

**WELD COUNTY
CODE ORDINANCE 2016-06**

**IN THE MATTER OF REPEALING AND REENACTING, WITH AMENDMENTS, CHAPTER 20
IMPACT FEES, OF THE WELD COUNTY CODE**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF
WELD, STATE OF COLORADO:**

WHEREAS, the Board of County Commissioners of the County of Weld, State of Colorado, pursuant to Colorado statute and the Weld County Home Rule Charter, is vested with the authority of administering the affairs of Weld County, Colorado, and

WHEREAS, the Board of County Commissioners, on December 28, 2000, adopted Weld County Code Ordinance 2000-1, enacting a comprehensive Code for the County of Weld, including the codification of all previously adopted ordinances of a general and permanent nature enacted on or before said date of adoption, and

WHEREAS, the Weld County Code is in need of revision and clarification with regard to procedures, terms, and requirements therein.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of the County of Weld, State of Colorado, that certain existing Chapters of the Weld County Code be, and hereby are, repealed and re-enacted, with amendments, and the various Chapters are revised to read as follows.

**CHAPTER 20
Impact Fees**

Amend Sec. 20-1-60. Imposition of fee.

- A. Obligation to pay fees. Any person or governmental body who causes the commencement of development within unincorporated Weld County shall be obligated to pay impact fees, pursuant to the terms of this Chapter. The obligation to pay the fee shall run with the land.
- B. Fee schedules. Any person who causes the commencement of development, except those persons exempted or preparing an Independent Fee Calculation Study pursuant to Section 20-1-80 below, shall pay impact fees in accordance with fee schedules set by the Board of County Commissioners by separate Resolution, which will be adjusted annually for inflation.

Delete Road Impact Fee Schedule, County Facilities Impact Fee Schedule and Drainage Impact Fee Schedule

Remainder of Section – No change.

BE IT FURTHER ORDAINED by the Board that the Clerk to the Board be, and hereby is, directed to arrange for Municode to supplement the Weld County Code with the amendments contained herein, to coincide with chapters, articles, divisions, sections, and subsections as they

CC: FI/ACCT(BC/DW)

PAGE 1

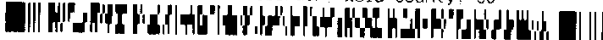
CTB(EG)

PL(MM/TP)

2016-1714

7/18/2016

ORD2016-06



currently exist within said Code; and to resolve any inconsistencies regarding capitalization, grammar, and numbering or placement of chapters, articles, divisions, sections, and subsections in said Code.

BE IT FURTHER ORDAINED by the Board, if any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is for any reason held or decided to be unconstitutional, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have enacted this Ordinance in each and every section, subsection, paragraph, sentence, clause, and phrase thereof irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases might be declared to be unconstitutional or invalid.

The above and foregoing Ordinance Number 2016-06 was, on motion duly made and seconded, adopted by the following vote on the 1st day of June, A.D., 2016.

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

ATTEST: *Esther S. Knaack*

Weld County Clerk to the Board

BY: *Andrea Rempel*
Deputy Clerk to the Board

APPROVED AS TO FORM:

[Signature]
County Attorney

Mike Freeman
Mike Freeman, Chair

Sean P. Conway
Sean P. Conway, Pro-Tem

Julie A. Cozad
Julie A. Cozad

Barbara Kirkmeyer
Barbara Kirkmeyer

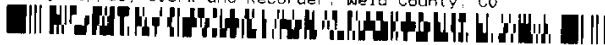
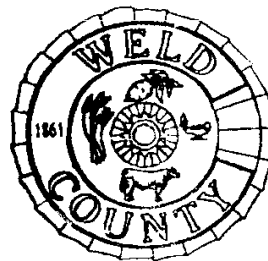
Steve Moreno
Steve Moreno

First Reading: April 18, 2016
Publication: April 27, 2016, in the Greeley Tribune

Second Reading: May 9, 2016
Publication: May 18, 2016, in the Greeley Tribune

Final Reading: June 1, 2016
Publication: June 8, 2016, in the Greeley Tribune

Effective: June 13, 2016



**NOTICE OF
FINAL READING OF ORDINANCE**

Pursuant to the Weld County Home Rule Charter, Ordinance Number 2016-06 was introduced on first reading on April 18, 2016, and a public hearing and second reading was held on May 9, 2016. A public hearing and final reading was completed on June 1, 2016, with no change being made to the text of said Ordinance, and on motion duly made and seconded, was adopted. Effective date of said Ordinance is listed below.

