

**Loveland Fire Rescue Authority  
Impact Fee  
Presentation**

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**Johnstown Town  
Council Meeting**



# AGENDA

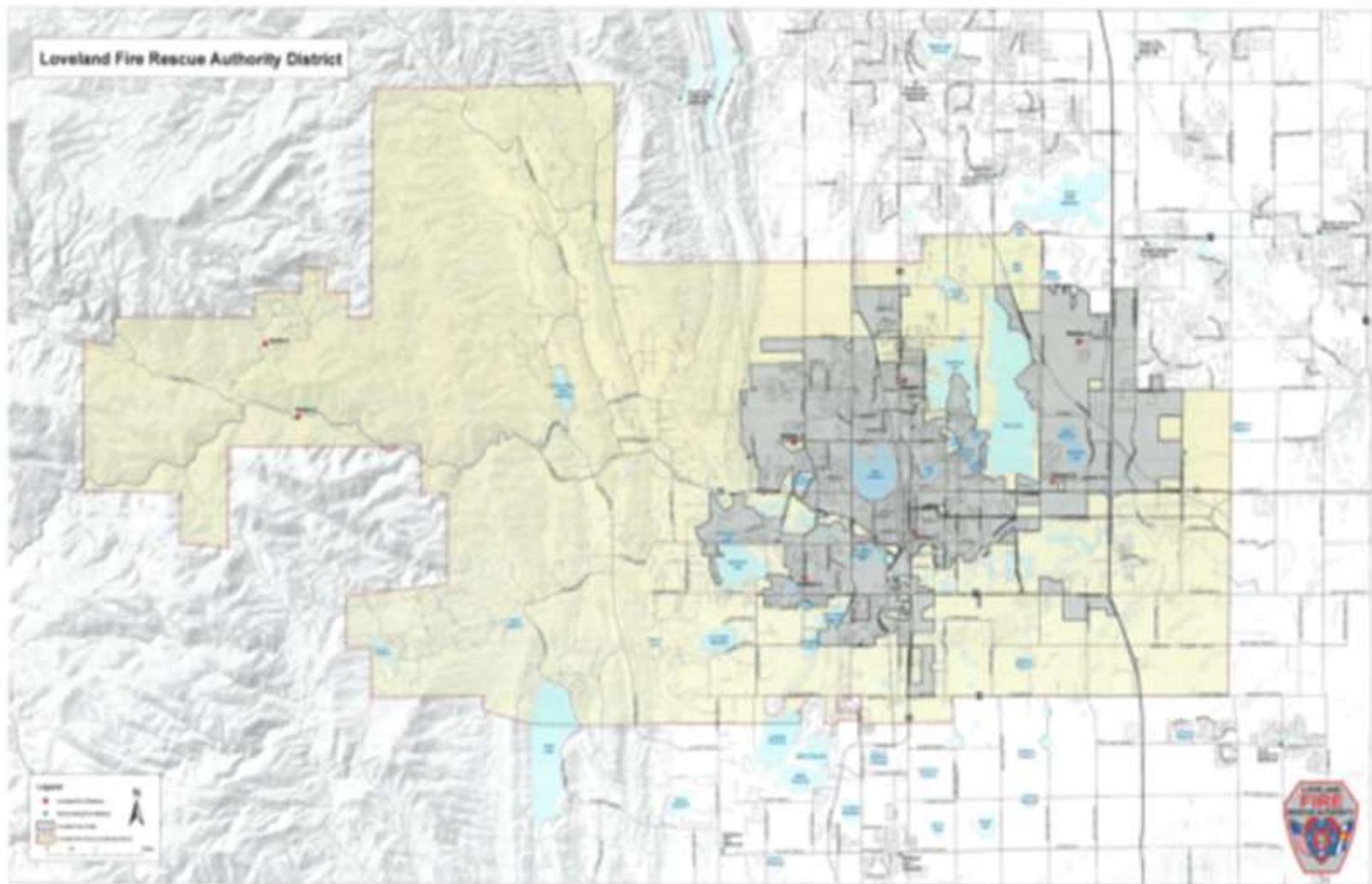
- Background/History of Impact Fees (CEF'S)
- Why we have brought this before you
- What we are asking
- Next Steps



# Background/History

- New legislation was enacted at the 2016 Legislative session that allows Special Districts and Authorities to implement and collect impact fees. Prior to this Legislation, it was not allowed, and only municipalities could collect impact fees or Capital Expansion fees (CEF's).
- Jurisdictions (Fire Districts/Authorities) must get approval from the municipality/county involved to implement such fees.
- Loveland Fire Rescue Authority (LFRA) engaged [BBC Research](#) and Consulting to do a Nexus Study in 2016 and an updated study in [2021](#), regarding the justification of impact fees in our jurisdiction.
- IGA's completed with the Town of Johnstown, City of Loveland, and Larimer County in 2017.





