



---

**TO:** FRUITA CITY COUNCIL AND MAYOR

**FROM:** MARGARET SELL, FINANCE DIRECTOR/CITY CLERK

**DATE:** SEPTEMBER 7, 2021

**AGENDA TEXT:** RESOLUTION 2021-23 – A request to approve a resolution amending the 2021 Fees and Charges for the City of Fruita (Development Impact Fee for Parks, Open Space and Trails)

---

### BACKGROUND

The Fruita City Council adopted Resolution 2020-50 establishing fees and charges for 2021. A Parks, Open Space and Trails (POST) development impact fee of \$1,860 was approved until July 1, 2021 at which time the fee was scheduled to increase to \$4,025. At the time the resolution was adopted, the PHROST Master Plan was in the process of being reviewed and adopted. The PHROST Master Plan recommended that the City study the current methodology and formula used in establishing POST impact fees, along with appraised land values and construction costs to accurately determine the POST impact fee. The City is currently preparing a Request for Proposals for qualified firms to conduct a study of the POST impact fee and anticipates this study will be completed by the end of the year.

This resolution eliminates the July 1 increase and maintains the existing POST impact fee of \$1,860 per dwelling unit pending outcomes of the study.

### FISCAL IMPACT

- This resolution will postpone an increase in the POST impact fees collected from new construction and development until completion of the impact fee study and subsequent amendment of fees.

### APPLICABILITY TO CITY GOALS AND OBJECTIVES

This resolution provides for the equitability of fees and charges established by the City for new development and its impact on the need for improvements and expansion of the City's parks, open space and trail infrastructure which are part of the City's core services provided to citizens.

### OPTIONS AVAILABLE TO THE COUNCIL

- Approve the budget amendment as presented or with amendments
- Take no action which would result in an increase from \$1860 to \$4025 per dwelling unit in POST impact fees.

## **RECOMMENDATION**

It is the recommendation of staff that the Council by motion:

**ADOPT RESOLUTION 2021-23 AMENDING THE 2021 DEVELOPMENT IMPACT  
FEE FOR PARKS, OPEN SPACE AND TRAILS**