Any backup material, exhibits or information previously submitted to the Board of County Commissioners concerning this matter may be examined in the office of the Clerk to the Board of County Commissioners, located within the Weld County Administration Building, 1150 O Street, Greeley, Colorado, between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday, or may be accessed through the Weld County Web Page (www.co.weld.co.us). E-Mail messages sent to an individual Commissioner may not be included in the case file. **To ensure inclusion of your E-Mail correspondence into the case file, please send a copy to egesick@co.weld.co.us.**

ORDINANCE NO. 2016-06

ORDINANCE TITLE: IN THE MATTER OF REPEALING AND REENACTING, WITH AMENDMENTS, CHAPTER 20 IMPACT FEES, OF THE WELD COUNTY CODE

EFFECTIVE DATE: June 13, 2016

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

DATED: June 3, 2016

PUBLISHED: June 8, 2016, in the Greeley Tribune

Affidavit of Publication

STATE OF COLORADO

ss.

County of Weld,

I Kelly Ash

of said County of Weld, being duly sworn, say that I am an advertising clerk of

THE GREELEY TRIBUNE,

that the same is a daily newspaper of general circulation and printed and published in the City of Greeley, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper for consecutive (days): that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the first publication of said notice was contained in the Eighth day of June A.D. 2016 and the last publication thereof: in the issue of said newspaper bearing the date of the Eighth day of June A.D. 2016 that said The Greeley Tribune has been published continuously and uninterruptedly during the period of at least six months next prior to the first issue thereof contained said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

NOTICE OF FINAL READING OF ORDINANCE

Pursuant to the Weld County Home Rule Charter, Ordinance Number 2016-06 was introduced on first reading on April 18, 2016, and a public hearing and second reading was held on May 9, 2016. A public hearing and final reading was completed on June 1, 2016, with no change being made to the text of said Ordinance, and on motion duly made and seconded, was adopted. Effective date of said Ordinance is listed below. Any backup material, exhibits or information previously submitted to the Board of County Commissioners concerning this matter may be examined in the office of the Clerk to the Board of County Commissioners, located within the Weld County Administration Building, 1150 O Street, Greeley, Colorado, between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday, or may be accessed through the Weld County Web Page (www.co.weld.co.us). E-Mail messages sent to an individual Commissioner may not be included in the case file. To ensure inclusion of your E-Mail correspondence into the case file, please send a copy to egesick@co.weld.co.us.

ORDINANCE NO. 2016-06
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EFFECTIVE DATE: June 13, 2016

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO
DATED: June 3, 2016

The Tribune
June 8, 2016

June 8, 2016

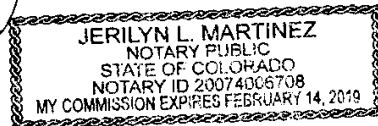
Total Charges: \$10.73

Kelley Ash

8th day of June 2016

My Commission Expires 2/14/2019

Jerilyn L. Martinez
Notary Public



Sec. 20-1-60. - Imposition of fee.

- A. Obligation to pay fees. Any person or governmental body who causes the commencement of development within unincorporated Weld County shall be obligated to pay impact fees, pursuant to the terms of this Chapter. The obligation to pay the fee shall run with the land.
- B. Fee schedules. Any person who causes the commencement of development, except those persons exempted or preparing an Independent Fee Calculation Study pursuant to Section 20-1-80 below, shall pay impact fees in accordance with the fee schedules set by the Board of County Commissioners by separate Resolution below, which will be adjusted annually for inflation.