# Authorized Use of Fees

- Impact fees collected can only be used to defray costs of capital facilities needed to serve “new” development impacting the Authority or Fire District.
- The statute does not limit where the district or authority may invest its impact fee revenue within its boundaries, so long as the purchase or construction of capital facilities is directly related to “development”.



# WHY...

## PENDING CAPITAL FACILITIES/PROJECTS

- **Fire Station 10 and Apparatus** – east of I-25, north of Hwy 34; construction planned for 2021/2022
- **New Fire Training Center Burn Building, and Training Center Master Plan** – Loveland Fire Training Grounds; 2025-2027 (TBD)
- **Partial renovation of Fire Station 5** – (TBD)
- **Partial renovation of Fire Station 4 – (Airport Station)** - TBD
- **Fire Station 11** – area of Hwy 402 and I-25; conceptually planned for 2030 - 2035
- **Approximately \$31,000,000 in Impact Fee qualified expenditures.**



# Methodology behind fees

- Capital standards
- Demand for services by land use
- Use Specificity
- Fee design costs
- Proportionality



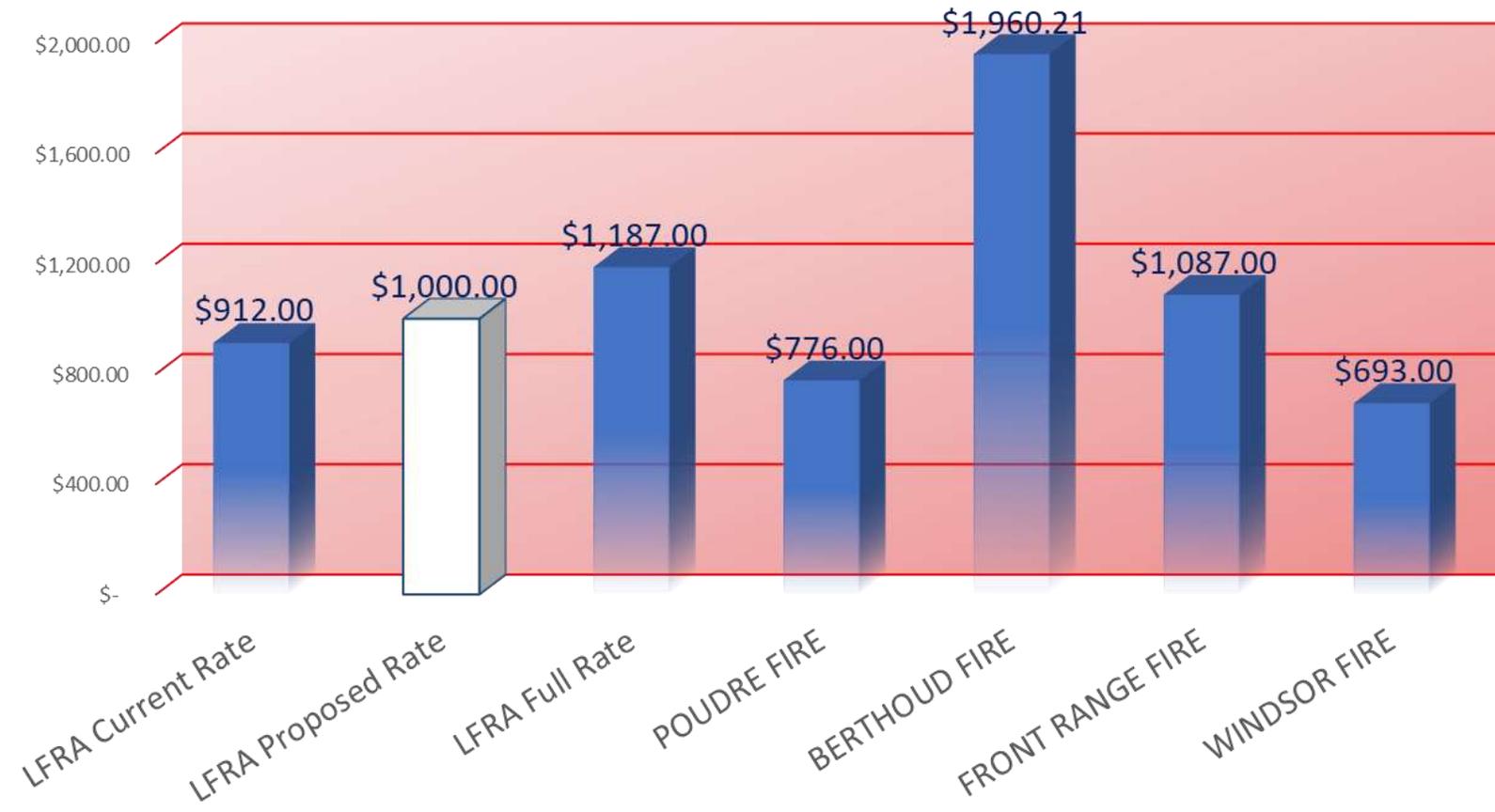
# What We Are Asking

- Increase LFRA Impact Fees based on Nexus Study (not asking for full increase)
- Keep Fees in alignment with regional agencies
  - Single Family – current - \$912.00 to **\$1000.00**
  - Multi-Family – current - \$634.00 to **\$692.00**
  - Commercial – current - \$0.31 sf to **\$0.60 sf**
  - Industrial – current - \$0.03 to **0.12 sf**



