Residential Structure (per unit)	\$191.00
50 Units in Residential Structure (per unit)	\$178.00
Non-Residential – Tier I (per sq. ft.)	\$ 0.80
Non-Residential – Tier II (per sq. ft.)	\$ 0.42
Non-Residential – Tier III (per sq. ft.)	\$ 0.32
Non-Residential – Tier VI (per sq. ft.)	\$ 0.13

Section 3. The police capital expansion fee and the fire protection capital expansion fee shall be adjusted on an annual basis, as provided for in City Code § 7.5.1901(B), without further action by City Council.

Section 4. That City Council finds that the fees established hereby are fair and reasonable.

Section 5. That City Council finds that the fee tiers are roughly proportional to the effects on public safety facilities created by non-residential uses, as provided for in City Code set forth in Exhibit A attached hereto.

Section 6. That City Council finds that the Municipal Airport property should be exempt from the fire protection capital expansion fee because the Municipal Airport enterprise provides its own fire protection services through alternative means.

Section 7. That City Council finds that Aviation Facilities owned and controlled by the Municipal Airport enterprise should be exempt from the police capital expansion fee because the Municipal Airport enterprise provides for police services through alternative means.

Section 8. That City Council finds that the other exempt uses identified in Exhibit A have a *de minimis* effect on public safety facilities.

Section 9. That the assignment of uses to fee tiers set forth in Exhibit A is hereby adopted and established as the Community Development Impact Fees as provided for in City Code § 7.5.1902.

Section 10. This resolution shall be in full force and effect from and after January 1, 2023.

Dated at Colorado Springs, Colorado this _____ day of _____, 2022.

Council President

ATTEST:

Sarah B. Johnson, City Clerk