AGATE FIRE PROTECTION DISTRICT’S

 DEVELOPMENT IMPACT FEE POLICY

The Agate Fire Protection District (AFPD) Board of Directors determined that new growth and development in the district’s service area creates additional demand and need for capital infrastructure expansion. The board finds that new growth and development should pay its proportionate share of the costs for this infrastructure expansion. The AFPD retained BBC Research & Consulting to conduct a feasibility assessment and calculate appropriate fees for development. BBC’s analysis and recommendations for implementing an impact fee system were reviewed at the AFPD Board meeting on 8/13/2020. At this meeting the Board determined to begin implementing fees of 15% of the maximum defensible amount presented in BBC’s Impact Fee Study.

The AFPD’s impact fees will be updated periodically and reviewed by the board at least annually as it invests in additional infrastructure beyond what is currently existing or the district’s population or inventory of commercial square footage changes substantially.

These impact fees will be effective 8/13/2020.

The AFPD will maintain its impact fee fund separately and apart from its general fund and make withdrawals from the former only to pay for growth-related infrastructure or the cost of BBC’s fee design study.

The development impact fee of $20,759 per residential dwelling and $10.49 per commercial and industrial square foot that BBC calculated for AFPD represent maximum defensible amounts. The AFPD’s Board chose to adopt fees of 15% of the maximum defensible amount, resulting in development impact fees of $3,114.00 per new residential dwellings and $1.57 per square foot for new commercial and industrial buildings.