

ORDINANCE NO. 926

AN ORDINANCE IMPOSING ROAD IMPACT FEES FOR NEW CONSTRUCTION WITHIN THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO

WHEREAS, the Board of Trustees and the Planning Commission have reviewed the Road Impact Fee Study prepared by Felsburg Holt and Ullevig and Clarion & Associates dated December 2001 and the Road Impact Fee Regulation prepared by Clarion Associates dated December 2001; and,

WHEREAS, the Board of Trustees, after reviewing these documents, believes it is in the best interests of the Town that road impact fees be imposed for new construction within the Town thereby ensuring that new development pay its fair share of the transportation impact it creates;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

There shall be imposed a road impact fee for all new construction within the Town of Berthoud. The road impact fee shall be paid at the time the building permit is issued in accordance with the Fee Schedule as set forth on Exhibit "A", which is attached hereto and incorporated herein by reference. The fee is applied in increments of 1,000 square feet. The fee will be prorated according to the actual square footage of the new construction.

There shall be no fee due when the building permits are issued for remodeling, when the construction does not increase the square footage of the structure in excess of 1000 square feet.

Retail establishments and restaurants shall also be exempt from the fee when it can be shown that their sales will generate sales tax revenues comparable to the competitive retail and restaurants which are already operating within the Town. It is the intent of this provision to recognize and give credit for sales tax revenues which will be generated by new businesses and which are, pursuant to the Town's current sales tax ordinance, directed toward special purposes such as repair and improvement of streets.

Section 2.     Effective Date:

The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force thirty (30) days after publication.

At its meeting March 26, 2002, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 9th day of April, 2002. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 9th day of April, 2002.

TOWN OF BERTHOUD:

ATTEST:

Milan Karspeck  
Milan Karspeck - Mayor

Mary K. Cowdin  
Mary K. Cowdin - Town Clerk

Published: 4-11-02

## Exhibit "A"

### ROAD IMPACT FEE

#### Net Fee By Land Use Type

Land Use Type	Unit	Fee/Unit
Single-Family Detached	Dwelling	\$1,683.70
Multi-Family	Dwelling	\$1,167.48
Mobile Home Park	Site	\$ 843.96
Hotel/Motel	Room	\$1,448.80
<b>Auto Sales/Auto Repairs and Service/Banks</b>		
Auto Sales	1000 sq. ft.	\$3,320.96
Auto Service/Repair/Tire Store	1000 sq. ft.	\$2,229.46
Bank	1000 sq. ft.	\$6,294.54
Movie Theater	1000 sq. ft.	\$6,176.38
<b>Office/Institutional</b>		
Office, General<100,000 sf	1000 sq. ft.	\$2,844.15
Office, General<200,000 sf	1000 sq. ft.	\$2,131.00
Office, General 200,000 sf+	1000 sq. ft.	\$1,744.18
Office, Medical	1000 sq. ft.	\$6,353.61
Hospital	1000 sq. ft.	\$2,949.64
Nursing Home	1000 sq. ft.	\$ 858.03
Church/Synagogue	1000 sq. ft.	\$1,603.52
Day Care Center	1000 sq. ft.	\$1,671.04
Elementary/Secondary School	1000 sq. ft.	\$ 523.26
<b>Industrial</b>		
General Light Industrial	1000 sq. ft.	\$1,223.74
Warehouse	1000 sq. ft.	\$ 872.09
Mini-Warehouse	1000 sq. ft.	\$ 438.86