Road Impact Fee Schedule

Land Use Type	Unit	Fee per Unit
Single-family detached	Dwelling	\$2,377.00
Multi-family	Dwelling	\$1,557.00
Mobile home park	Pad	\$1,458.00
Hotel/motel	Room	\$1,373.00
Shopping center/commercial	1,000 sq. ft.	\$3,296.00
Office	1,000 sq. ft.	\$2,174.00
Institutional/quasi-public	1,000 sq. ft.	\$1,124.00
Manufacturing/industrial	1,000 sq. ft.	\$2,141.00
Warehouse	1,000 sq. ft.	\$1,090.00
Mini-warehouse	1,000 sq. ft.	\$ 454.00
Agricultural commercial	1,000 sq. ft.	\$ 696.00

County Facilities Impact Fee Schedule

Land Use Type	Unit	Fee per Unit
Single-family detached	Dwelling	\$666.00

Multi-family	Dwelling	\$494.00
Mobile home park	Pad	\$672.00
Hotel/motel	Room	\$304.00
Shopping center/commercial	1,000 sq. ft.	\$637.00
Office	1,000 sq. ft.	\$317.00
Institutional/quasi-public	1,000 sq. ft.	\$197.00
Manufacturing/industrial	1,000 sq. ft.	\$159.00
Warehouse	1,000 sq. ft.	\$ 71.00
Mini-warehouse	1,000 sq. ft.	\$ 57.00
Agricultural commercial	1,000 sq. ft.	\$134.00

Drainage Impact Fee Schedule

Land Use Type	Unit	Fee per Unit
All land uses	Sq. ft. of impervious cover *	\$0.10

*—The impervious area of streets or driveways within the public right-of-way adjacent to the parcel shall be included up to the centerline of the street. Gravel roads and driveways shall be counted as 50% impervious.

- C. Inflation adjustment. On or before April 1st of each calendar year, the Board of County Commissioners shall consider adjusting each fee amount in this Section by the rate of inflation. The rate of inflation shall mean the percentage change from the prior calendar year in the United States Bureau of Labor Statistics Consumer Price Index for Denver-Boulder-Greeley, all items, all urban consumers or its successor index. Fee changes resulting from an inflation adjustment shall take effect April 1, of each year.
- D. Fee payment. The fee shall be determined and paid to the Department of Planning Services at the time of issuance of a building permit for the development, or if a building permit is not required for the development use, upon the County's approval of any development or use that is the last application

required prior to development or use of the land. The fee shall be computed separately for the amount of construction activity covered by the permit if the building permit is for less than the entire development. More specifically, impact fees for roads and County facilities will be assessed on new buildings or expansion of buildings, except as described in Subsection E. below, or unless there is an Independent Fee Calculation Study. Drainage fees are assessed on square feet of impervious cover, whether buildings or otherwise.

- E. Redevelopment or change of use. If the fee is imposed for a development that increases impact because of a redevelopment, replacement or change in use, the fee shall be determined by computing the difference in the fee schedule between the new development and the previously existing development, defined as the most intensive use of the property on or after January 1, 2002.
- F. Credits. The amount of impact fees due shall be reduced by the amount of any credits due pursuant to Section 20-1-90 below.
- G. Any person who, prior to the effective date of this Chapter and as a condition of development approval, agreed to pay the types of impact fees required herein, shall be responsible for the payment of the fees under the terms of any such agreement. To the extent that such payments are for the same types of facilities covered by the impact fees imposed by this Chapter, credit shall be provided for such payments pursuant to Section 20-1-90.
- H. Administrative appeal. The administrative decision of the Planning Department calculating the fees in accordance with the fee schedule may be appealed to the Director by filing with the Director, within ten (10) days of the date of the written decision, a written position statement stating and specifying briefly the grounds of the appeal. The only grounds for administrative appeal to the Director is an appeal of the Land Use Type. The Director shall then have power to affirm or modify the decision of the Department. The Director shall make written findings of fact and conclusions of law, and apply the definitions of the land use categories in this Chapter and the provisions of this Section. The applicant may appeal the decision of the Director to the Board of County Commissioners according to the appeal procedures set forth in Section 2-4-10 of this Code. Upon receipt of either the Director's or Board of County Commissioners' decision, the applicant may then conduct an Independent Fee Calculation Study as further described in Section 20-1-80 below.

