



Adams County Fire Protection District Impact Fee Study

**Final Report
June 26, 2017**

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SECTION I.

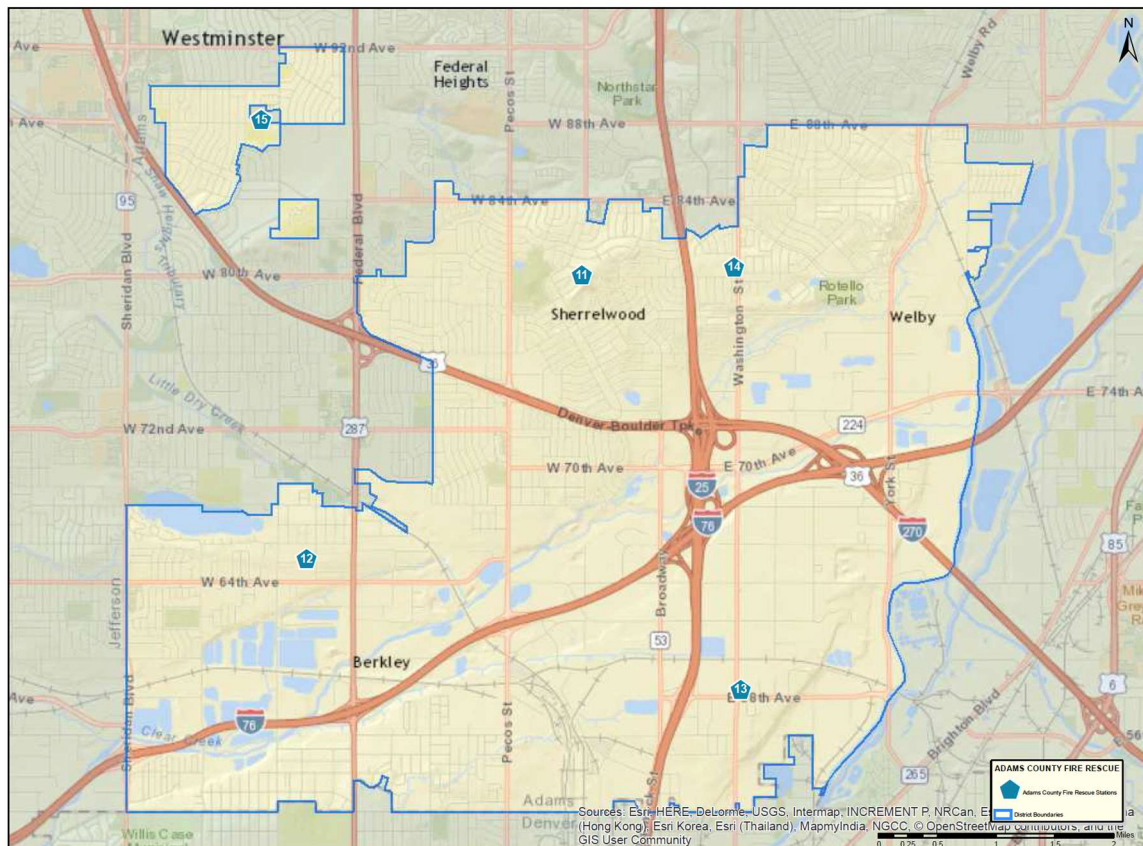
Impact Fee Design Considerations

This report presents the analysis underlying calculation of proportional development impact fees for the Adams County Fire Protection District (ACFPD, or the District). This section describes fee design requirements and various implementation considerations.

Background and Objectives

The Adams County Fire Protection District provides fire, rescue, and emergency medical services to 19 square miles of primarily industrial and residential areas in Adams County, just north of Denver. The ACFPD is supported through a special tax district with a 2017 general fund mill levy of 16.207. The service area includes approximately 19 square miles of unincorporated Adams County, and a small portion of the City of Arvada. Figure 1 shows the boundaries of the ACFPD service area.

Figure 1.
Map of the Adams County FPD Service Area



Source: Adams County FPD.

The ACFPD provides direct service to a population of approximately 63,000 individuals and 21,000 housing units, according to data from the 2016 American Community Survey and Adams

County Assessor. The District responds to an average of nearly 7,000 service calls each year, based on 2012-2016 data.