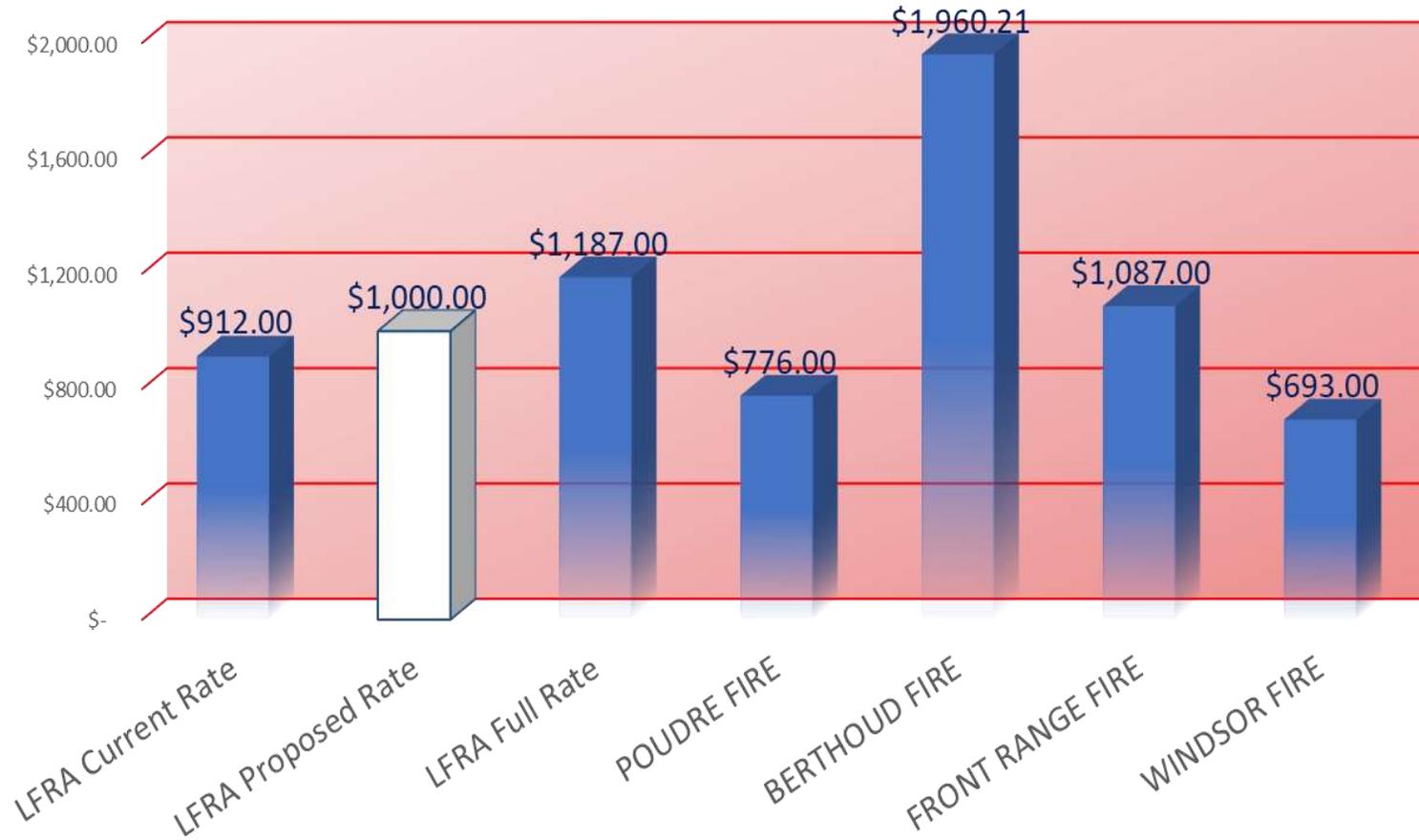
# Impact Fee Comparison

## SINGLE FAMILY DWELLING

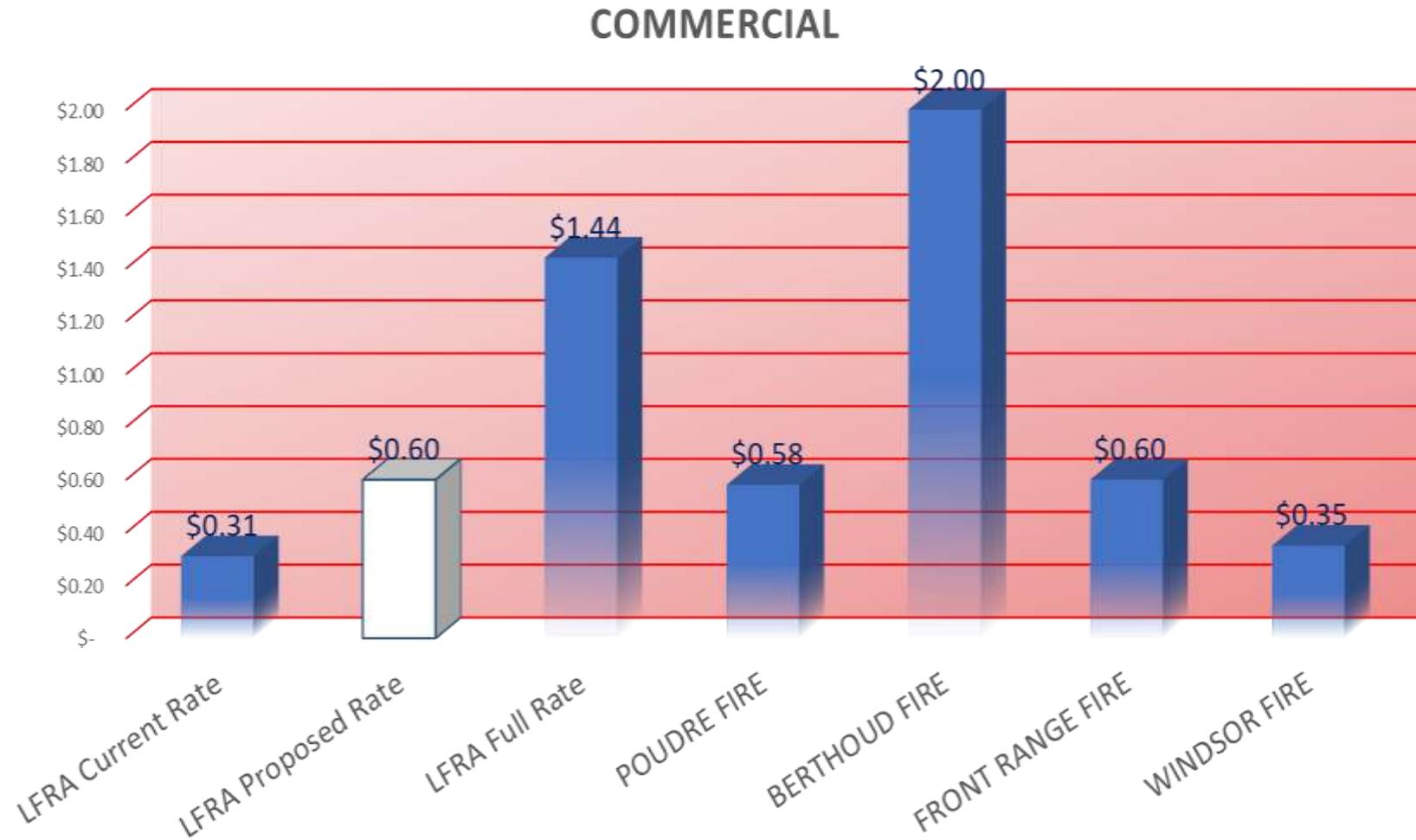


# Impact Fee Comparison

## SINGLE FAMILY DWELLING

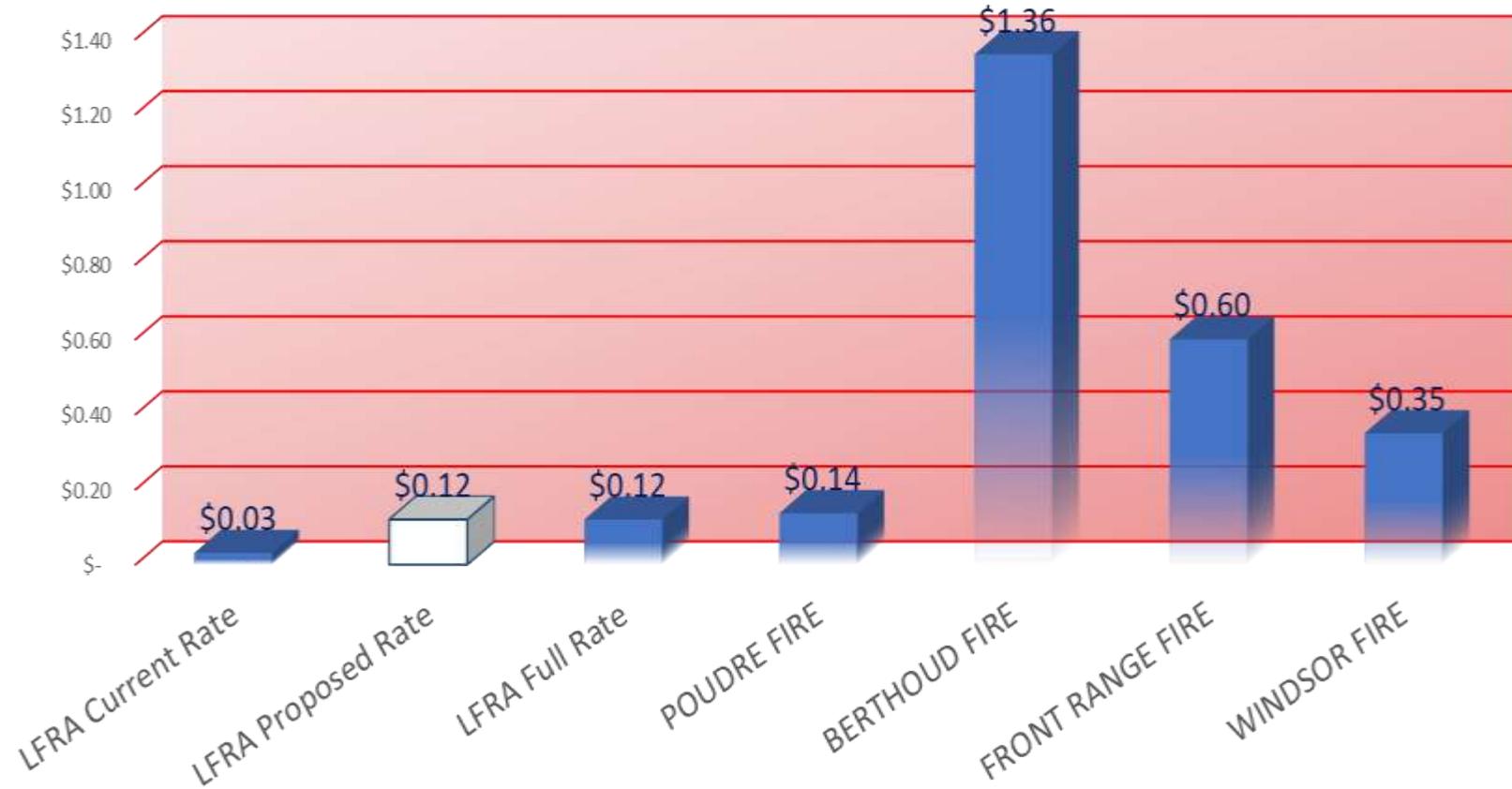


# Impact Fee Comparison



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## INDUSTRIAL



# Summary/Next Steps

- LFRA Board approved the proposed fees on 1/27/21 – Rural District approved on 2/3/21
- Loveland City Council approved fees 3/9/21
- Proposed Fees align with regional agencies
- Fees essential for future of LFRA capital projects and providing service to the Loveland community.
- LFRA will be asking **Johnstown and Larimer County** to approve the **same fees** as City of Loveland
- LFRA recommends Council approve the proposed fees as presented.



**Thank you!**

**Questions?**