(Weld County Code Ordinance 2011-2; Weld County Code Ordinance 2013-2; Weld County Code Ordinance 2015-5)

**BOARD OF COUNTY COMMISSIONERS
PASS-AROUND REVIEW/ WORK SESSION REQUEST**

RE: Impact Fee Inflation Adjustment

DEPARTMENT: Planning / Finance

DATE: March 14, 2016

PERSON REQUESTING: Tom Parko / Don Warden

Brief description of the problem/issue:

Per Section 20-1-60 of the Weld County code the Commissioners should (*actual language says "shall"*) consider adjusting the impact fee schedule.

Sec. 20-1-60. Imposition of fee.

B. Fee schedules. Any person who causes the commencement of development, except those persons exempted or preparing an Independent Fee Calculation Study pursuant to Section 20-1-80 below, shall pay impact fees in accordance with the fee schedules below, which will be adjusted annually for inflation.

C. Inflation adjustment. On or before April 1st of each calendar year, the Board of County Commissioners shall consider adjusting each fee amount in this Section by the rate of inflation. The *rate of inflation* shall mean the percentage change from the prior calendar year in the United States Bureau of Labor Statistics Consumer Price Index for Denver-Boulder-Greeley, all items, all urban consumers or its successor index. Fee changes resulting from an inflation adjustment shall take effect April 1, of each year.

What options exist for the Board? (Include consequences, impacts, costs, etc. of options)

- Adjust the Impact Fees to account for inflation
- Do not adjust the Impact Fees to account for inflation

Recommendation:

Staff recommends that the Board adjust the fees to account for inflation. The inflation adjustment is 1.176% (round up to 1.2%). If the fees are not adjusted on an annual basis, or least every other year, it becomes harder down the road to implement a substantial one-time increase. The Commissioners authorized a 2.7% inflation adjustment in 2015.

If the Commissioners approve of the 1.2% increase the following changes will be made to the schedule:

Road Impact Fee Schedule		2015 (current)	2016 (proposed)
Land Use Type	Unit	Fee per Unit	Inflation Adjustment
Single-family detached	Dwelling	\$2,377.00	\$2,406.00
Multi-family	Dwelling	\$1,557.00	\$1,576.00
Mobile home park	Pad	\$1,458.00	\$1,476.00
Hotel/motel	Room	\$1,373.00	\$1,390.00
Shopping center/commercial	1,000 sq. ft.	\$3,296.00	\$3,336.00
Office	1,000 sq. ft.	\$2,174.00	\$2,200.00
Institutional/quasi-public	1,000 sq. ft.	\$1,124.00	\$1,138.00

Manufacturing/industrial Warehouse	1,000 sq. ft.	\$2,141.00	\$2,177.00
Warehouse	1,000 sq. ft.	\$1,090.00	\$1,104.00
Mini-warehouse	1,000 sq. ft.	\$454.00	\$460.00
Agricultural commercial	1,000 sq. ft.	\$696.00	\$704.00
County Facilities Impact Fee Schedule			
Single-family detached	Dwelling	\$666.00	\$674.00
Multi-family	Dwelling	\$494.00	\$500.00
Mobile home park	Pad	\$672.00	\$680.00
Hotel/motel	Room	\$304.00	\$308.00
Shopping center/commercial	1,000 sq. ft.	\$637.00	\$645.00
Office	1,000 sq. ft.	\$317.00	\$321.00
Institutional/quasi-public	1,000 sq. ft.	\$197.00	\$199.00
Manufacturing/industrial Warehouse	1,000 sq. ft.	\$159.00	\$161.00
Warehouse	1,000 sq. ft.	\$71.00	\$72.00
Mini-warehouse	1,000 sq. ft.	\$57.00	\$58.00
Agricultural commercial	1,000 sq. ft.	\$134.00	\$136.00
Drainage Impact Fee Schedule			
All land uses	Sq. ft. of impervious cover *	\$0.10	\$0.10