The ACFPD has an inter-governmental agreement (IGA) with the South Adams County Fire Protection District (SACPD) for shared fleet maintenance and repairs at the SACFPD maintenance facility, with oversight by the ACFPD's Fleet Manager.

In the 2016 legislative session, the Colorado General Assembly passed House Bill 16-1088 explicitly authorizing fire protection districts, with consent of local governments, to impose an impact fee on new development. After this legislative action by the state, the ACFPD contracted BBC Research & Consulting to calculate proportional and defensible fees, which when implemented will provide assurance to the community that new growth is paying its own way and contributing to the fiscal health of the District.

This report documents BBC's analysis and recommendations for designing and implementing an impact fee system that would recover the proportional capital costs associated with all forms of new development.

Impact Fee Design Requirements

There is no universally accepted definition of impact fees, but most studies emphasize the fee's one time use; application to new development; design requirements for proportionality; and restricted use for infrastructure expansion purposes only:

"Fees collected through a set schedule or formula, spelled out in a local ordinance....fees are levied only against new development projects as a condition of permit approval to fund infrastructure needed to serve the proposed development. Impact fees are calculated to cover the proportionate share of the capital costs for that infrastructure..."¹

The key requirements of impact fee design are set by Colorado Statute, and a series of United States Supreme Court rulings.

Colorado requirements. Colorado statutes enable the use of impact fees and dictate the following fee requirements:

- Impact fees are a one-time payment levied on new development;
- Funds can only be used for growth-related capital infrastructure projects;
 - Applicable infrastructure must have at least a five year life;
 - No funds can be diverted for operations, maintenance, repair or facility replacement purposes;

¹ Juergensmeyer, Julian C., and Thomas E. Roberts. Land Use Planning and Development Regulatory Law. St. Paul, MN: WestGroup, 2003; and ImpactFees.com, Duncan Associates, 20 February 2008.

- Fee revenues must be segregated from other general revenues and used for the purposes for which they were collected;
- Fees must be imposed on all forms of development and cannot be limited to one type of land use;
- Impact fee revenues must be used for capital infrastructure expansion. No funds can be used for correction of existing system deficiencies; and
- There must be a reasonable expectation of benefit by the fee payer.

U.S. Supreme Court decisions. Impact fee design must also respect broad guidance offered by a series of United States Supreme Court rulings. The two most notable court decisions that speak to impact fee design and constraints on fee use are often referred to as *Nollan*² and *Dolan*³.

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the stated interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus, there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan*, the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."

Over the past two decades since *Dolan*, many communities have imposed impact fees; thus, there now is a broad set of common practices when considering how best to reflect these judicial and statutory requirements in fee design efforts.

Fee Applicability

As noted above, impact fee revenues can only be used to cover the expansion costs of public infrastructure needed to serve new development and fee amounts can only be set to recover the cost infrastructure expansion that is proportional to the needs of the new project.

Public infrastructure. *Public or capital infrastructure* is the physical component of public services, generally including buildings, facilities and related improvements, such as parking, lighting, ball fields or other support facilities. Capital infrastructure includes streets, parks, administrative facilities, specialized fire or police buildings, and developed recreation facilities.

² *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

³ *Dolan v. City of Tigard* (1994) 114S.Ct. 2309

Under Colorado Statute, infrastructure can include all equipment that has a useful life of five years or longer. It does not include personnel or any element of service costs, even in circumstances where new staff is required to operate the new facilities.

Nature of infrastructure investments. In considering fee requirements, it should be noted that not all capital infrastructure costs are associated with community growth or with the expansion of facility capacity. Most communities make frequent infrastructure investments regardless of growth pressures for repair and replacement of facilities. Communities considering impact fees must recognize three elements of infrastructure needs:

- **Repair and replacement of facilities.** The expense of maintaining current facilities, such as annual building maintenance, or replacing a roof.
- **Betterment of facilities.** Implementation of new services or improvement of existing facilities (e.g., adding better training equipment at a recreation center) without increasing service capacity.
- **Expansion of facilities.** Expanding an existing city hall to accommodate growing personnel requirements occurring in association with community growth.

