

**TOWN OF BERTHOUD**  
**RESOLUTION NO. 2018-31**

**A RESOLUTION OF THE TOWN OF BERTHOUD,  
COLORADO ADOPTING REDUCED FEES FOR SMALLER  
DWELLINGS AND LOTS**

WHEREAS, the Town Board for the TOWN OF BERTHOUD (the "Town") desires to promote diverse housing options within the Town while maintaining the quality and ambiance of the Town; and

WHEREAS, the Town Board finds that the cost of housing has exceeded the means of many town residents, and the cost of impact fees for water, sewer, and parks is a significant contributing factor since such fees comprise a higher percentage of the total cost of such properties; and

WHEREAS, the Town Board has reviewed and approved as of September 11, 2018, a study by Raftelis entitled "Small Housing Impact Fee Adjustment Report", establishing the degree of reduced impacts created by dwellings meeting the "Small Home" definition; and

WHEREAS, the Town Board hereby determines that an adjustment of impact fees for Small Homes as defined below is required to equitably allocate impacts on the Town's infrastructure and to promote affordable smaller housing development within the community.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN  
BOARD OF THE TOWN OF BERTHOUD, COLORADO AS  
FOLLOWS:**

1. For all residential dwelling units of two bedrooms or less, with a total finished and unfinished interior square footage of less than 1,500 square feet (excluding garage space), the following impact fee reductions shall apply:

Roads (per dwelling unit)	(33%)
Park Land {Per Dwelling Unit}	(37%)
Park Improvements (Per Dwelling Unit)	(37%)
Public Facilities {Per Dwelling Unit}	(37%)
Wastewater PIF (Per Tap)	(30%)

2. For all residential dwelling units of two bedrooms or less, with a total finished and unfinished interior square footage of less than 1,500 square feet and constructed on lots of less than 3500 square feet, the following impact fee reductions shall apply:

Water PIF (Per meter)	(55%)
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3. Upon application for a building permit for a dwelling meeting the above criteria, the Town shall reduce the required fees listed above by the percentage set forth in each category. Any subsequent modification which would make a property no longer meet the above "small home" criteria will require the additional impact fees which would have been required if the home had originally been the size which it will be after modification. The Raftelis study approved September 11, 2018 shall be retained as a guide to application of the reductions specified herein.
4. All sections of the BERTHOUD Municipal Code inconsistent with the foregoing are hereby repealed.

The Town Board finds and concludes that the fee adjustment adopted by this ordinance shall take effect as of the approval of the rate study on September 11, 2018

PASSED, ADOPTED AND APPROVED THIS 25<sup>th</sup> DAY OF SEPTEMBER, 2018.

TOWN OF BERTHOUD

BY: William Karspeck

William Karspeck, Mayor

ATTEST:

Christian Samora, Town Clerk