	<u>Approve Recommendation</u>	<u>Schedule Work Session</u>	<u>Other/Comments:</u>
Mike Freeman, Chair	<i>mf</i>		
Barbara Kirkmeyer	<i>X</i>		
Sean P. Conway	<i>spc</i>		
Julie Cozad	<i>JCozad</i>		
Steve Moreno	<i>sm</i>		

Cheryl Hoffman

From: Esther Gesick
Sent: Friday, April 15, 2016 10:15 AM
To: Bruce Barker; Wendi Inloes; Don Warden; Tom Parko Jr.
Cc: Cheryl Hoffman
Subject: RE: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

Bruce,

Cheryl made your proposed changes this morning and the new version of the Ord will be ready to present for First Reading on Monday. So, with your "Pending Ordinance" logic could we go ahead and draft the fee changes by Resolution prior to the Code change so we don't go too much further far past the 4/1/2016 date? If so, maybe we could do that on Wednesday?

Esther E. Gesick

Clerk to the Board

1150 O Street | P.O. Box 758 | Greeley, CO 80632

tel: (970) 400-4226

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From: Bruce Barker
Sent: Thursday, April 14, 2016 11:34 AM
To: Wendi Inloes <winloes@co.weld.co.us>; Don Warden <dwarden@co.weld.co.us>; Tom Parko Jr. <tparko@co.weld.co.us>
Cc: CTB <CTB@co.weld.co.us>
Subject: RE: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

Actually, I suggest best to change the language to "adopt by Resolution" and strike the fee schedule from the Code but at the same time have a Resolution ready to go to have the Board adopt on the day of the Code change third reading. Bottom line is wait until June 13th to start charging the increased fees.

Cheryl Hoffman

From: Bruce Barker
Sent: Thursday, April 14, 2016 11:34 AM
To: Wendi Inloes; Don Warden; Tom Parko Jr.
Cc: CTB
Subject: RE: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)
Attachments: Sec._20_1_60.____Imposition_of_fee.docx

Actually, I suggest best to change the language to "adopt by Resolution" and strike the fee schedule from the Code but at the same time have a Resolution ready to go to have the Board adopt on the day of the Code change third reading. Bottom line is wait until June 13th to start charging the increased fees.

Ether and Cheryl: The attached will be the Code amendment that will follow that schedule for adoption set forth below.

Bruce T. Barker, Esq.

Weld County Attorney

P.O. Box 758

1150 "O" Street

Greeley, CO 80632

(970) 356-4000, Ext. 4390

Fax: (970) 352-0242

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From: Wendi Inloes
Sent: Thursday, April 14, 2016 11:15 AM
To: Don Warden <dwarden@co.weld.co.us>; Tom Parko Jr. <tparko@co.weld.co.us>
Cc: Bruce Barker <bbarker@co.weld.co.us>

Subject: RE: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

I will wait on this one until June with no retro. So I'm guessing CTB just needs to take that last date out on the ordinance with the retro date. Thank you!!

From: Don Warden
Sent: Thursday, April 14, 2016 10:35 AM
To: Tom Parko Jr. <tparko@co.weld.co.us <mailto:tparko@co.weld.co.us> >
Cc: Bruce Barker <bbarker@co.weld.co.us <mailto:bbarker@co.weld.co.us> >; Wendi Inloes <winloes@co.weld.co.us <mailto:winloes@co.weld.co.us> >
Subject: Re: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

Agree

On Apr 14, 2016, at 8:35 AM, Tom Parko Jr. <tparko@co.weld.co.us <mailto:tparko@co.weld.co.us> > wrote:

Sounds good Bruce. I think we should also modify the last sentence of Section 20-1-60.C.