Of these three considerations, impact fees can only cover those infrastructure costs associated with the expansion of facilities to serve the needs of new growth.

Other Fee Design Considerations

Over time, a reasonable consensus has emerged in state statutes and federal courts as to how best to assure fee compliance. In order to develop fees, there are three basic components: definition of community standards; calculation of proportional attribution to new growth and attribution of infrastructure needs across all major land uses. These issues and their resolution for this analysis are discussed below.

Setting community standards. The first fee design issue involves determining appropriate capital standards for each category of infrastructure. Some states' enabling legislation describes capital standard criteria with specificity; for instance, Idaho requires that a city use an endorsed capital improvements schedule and then a process of attribution between growth related and other investments—Colorado does not have this same detailed guidance. Facility standards, such as library space per household or recreation facilities per household, can vary widely between communities; thus, it is not appropriate to use standards developed for other towns, or other national standards.

Calculation methodology. There are two common methodologies employed in order to meet the standards described above, the current service standard (capital buy-in) and the capital improvement (plan-based):

- Typically, the buy-in fee design process involves documenting the replacement value of specific capital facilities and qualified equipment used for each category of infrastructure, and then defining that level of investment as the city's capital standard. For instance, a city of 2,500 homes with a 20,000 square foot recreation center (capital replacement value of

\$5.0 million) would have a recreation center standard of 8 square feet per housing unit (20,000 sq. ft./2,500 homes = 8 sq. ft. per home). At \$250/square foot (replacement value of equivalent space), each existing residence would have an embedded recreational investment of \$2,000 per home. This would be the community's present facility standard and this is what each new unit could be charged as a "buy-in" amount for a recreational impact fee.

- In the plan-based fee methodology, the cost of new infrastructure is allocated to new growth in proportion to that growth's anticipated demand of the infrastructure. This forward-looking approach requires forecasts of households and commercial growth, and detailed data on capital expansion plans. For infrastructure to be eligible for inclusion in the impact fee calculation, it must meet the requirement that only items with a useful life of five years or more are designated as fee-eligible capital assets, per CRS 29-20-104.5.⁴ Any improvements used to address current service deficiencies or increase the level of service cannot be included in the fee calculation—in other words, the fee calculations must take into account the current level of service and exclude any elements of the plan that would result in a higher level of service.

BBC uses the capital buy-in approach to calculate the impact fees presented in this report. This decision was mutually agreed upon by BBC and ACFPD as it provides the most accurate and robust fee calculation methodology, given all available information.⁵

Adjustments for debt. Since facility standards are defined by a community's demonstrated investment in infrastructure, calculations of community standards must recognize, and net out, any applicable debt. Debt service will be paid by all future residents—new and old; it's not appropriate to charge new development a front end impact fee and then charge the same development again, after becoming residents or property owners, requiring them to also pay the remaining equity and interest costs. All capital infrastructure amounts used in the fee calculations are free of any debt-financed components.

Fee design cost-recovery. The cost of this study may be recovered through fees and used to reimburse the general fund. Fee design costs have been included in the District's infrastructure valuation.

Proportionality. As part of the fee design process it is necessary to ensure that fees only cover the proportional expansion costs caused by new development. The state statutes and aforementioned court decisions require a demonstration of proportionality. In the case of the capital buy-in method, by using existing infrastructure and service population and requiring new development to pay fees at an amount scaled by the current level of service, proportionality is reasonably and fairly derived.

⁴ Impact Fee Enabling Statute: *CRS 29-20-104.5. Local Government Regulation of Land Use.*

⁵ ACFPD staff and BBC Research & Consulting call in April 2017.

Allocation by land use. The courts have indicated that all forms of development that have facility impacts (residential and commercial) must pay their fair share of expansion costs. If one land use is exempted from fees, all other land uses have no reasonable expectation of seeing facility expansion completed. Quantification of current residential and commercial land uses is obtained from the county assessor's data.

Use specificity. Impact fee systems vary in how precisely they differentiate between varying forms and size of residential development and varying uses of commercial buildings. Detailed non-residential use or other specificity is merited when there is compelling evidence that use or size variations reflect substantive difference in the demand for public services. The proposed fee structure for ACFPD incorporates a two-tiered structure that differentiates between residential units and designates all commercial (retail, industrial, office) use as a single category assessed by the square foot.

