



Dillon Town Council makes informal decision on impact fees

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DILLON — The Dillon Town Council informally agreed on an impact fee policy at a work session Tuesday night, however the policy won't be formally adopted until next month.

Council members opted to exempt garages of up to 600 square feet from the impact fee, and decided to collect the fee at the time a developer applies for a building permit.

The impact fee policy stems from the affordable housing measure voters passed last November. The measure includes a .125 percent increase in sales tax and a development impact fee for new construction, both of which went into effect on Jan. 1.

Since then, the towns and county have been grappling with their respective administrative policies.

Dillon passed a temporary policy in mid-December that closely mirrored one passed by the Board of County Commissioners, but council members decided Tuesday to deviate slightly from that set of rules.

For one, the county will collect the impact fee at the time a building permit is issued, but will allow projects of 15 units or more to pay at the time of certificate of occupancy, provided the developer gives a financial guarantee.

Dillon decided to keep the policy consistent across the board and collect all fees at the time of building permit.

Dillon also decided against providing an alternative to the impact fee that the county has adopted.

The county is offering a voluntary transfer fee in lieu of the impact fee that would set up a permanent revenue stream for affordable housing, said county attorney Jeff Huntley.

Basically, a developer could bypass the impact fee and instead sign a covenant that says any subsequent sale of the property would result in a transfer of one-third of 1 percent of the sale price, Huntley said.

Dillon council members did not want to adopt the same option, saying they believed it was not consistent with what voters approved in November.

Dillon has not made a decision yet on how the town will handle credit for restricted housing units. Breckenridge and Frisco both stated credits would be available for projects mitigating at least 40 percent of employee generation by deed restricting employee units.

Dillon will formally adopt its policy at the council's Feb. 6 meeting.

Dillon to chip in for countywide ballfield assessment

Also on Tuesday, the Dillon Town Council approved an \$8,500 contribution to a countywide ballfield assessment. All the towns, the county and the school district are collaborating to pay for a \$50,000 study that would determine the current condition of existing ballfields in the county, what type of fields might be needed in the future and where they would go.

A group of planners from the towns and the county did a quick assessment in 2004 that showed the county would need 22 new ballfields to keep up with a census-projected permanent population of 45,000 by 2025, said Dillon town planner Melissa Wyatt.

The group will reconvene to draft a request for proposals for the assessment, Wyatt said.

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