Tom Parko, M.A.

Director of Planning Services

Weld County Dept. of Planning Services

1555 N. 17th Avenue

Greeley, CO. 80631

Office: 970-353-6100, ext 3572

Mobile: 970-302-5333

<image001.jpg>

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by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Bruce Barker
Sent: Thursday, April 14, 2016 9:32 AM
To: Don Warden <dwarden@co.weld.co.us <mailto:dwarden@co.weld.co.us> >; Tom Parko Jr. <tparko@co.weld.co.us <mailto:tparko@co.weld.co.us> >
Cc: Wendi Inloes <winloes@co.weld.co.us <mailto:winloes@co.weld.co.us> >
Subject: FW: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

Wendi raised the issue of the timing for the fee increase. The problem is Code says it goes into effect as of April 1st, but our effective date of the Code change will not be until June 13th. I think we can be challenged if we try to collect that increased fee between April 1 and June 13. "Pending ordinance doctrine" applies to regulatory changes, not fee increases. So, I recommend not charging the increased fee until June 13th.

See the changes I recommend for Section 20-1-60. Set the fee schedules by Resolution before April 1st every year.

Bruce T. Barker, Esq.

Weld County Attorney

P.O. Box 758

1150 "O" Street

Greeley, CO 80632

(970) 356-4000, Ext. 4390

Fax: (970) 352-0242

<image004.jpg>

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taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: Wendi Inloes
Sent: Wednesday, April 13, 2016 3:51 PM
To: Bruce Barker <bbarker@co.weld.co.us <mailto:bbarker@co.weld.co.us> >
Subject: FW: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

From: Cheryl Hoffman
Sent: Thursday, April 07, 2016 4:58 PM
To: Wendi Inloes <winloes@co.weld.co.us <mailto:winloes@co.weld.co.us> >; Kristine Ranslem <kranslem@co.weld.co.us <mailto:kranslem@co.weld.co.us> >; Tom Parko Jr. <tparko@co.weld.co.us <mailto:tparko@co.weld.co.us> >; Michelle Martin <mmartin@co.weld.co.us <mailto:mmartin@co.weld.co.us> >; Bruce Barker <bbarker@co.weld.co.us <mailto:bbarker@co.weld.co.us> >; Don Warden <dwarden@co.weld.co.us <mailto:dwarden@co.weld.co.us> >; Esther Gesick <egesick@co.weld.co.us <mailto:egesick@co.weld.co.us> >
Subject: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

Here are some dates:

4/18 – 1st reading (Monday)

4/22 – Send to paper

4/27 – Publish

5/9 – 2nd reading (Monday)

5/13 – Send to paper

5/18 – Publish

6/1 – 3rd reading (Wednesday – Monday was a holiday)

6/3 – Send to paper

6/8 – Publish

4/1/16 – Retroactive Effective date

Please let me know what you think! :)

Thanks.

Cheryl L. Hoffman

Deputy Clerk to the Board

1150 O Street | P.O. Box 758 | Greeley, CO 80632

email: chewitt@weldgov.com <mailto:chewitt@weldgov.com>

tel: (970) 336-7215 X4227

<image005.jpg>

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Backup - Do not scan

DOCKET NUMBER: 2016-48
HEARING DATE: April 18, May 9, and June 1, 2016
TIME: 9:00am
NAME AND ADDRESS: Weld County, Colorado
RE: Code Ordinance 2016-06, In the Matter of Repealing and Reenacting
with Amendments, Chapter 20 Impact Fees, of the Weld County Code
PUBLISH DATE: April 27, May 18, and June 8, 2016,
in the Greeley Tribune
FILE NO.: ORD 2016-06
PLANNER: Tom Parko