Redevelopment/credits. Application of impact fees raises a series of questions about how to approve redevelopment of existing properties and the circumstances under which fees can be waived or adjusted. The redevelopment of a residence, even a complete demolition and home reconstruction, does not mean an increase in public service costs—it is still one residential unit with little or no implications for service delivery costs or capital needs. Redevelopment of larger lots with multiple homes would be assessed a fee based on the number of net new residences. Similarly, non-residential redevelopment will only be charged on the basis of net new space.

Waivers. The District should not waive impact fees unless the fund is reimbursed from other sources such as the general fund or the developer/owner is making other contributions to system expansion by other mechanisms that meet or exceed the calculated requirements.

Timing. Generally impact fees are collected either at the time of building permit or at the issuance of a certificate of occupancy. BBC recommends the District collect impact fees at the time of building permit, which allows the District more time to extend service.

Updating. Fees should be updated periodically; most communities update fees every five years. Inflationary adjustments are recommended on an annual basis.

SECTION II.

Impact Fee Calculations

This section documents the derivation of impact fees for the ACFPD.

ACFPD Budget Overview

The 2017 Proposed ACFPD Budget indicates the District will collect revenues of approximately \$15.9 million this year.⁶ Property taxes will account for over \$13.3 million (80 percent) of the District's revenues. The ACFPD is projected to incur total expenditures of \$15.8 million, with operating expenditures accounting for \$13.7 million in 2017.⁷ The District currently funds capital improvements through their General Fund, which is funded primarily through a 16.207 mill levy on assessed property values. District revenues raised by this mill levy are intended to fund operational and capital expenditures related to existing population and development (e.g., vehicle replacement), not capital expenditures related to new population growth and development.

Additional property tax and specific ownership tax revenue from new growth will not likely be sufficient to fund the required level of growth-related capital expansion. Instead, these revenues are likely to be expended for ongoing District expenses related to the repair and replacement of existing infrastructure as they currently exist.

If the ACFPD chooses to impose impact fees of the type calculated in this analysis, it would retain an independent and equitable source of revenue for capital expenditures required to serve new growth. Without impact fees, the District will likely have to increase property taxes district-wide, reduce service standards for all taxpayers, or do both in order to accommodate growth.

With impact fees, new development pays only their equitable pro rata share of new infrastructure required to serve them while existing taxpayers will not subsidize growth. At the same time, the District's operating funds will be reserved for fiscally appropriate, non-growth related uses.

⁶ https://dola.colorado.gov/dlg_portal/filings.jsf?id=64101&category=1&jfwid=a9211771852b81e2b40947397772%3A0

⁷ The ACFPD 2017 budget describes \$15.9 in total proposed expenses. BBC includes Salaries, Administration, Communications, Stations, Building, Grounds, Equipment Repair and Maintenance, Special Ops, Training, School, & Conventions, Fire Prevention, and Ambulance in the \$13.7 million calculation, removing all other "non-operating" expenditure items (Health Benefits and Capital Outlay).

Impact Fee Calculations

BBC's methodology for the ACFPD impact fee includes the following tasks:

1. Quantify the fire infrastructure standards and investments needed to maintain the current level of service;
2. Develop estimates of the District's current service demand by development type (based on calls for service); and
3. Calculate the fire protection infrastructure costs per unit of development (per residential unit or per square foot of commercial development).

Fire infrastructure. A method of establishing the District's current level of service for fire protection is to quantify its financial investment in infrastructure and capital equipment. The ACFPD has five types of capital infrastructure related spending that should be included in a calculation of current infrastructure investment:

- Land and buildings including the fire station;
- Major apparatus such as fire engines and specialized vehicles located at each station;
- A variety of life-saving and fire-fighting apparatus located at individual fire stations or on pieces of equipment;
- Business personal property such as fire station and office furniture, computers and related durable assets; and
- The cost of this impact fee study.

