

ORDINANCE NO. 1034

AN ORDINANCE OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO, AMENDING SECTION 1 OF ORDINANCE NO. 926, ESTABLISHING ROAD IMPACT FEES OR PAYMENTS-IN-LIEU OF CONSTRUCTION AND DEDICATION

WHEREAS, the Town of Berthoud had a 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;

WHEREAS, the Board of Trustees adopted Ordinance 926 in April 2002 to establish Road Impact Fees for new construction within the Town thereby ensuring that new development would pay its fair share of the transportation impact it creates;

WHEREAS, the Town of Berthoud has not adjusted the Road Impact Fees, since adoption in April 2002 and did not identify a cost multiplier when it adopted the Road Impact Fees;

WHEREAS, the Engineering News Record (ENR) Construction Cost Index is widely used in the construction industry, identifies prices for 21 products, including asphalt, cement, aggregates, concrete, and tracks trends in prices for materials and labor; and

WHEREAS, the Town of Berthoud recognizes it is prudent to update its impact fees to keep fees in pace with current construction costs.

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

Section 1. Increase in Road Impact Fees.

All Fees adopted by Ordinance 926, as identified in Exhibit "A" of said ordinance, are hereby increased by twenty percent (20%), based upon the Engineering News Record (ENR) Construction Cost Index, to account for increases in construction costs between April 2002 and April 2006 for the Denver region.

Section 2. Automatic Fee Increases.

The Road Impact Fee shall be automatically increased in April of each year, based upon the Engineering News Record (ENR) Construction Cost Index for the Denver region.

Section 3. 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 May 9, 2006, a public hearing was set by the Board of Trustees of the Town of Berthoud for its regular meeting held on June 13, 2006. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 13th day of June, 2006.

ROAD IMPACT FEE EXHIBIT "A"

LAND USE TYPE	UNIT	FEE/UNIT
Single Family Detached	Dwelling	\$2020.44
Multi-Family	Dwelling	\$1400.98
Mobile Home Park	Site	\$1012.75
Hotel/Motel	Room	\$1738.56
AUTO SALES/AUTO REPAIR AND SERVICE/BANKS		
Auto Sales	1000 sq. ft.	\$3985.15
Auto Service/Repair/Tire Store	1000 sq. ft.	\$2675.35
Bank	1000 sq. ft.	\$7553.45
Movie Theater	1000 sq. ft.	\$7411.66
OFFICE/INSTITUTIONAL		
Office/General < 100,000 sq. ft.	1000 sq. ft.	\$3412.98
Office/General < 200,000 sq. ft.	1000 sq. ft.	\$2557.20
Office/General 200,000 sq. ft. +	1000 sq. ft.	\$2093.02
Office, Medical	1000 sq. ft.	\$7624.33
Hospital	1000 sq. ft.	\$3539.57
Nursing Home	1000 sq. ft.	\$1029.64
Church/Synagogue	1000 sq. ft.	\$1924.22
Day Care Center	1000 sq. ft.	\$2005.25
Elementary/Secondary School	1000 sq. ft.	\$ 627.91
INDUSTRIAL		
General Light Industrial	1000 sq. ft.	\$1468.49
Warehouse	1000 sq. ft.	\$1046.51
Mini-Warehouse	1000 sq. ft.	\$ 526.63

TOWN OF BERTHOUD:

Milan Karspeck
Milan Karspeck, Mayor

ATTEST:

Mary K. Cowdin
Mary K. Cowdin, Town Clerk

Published: June 29, 2006