Cheryl Hoffman

To: Wendi Inloes; Kristine Ranslem; Tom Parko Jr.; Michelle Martin; Bruce Barker; Don Warden; Esther Gesick
Subject: Proposed dates for Ord 2016-06 - Impact Fees (Chapter 20)

Here are some dates:

- 4/18 – 1st reading (Monday)
- 4/22 – Send to paper
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- 5/18 – Publish
- 6/1 – 3rd reading (Wednesday – Monday was a holiday)
- 6/3 – Send to paper
- 6/8 – Publish
- 4/1/16 – Retroactive Effective date

MM - good
TP - good

Please let me know what you think! ☺

Thanks.

Cheryl L. Hoffman

Deputy Clerk to the Board
1150 O Street | P.O. Box 758 | Greeley, CO 80632
email: chewitt@weldgov.com
tel: (970) 336-7215 X4227



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Ord 2016-06

Cheryl Hoffman

From: Esther Gesick
Sent: Tuesday, April 05, 2016 8:44 AM
To: Cheryl Hoffman
Cc: Wendi Inloes
Subject: FW: Impact Fee Pass-around
Attachments: image001.jpg; ATT00001.htm; 2472_001.pdf; ATT00002.htm
Follow Up Flag: Follow up
Flag Status: Flagged

① slate dates
② draft

Hi Cheryl,

When you do the calendar appointments, please include Wendi Inloes. Thanks!

Esther E. Gesick

Clerk to the Board

1150 O Street | P.O. Box 758 | Greeley, CO 80632

tel: (970) 400-4226

4/18 - 1st reading
4/22 - send to paper
4/27 - Publish
5/9 - 2nd reading
5/13 - send to paper
5/18 - Publish
(Wed) 6/1 - 3rd reading
6/3 - send to paper
6/8 - Publish
Effective - 4/1/16

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From: Wendi Inloes
Sent: Tuesday, April 05, 2016 8:21 AM
To: Esther Gesick <egesick@co.weld.co.us>
Subject: FW: Impact Fee Pass-around

Can you keep me in the loop on this one. I need to make sure we get the fees updated in Accela but have no idea what is going on with this. Thanks.!

From: Tom Parko Jr.
Sent: Friday, March 25, 2016 9:42 AM

To: Esther Gesick <egesick@co.weld.co.us <mailto:egesick@co.weld.co.us> >
Subject: Fwd: Impact Fee Pass-around

Esther,

Good morning. See attached. Please place on agenda under 9am items. I am going to be out of the office April 4th-8th.

Thanks!

Sent from my iPhone

Begin forwarded message:

From: Jennifer Fuller <jfuller@co.weld.co.us <mailto:jfuller@co.weld.co.us> >
Date: March 25, 2016 at 9:28:15 AM MDT
To: Tom Parko Jr. <tparko@co.weld.co.us <mailto:tparko@co.weld.co.us> >
Cc: Don Warden <dwarden@co.weld.co.us <mailto:dwarden@co.weld.co.us> >
Subject: Impact Fee Pass-around

Pass-around was approved by all five BOCC. Original coming back to Tom through interoffice mail.

Thanks.

Jenny Fuller

:: Office Manager, Board of Weld County Commissioners ::

:: 970.336.7204 :: jfuller@co.weld.co.us <mailto:jfuller@co.weld.co.us> :: www.weldgov.com ::

:: 1150 O Street, P.O. Box 758, Greeley, Colorado 80631 ::

Cheryl Hoffman

From: Esther Gesick
Sent: Monday, April 04, 2016 10:39 PM
To: Kristine Ranslem, Tom Parko Jr.; Michelle Martin; Cheryl Hoffman; Bruce Barker
Cc: Don Warden
Subject: RE: Impact Fee Pass-around
Attachments: Fwd: Impact Fee Pass-around

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tom,

I stand corrected - in taking another look at last year's (Ord2015-5) you are correct that it did not go to PC; however, we do still need to go through the three readings with the Board as part of the Code revision process. My apologies for the delay, especially considering the April 1st deadline. I'll work with Cheryl to use the new fee amounts in the attached Pass Around memo to get an ordinance drafted and slate earliest available dates.