Figure II-1 on the following page presents the District's current capital infrastructure. Replacement values are based on information provided by ACFPD, including a detailed description of the District's capital assets.⁸

As discussed earlier in this report, only the District's equity share of assets can be included in the impact fee calculation (i.e., excluding debt used to finance fire stations or vehicles).⁹ ACFPD staff report outstanding debt of \$1.35 million on the 8055 N. Washington Street Fire Station and Training Center, a combined \$510,502 for two 2013 Pierce Pumpers, \$71,456 for 90 sets of Bunker Gear, and \$233,339 for Motorola Portable Equipment.

The District also issued a bond in 2002 in order to generate funding for several purchases. These funds were used to remodel Stations 11, 12 and 13, construct the current training/fitness center and training tower, and to purchase two 2006 Rosenbauer pumpers, a 2005 Spartan heavy rescue, and a 2006 Rosenbauer ladder truck (sold in 2015). The remaining bond debt is \$2.71

⁸ ACFPD staff emails to BBC Research & Consulting in May 2017.

⁹ See Section I, Page 5 for an explanation of debt adjustments.

million. We include this debt as a separate line item under Buildings and Land since it is not attributable to a single piece of infrastructure.

The total replacement value of the District's current capital infrastructure is approximately \$21.7 million, \$16.6 million of which is eligible to be included in the impact fee calculation.

Figure II-1.
Adams County Fire Protection District's Current Assets

Type of Capital Infrastructure	Total Replacement Value	Outstanding Debt	Allocated Replacement Value ⁽¹⁾
Vehicles			
2012 Pierce Aerial	\$ 500,000	\$ -	\$ 500,000
2013 Pierce Pumper	\$ 450,000	\$ 206,985	\$ 243,015
2013 Pierce Pumper	\$ 450,000	\$ 303,517	\$ 146,483
2006 Rosenbauer Pumper	\$ 250,000	\$ -	\$ 250,000
2006 Rosenbauer Pumper	\$ 250,000	\$ -	\$ 250,000
2005 Spartan Rescue Hvy	\$ 200,000	\$ -	\$ 200,000
2016 Ford Amb Als	\$ 169,287	\$ -	\$ 169,287
2003 Pierce Pumper	\$ 150,000	\$ -	\$ 150,000
2014 Ford Amb Als	\$ 150,000	\$ -	\$ 150,000
2012 Ford Amb Als	\$ 140,000	\$ -	\$ 140,000
1999 Pierce Pumper	\$ 120,000	\$ -	\$ 120,000
2011 Ford Amb Als	\$ 110,000	\$ -	\$ 110,000
2012 Ford Amb Als	\$ 110,000	\$ -	\$ 110,000
2009 Ford Amb Als	\$ 100,000	\$ -	\$ 100,000
2010 Ford Brush Veh	\$ 50,000	\$ -	\$ 50,000
1999 Ford Brush Veh	\$ 50,000	\$ -	\$ 50,000
2015 Ford First Responder	\$ 32,750	\$ -	\$ 32,750
2014 Ford Explorer	\$ 31,000	\$ -	\$ 31,000
2010 Ford First Responder	\$ 26,000	\$ -	\$ 26,000
1989 Fire Prevention Trailer	\$ 25,000	\$ -	\$ 25,000
2013 Toyota First Responder	\$ 20,000	\$ -	\$ 20,000
2006 Ford First Responder	\$ 15,000	\$ -	\$ 15,000
2007 Ford First Responder	\$ 15,000	\$ -	\$ 15,000
2007 Ford First Responder	\$ 15,000	\$ -	\$ 15,000
2006 Ford First Responder	\$ 12,000	\$ -	\$ 12,000
1942 Chevrolet Antique	\$ 10,000	\$ -	\$ 10,000
2006 Pace Education Trailer	\$ 10,000	\$ -	\$ 10,000
2004 Ford First Responder	\$ 10,000	\$ -	\$ 10,000
2001 Ford First Responder	\$ 7,000	\$ -	\$ 7,000
2007 Trailer Source Boat Trailer	\$ 5,000	\$ -	\$ 5,000
1994 W-W Training Trailer	\$ 4,000	\$ -	\$ 4,000
2003 Interstate Trailer	\$ 4,000	\$ -	\$ 4,000
2010 Haulmark Trailer	\$ 3,900	\$ -	\$ 3,900
2003 Ford Service	\$ 56,000	\$ -	\$ 56,000
2013 Ford Escape	\$ 24,000	\$ -	\$ 24,000
1989 Gmc Service	\$ 40,000	\$ -	\$ 40,000
1996 Ford Service	\$ 36,000	\$ -	\$ 36,000
2013 Ford Edge	\$ 30,000	\$ -	\$ 30,000

