

**ORDINANCE 2008-01**

**AN ORDINANCE AMENDING SECTION 17.19.130 OF THE  
FRUITA MUNICIPAL CODE CONCERNING TRANSPORTATION IMPACT FEES**

**WHEREAS**, the Fruita City Council hereby finds that the cost of construction of street improvements has increased significantly greater than the Consumer Price Index, and

**WHEREAS**, the Fruita City Council desires to amend the regulations concerning the annual change in the transportation impact fee to more accurately reflect costs of construction of these improvements by tying the annual increase to the Colorado Department of Transportation's (CDOT's) Construction Index, and

**WHEREAS**, the Fruita City Council also finds it necessary to establish separate base rates for transportation impact fees for residential and commercial developments to more accurately reflect the impacts of these developments on traffic within the City.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO AS FOLLOWS:**

**Section 1:** Section 17.19.130, Paragraph D, Subsections 2 and 3 and Ordinance 2004-19 (part) are hereby repealed and reenacted to read as follows:

2. The base rate for residential subdivisions with single family and duplex dwelling units (ITE Code 210) for which no traffic impact analysis is performed, shall be three thousand two hundred dollars (\$3,200.00) per dwelling unit. The base rate may be adjusted by resolution annually for inflation based on the change in the Colorado Department of Transportation's Construction Cost Index. For multi family dwelling units in excess of two units (ITE Code 220), the base rate of \$3,200 shall be multiplied by a factor of 0.69 per unit for the fee per dwelling unit. Said fees are based upon traffic impact analysis performed according to subsection (D)(1) of this Section and adjusted to reflect recent actual costs incurred on local road projects. The base rate may be adjusted by resolution annually for inflation based on the change in the Colorado Department of Transportation's Construction Cost Index.
  
3. The transportation impact fee for commercial, industrial and other uses specified below shall be a base rate of one thousand five hundred and eight nine dollars (\$1,589) multiplied by the factor listed for that use. The base rate may be adjusted by resolution annually for inflation based on the change in the Colorado Department of Transportation's Construction Cost Index.

LAND USE TYPE	ITE CODE	UNIT	FACTOR
<b>Other</b>			
Mobile Home/Manufactured Home/RV Park	240	per unit or space	0.50
Hotel/Motel	310/320	per room	0.94
<b>Retail/Commercial</b>			
Shopping 0 - 99.9 KSF	820	Per 1000 sf floor	1.64
Shopping 100 - 249.9 KSF	820	Per 1000 sf floor	1.54
Shopping 250 - 499.9 KSF	820	Per 1000 sf floor	1.49
Shopping >500KSF	820	Per 1000 sf floor	1.38
Auto Sales / Service	841	Per 1000 sf floor	1.48
Bank	911	Per 1000 sf floor	2.49
Convenience Store w/ Gas Sales	851	Per 1000 sf floor	3.58
Golf Course	430	Hole	2.33
Health Club	493	Per 1000 sf floor	1.34
Movie Theater	443	Per 1000 sf floor	4.14
Restaurant, Sit Down	831	Per 1000 sf floor	2.02
Restaurant, Fast Food	834	Per 1000 sf floor	4.52
<b>Office/Institutional</b>			
Office, General 0 - 99.9 KSF	710	Per 1000 sf floor	1.23
Office, General > 100 KSF	710	Per 1000 sf floor	1.05
Office, Medical	720	Per 1000 sf floor	3.47
Hospital	610	Per 1000 sf floor	1.61
Nursing Home	620	Per 1000 sf floor	0.45
Church	560	Per 1000 sf floor	0.77
Day Care Center	565	Per 1000 sf floor	1.60
Elementary/Secondary School	520/522/530	Per 1000 sf floor	0.25
<b>Industrial</b>			
Industrial Park	130	Per 1000 sf floor	0.73
Warehouse	150	Per 1000 sf floor	0.52
Mini-Warehouse	151	Per 1000 sf floor	0.18

**Note:** All factors for all uses are based on the sum total of non-regional and regional costs/unit from Table 16 and Table 17 of the Duncan Study published in September, 2002, with the value of the ratio for a single family unit assumed to be 1.0.

**PASSED AND ADOPTED BY THE  
FRUITA CITY COUNCIL THIS 3rd DAY OF JANUARY, 2008**

ATTEST:

CITY OF FRUITA

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City Clerk

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E. James Adams, Mayor