Thank you,

Esther E. Gesick

Clerk to the Board

1150 O Street | P.O. Box 758 | Greeley, CO 80632

tel: (970) 400-4226

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From: Kristine Ranslem
Sent: Monday, April 04, 2016 1:36 PM
To: Tom Parko Jr. <tparko@co.weld.co.us>; Michelle Martin <mmartin@co.weld.co.us>; Esther Gesick <egesick@co.weld.co.us>; Cheryl Hoffman <choffman@CO.WELD.CO.US>; Bruce Barker <bbarker@co.weld.co.us>
Subject: RE: Impact Fee Pass around
Importance: High

Tom/Esther,

I don't believe it went through Planning Commission last year as well. If I recall correctly, it was determined that according to Section 20-1-60.C it would just go through BOCC and take effect April 1st of each year.

Section 20-1-60

C. Inflation adjustment. On or before April 1st of each calendar year, the Board of County Commissioners shall consider adjusting each fee amount in this Section by the rate of inflation. The rate of inflation shall mean the percentage change from the prior calendar year in the United States Bureau of Labor Statistics Consumer Price Index for Denver-Boulder-Greeley, all items, all urban consumers or its successor index. Fee changes resulting from an inflation adjustment shall take effect April 1, of each year

If this is in error and we need to schedule it for PC, please let me know ASAP. It would be possible to make the legal notice deadline for 4/19 PC hearing tomorrow morning.

Thanks!

Kristine Ranslem

Planning Technician

Weld County Planning Department

1555 N 17th Ave

Greeley, CO 80631

(970) 353-6100 ext. 3519

kranslem@co.weld.co.us <mailto:kranslem@co.weld.co.us>

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From: Tom Parko Jr.
Sent: Monday, March 28, 2016 8:58 AM
To: Kristine Ranslem <kranslem@co.weld.co.us <mailto:kranslem@co.weld.co.us> >
Cc: Michelle Martin <mmartin@co.weld.co.us <mailto:mmartin@co.weld.co.us> >
Subject: FW: Impact Fee Pass-around

I don't recall taking this to PC last year when we did a 2.7% increase. I looked back at the agenda's and didn't see Chapter 20 on the docket.

Tom Parko, M.A.
Director of Planning Services
Weld County Dept. of Planning Services
1555 N. 17th Avenue
Greeley, CO. 80631
Office: 970-353-6100, ext 3572
Mobile: 970-302-5333

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From: Esther Gesick
Sent: Friday, March 25, 2016 2:44 PM
To: Tom Parko Jr. <tparko@co.weld.co.us <mailto:tparko@co.weld.co.us> >

Cc: Michelle Martin <mmartin@co.weld.co.us <mailto:mmartin@co.weld.co.us> >; Bruce Barker <bbarker@co.weld.co.us <mailto:bbarker@co.weld.co.us> >; Cheryl Hoffman <choffman@CO.WELD.CO.US <mailto:choffman@CO.WELD.CO.US> >; Don Warden <dwarden@co.weld.co.us <mailto:dwarden@co.weld.co.us> >
Subject: FW: Impact Fee Pass-around

Hi Tom,

The Impact Fees are a Planning Chapter and as such need to be reviewed by the Planning Commission and go through the three-reading Ordinance process. Just have Kris work with Cheryl to coordinate the PC and reading dates for notice purposes.

Thanks!

Esther E. Gesick

Clerk to the Board

1150 O Street | P.O. Box 758 | Greeley, CO 80632

tel: (970) 400-4226

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Subject: Impact Fee Pass-around

Pass-around was approved by all five BOCC. Original coming back to Tom through interoffice mail.

Thanks.

Jenny Fuller

:: Office Manager, Board of Weld County Commissioners ::

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