Figure II-1 (continued).
Adams County Fire Protection District's Current Assets

Type of Capital Infrastructure	Total Replacement Value	Outstanding Debt	Allocated Replacement Value ⁽¹⁾
Buildings and Land ⁽²⁾			
3365 W 65th Ave Fire Station	\$ 5,825,343	\$ -	\$ 5,825,343
8055 N Washington St Fire Station / Training Center	\$ 3,476,237	\$ 1,350,000	\$ 2,126,237
901 E 68th Ave Training/Maintenance/Fire Station	\$ 2,729,971	\$ -	\$ 2,729,971
5840 N Washington St Fire Station	\$ 1,210,677	\$ -	\$ 1,210,677
7980 Elmwood Ln Fire Station	\$ 977,707	\$ -	\$ 977,707
3821 W 88th Ave Fire Station	\$ 878,573	\$ -	\$ 878,573
901 E 68th Ave Burn Building	\$ 640,413	\$ -	\$ 640,413
901 E 68th Ave Storage (2x)	\$ 24,015	\$ -	\$ 24,015
901 E 68th Ave Pump Pit	\$ 4,003	\$ -	\$ 4,003
Vacant Lots ⁽³⁾	\$ 109,332	\$ -	\$ 109,332
Outstanding 2002 Bond Debt ⁽⁴⁾	N/A	\$ 2,710,000	\$ (2,710,000)
Fire Equipment ⁽⁵⁾			
Toyota Forklift	\$ 8,150	\$ -	\$ 8,150
Bunker Gear (90 sets)	\$ 202,500	\$ 71,456	\$ 131,044
Motorola Portable Equipment	\$ 291,339	\$ 233,071	\$ 58,268
Business Personal Property	\$ 1,619,652	\$ 233,071	\$ 1,386,581
Fee Study			
Cost of study	\$ 10,000	\$ -	\$ 10,000
Total Value of Fire Infrastructure for Fee Calculation	\$ 21,688,849		\$ 16,580,749

Notes: (1) Reflects District's equity in each piece of capital infrastructure, net of any outstanding debt.

(2) The replacement value for each listed item includes both the building and land.

(3) The Adams County Assessor reports four vacant parcels owned by the District.

(4) The 2002 Bond issue funded multiple infrastructure improvements and purchases.

(5) Eligible Fire Equipment must have a five year useful life.

Source: Adams County Fire Protection District; VFIS Insurance; Adams County Assessor; BBC Research & Consulting.

Current development distribution. This report utilizes the current distribution of development by land use within the District as a basis for allocating certain infrastructure expansion costs over different types of development. It is consistent with the Colorado Municipal League's recommendation that cost allocation be based on a measure of land use.

The use of call data for allocating costs was considered but rejected in favor of current development patterns within the District. Call data reflects operational "busy-ness," which can fluctuate greatly from year to year. The District should be prepared to serve the households and businesses that may *potentially* need service, which is reflected in developed land use data.

The distribution of commercial and residential building square footage is set forth in Figure II-2, based on data from the Adams County Assessors. The District is composed of 52.4 percent commercial development, 38.8 percent single-family homes, and 8.8 percent multifamily units.

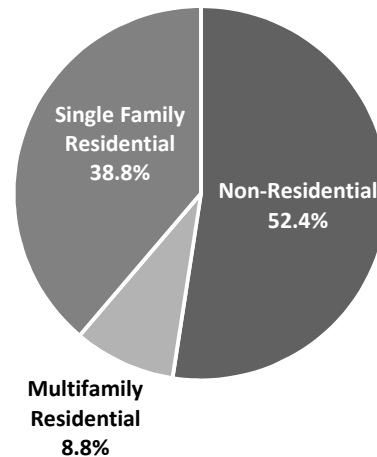
Figure II-2.
Distribution of Commercial and
Residential Square Footage, 2016

Note:

Single Family Residential includes mobile homes.

