



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** January 3, 2022

**SUBJECT:** Public Hearing: First Reading of Ordinance 2022-221 Amending Article XII Of Chapter 17 Of The Johnstown Municipal Code Concerning Impact Fees, Specifically Section 17-224, Transportation Facilities Development Fee, Section 17-225, Parks And Recreation Facilities Development Fee, Section 17-226, Public Facilities Development Fee, Section 17-227, Library And Cultural Facilities Development Fee, And Section 17-228, Police Facilities Development Fee

**ACTION PROPOSED:** Consider First Reading of Ordinance 2022-221

**ATTACHMENTS:** 1. Ordinance 2022-221

**PRESENTED BY:** Matt LeCerf, Town Manager

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### AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is Ordinance 2022-221 which would amend the current impact fees collected from various development types in the Town of Johnstown. The proposed impact fees are a result of an updated analysis of the current development impacts performed by WEL Consulting. The Town collects impact fees from residential and non-residential development for transportation, public facility, parks & recreation, police, and library & cultural impacts. The impact fees were last updated in 2015 and have been in their current fee condition since 2020.

The Town conducted a work session with Council, Staff, and WEL in October 2021 which included a presentation from WEL regarding the 2021 study and update of the Town's impact fees. The results of the impact fee study included the ability of the Town to justify an increase of fees. The following tables shown below show the current fee schedule, the 2022 fee recommendation, and the recommended fees for each calendar year over the next 5 years.

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Current Impact Fees (2021)						
	Parks & Recreation	Library & Cultural	Public Facilities	Police	Roads	Total
<b>Residential (per unit)</b>						
Single Family	\$1,194	\$1,148	\$1,589	\$733	\$2,777	\$7,441
Multi Family	\$1,016	\$977	\$1,352	\$624	\$2,363	\$6,332
<b>Residential (per square foot)</b>						
Retail			\$0.74	\$0.68	\$4.92	\$6.34
Office			\$0.74	\$0.25	\$2.98	\$3.97
Industrial / Other			\$0.74	\$0.25	\$1.92	\$2.91

Proposed Fees (2022)						
	Parks & Recreation	Library & Cultural	Town Facilities	Police	Roads	Total
<b>Residential (per unit)</b>						
Single Family	\$1,254	\$1,205	\$1,668	\$770	\$2,916	\$7,813
Multi Family	\$1,067	\$1,026	\$1,420	\$655	\$2,481	\$6,649
<b>Residential (per square foot)</b>						
Retail			\$0.78	\$0.71	\$5.17	\$6.66
Office			\$0.78	\$0.26	\$3.13	\$4.17
Industrial / Other			\$0.78	\$0.26	\$2.02	\$3.06

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Town Facilities						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$1,589	\$1,668	\$1,752	\$1,839	\$1,931	\$2,028
Multi Family	\$1,352	\$1,420	\$1,491	\$1,565	\$1,643	\$1,726
<b>Residential (per square foot)</b>						
Retail	\$0.74	\$0.78	\$0.82	\$0.86	\$0.90	\$0.94
Office	\$0.74	\$0.78	\$0.82	\$0.86	\$0.90	\$0.94
Industrial / Other	\$0.74	\$0.78	\$0.82	\$0.86	\$0.90	\$0.94

Parks & Trails						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$1,194	\$1,254	\$1,316	\$1,382	\$1,451	\$1,524
Multi Family	\$1,016	\$1,067	\$1,120	\$1,176	\$1,235	\$1,297
<b>Residential (per square foot)</b>						
Retail						
Office						
Industrial / Other						

Library & Cultural						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$1,148	\$1,205	\$1,266	\$1,329	\$1,395	\$1,465
Multi Family	\$977	\$1,026	\$1,077	\$1,131	\$1,188	\$1,247
<b>Residential (per square foot)</b>						
Retail						
Office						
Industrial / Other						

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Police						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$733	\$770	\$808	\$849	\$891	\$936
Multi Family	\$624	\$655	\$688	\$722	\$758	\$796
<b>Residential (per square foot)</b>						
Retail	\$0.68	\$0.71	\$0.75	\$0.79	\$0.83	\$0.87
Office	\$0.25	\$0.26	\$0.28	\$0.29	\$0.30	\$0.32
Industrial / Other	\$0.25	\$0.26	\$0.28	\$0.29	\$0.30	\$0.32

Roads						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$2,777	\$2,916	\$3,062	\$3,215	\$3,375	\$3,544
Multi Family	\$2,363	\$2,481	\$2,605	\$2,735	\$2,872	\$3,016
<b>Residential (per square foot)</b>						
Retail	\$4.92	\$5.17	\$5.42	\$5.70	\$5.98	\$6.28
Office	\$2.98	\$3.13	\$3.29	\$3.45	\$3.62	\$3.80
Industrial / Other	\$1.92	\$2.02	\$2.12	\$2.22	\$2.33	\$2.45

**LEGAL ADVICE:**

The Town Attorney drafted the Ordinance based on feedback from Council and Staff.

**FINANCIAL ADVICE:**

The funds from impact fees would be utilized for capital projects critical to meet service delivery needs and demands for the community.

**RECOMMENDED ACTION:** Approve Ordinance 2022-221 upon first reading.

**SUGGESTED MOTIONS:**

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**For Approval:** I move to approve Ordinance 2022-221 Amending Article XII Of Chapter 17 Of The Johnstown Municipal Code Concerning Impact Fees, upon first reading.

**For Denial:** I move to deny Ordinance 2022-221 Amending Article XII Of Chapter 17 Of The Johnstown Municipal Code Concerning Impact Fees, upon first reading.

*Reviewed and Approved for Presentation,*



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Town Manager

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