



FRUITA COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL

FROM: MIKE BENNETT, CITY MANAGER

DATE: APRIL 4, 2023

AGENDA TEXT: INDIBUILD PROPOSAL – Discussion and possible action regarding request for waiver of development impact fees and acceptance of internal roadway network as public improvements

BACKGROUND

IndiBuild has presented on the two proposals regarding the Fruita Mews development as summarized here.

IndiBuild has requested that the Fruita City Council:

1. Development impact fees:
 - a. Waive development impact fees as enumerated below; or
 - b. Accept payment of impact fees, but then lend the payment back to the project as a long-term, low-interest subordinate loan.
2. Public improvements:
 - a. Accept dedication of internal roadways as public improvements after City staff reviews and approves the revised construction plans and specifications.

FISCAL IMPACT

1. Request for City to waive payment of all, a portion of the development impact fees, or allow the fees to be paid over time at a low interest rate in a subordinate position.

a. Open Space Fee	\$ 93,000
b. Transportation Impact Fee	\$172,225
<i>(includes a per unit credit of \$2,223 for improvements to K 4/10 Rd.)</i>	
c. Chip Seal Fee	<u>\$ 20,927</u>
<i>(IndiBuild estimate with dedication of internal roads – currently \$4,850 based on exterior K.4 Road only)</i>	
TOTAL	\$270,750
2. Acceptance of internal roadways as public improvements:
 - a. Additional maintenance and improvements cost to internal roadway network

OPTIONS AVAILABLE TO THE CITY COUNCIL

1. Approve either one or both requests for a) waiver of impact fees or deferral of impact fees and b) acceptance of internal roadway as a public improvement, as presented or with modifications
2. Deny the request
3. Provide direction to staff to develop a broader policy on impact fee waivers and/or incentives for all affordable housing developments