Source:

Adams County Assessor Data; BBC Research & Consulting.



Impact fee calculation. Figure II-4 uses the District's current service standards and infrastructure replication costs, less outstanding debt purchase, to determine appropriate household and commercial fees. The District's existing land use pattern is used as a reasonable proxy for the assignment of costs to particular types of development.

The estimated full cost-recovery impact fees for ACFPD are \$0.30 per square foot of new non-residential development, \$422 per single-family residential dwelling unit, and \$275 per multifamily residential unit, and. The District can choose to charge less than this amount, but discounts must be uniformly applied to all land use categories.

**Figure II-4.
ACFPD Fire Impact Fees**

Notes:

(1) ACFPD Value of Fire Infrastructure equals total Value of Fire Infrastructure less Outstanding Lease Purchase.

Source:

BBC Research & Consulting.

Calculation of Impact Fees	
Value of Fire Infrastructure	\$16,580,749
Current Land Use Distribution	
Commercial	52.4%
Residential	47.6%
Single family	38.8%
Multifamily	8.8%
Costs by Land Use Category	
Commercial	\$8,695,418
Residential	\$7,885,332
Single family	\$6,430,090
Multifamily	\$1,455,242
Existing Development	
Commercial (in square feet)	28,593,069
Residential (in dwelling units)	20,538
Single family (in dwelling units)	15,242
Multifamily (in dwelling units)	5,296
Impact Fee by Land Use	
Commercial (per sq. ft.)	\$0.30
Single family (per dwelling unit)	\$422
Multifamily (per dwelling unit)	\$275

Summary and Recommendations

In light of the Adams County Fire Protection District's expected growth and the need to finance capital expenditures related to this growth, the impact fees presented in this study are recommended for your consideration.

The fees listed in Figure II-4 should be considered maximum legally defensible amounts, although it is recognized that the District may choose not to adopt fees as high as the maximum defensible amounts set forth in this analysis. We also offer the following recommendations for your consideration:

- The District should maintain the Impact Fee Fund separate and apart from the General Fund, withdrawn only to pay for growth-related infrastructure.
- The District should adhere to a written policy governing its expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for District operational expenses including the repair and replacement of existing infrastructure not necessitated by growth. In cases when new infrastructure is expected to partially replace existing capacity and to partially serve new growth, cost sharing between the General Fund and Impact Fee Fund should be allowed on a pro rata basis as determined by the District's board.

- The fees calculated in this study should be updated periodically as the District invests in additional fire protection infrastructure beyond what is listed in Figure II-1, and/or the District's population or inventory of commercial square footage change significantly.
- The fees should be updated annually based on established inflation indices, such as the Consumer Price Index or the Engineering News Record.
- Finally, consider a fee amount that balances infrastructure needs with economic development goals. The District may want to consider imposing fees lower than the maximum legally defensible fees calculated in this report if there is concern that imposing the full cost recovery fees may increase opposition from developers and discourage future development.

Summary of Impact Fees from all Districts:

Fire District	Current Study	Proposed IGA	Impact Fee (Single-Family)	Impact Fee (Multi- Family)	Impact Fee (Non- Residential)
Adams County Fire Protection	Yes	Yes	\$422	\$275	\$0.30 per sq.ft
Bennett Fire	Yes	Yes	\$1,500	\$1500	\$0.72 per sq.ft
Brighton Fire	Yes	Yes	\$688	\$550	\$0.46 per sq.ft (commercial/retail) \$0.06 per sq.ft (industrial/warehouse)
Byers Fire	-	-	-	-	-
Deer Trail Fire	Yes	Yes	\$2,250	\$2,250	\$1.28 per sq.ft
North Metro Fire	Yes	Yes	\$557	\$436	\$0.38 per sq.ft (commercial/ retail/office/institutional) \$0.05 per sq.ft (industrial/flex)
Sable Altura	Yes	Yes	\$679	\$679	\$0.47 per sq.ft
South Adams County	Yes	Yes	\$732	\$337	\$0.46 per sq.ft
Southeast Weld	-	-	-	-	-
Strasburg Fire	Yes	Yes	\$824	\$526	\$0.53 per sq.ft