



May 23, 2009

Changes to road impact fee are on hold for now

BY ASHLEY KEESIS-WOOD

AshleyKeesis@windsorbeacon.com

The Windsor Town Board debated the community's road impact fee payments this month, but officials decided they need more time before making any changes.

"This discussion was spurred by some concerns about the impact fee as an upfront cost impacting businesses in town," said Windsor Mayor John Vazquez.

The Town of Windsor initiated a road impact fee program in 2001 that began requiring new developments to pay fees to fund a portion of improvements for community roads. For a single-family home, the maximum fee charged would be \$2,520, a 26 percent increase from the current fee.

The program is scheduled to be updated every five years.

For the update, the traffic counts from 2005-06 were included, as well as traffic forecasts, the 2007 comprehensive plan road classifications and the 2006 growth management area.

The thoroughfares that benefit from the fees include arterial and collector roads, existing and planned roads, state highways and the Interstate 25-Colorado Highway 392 interchange.

In addition to an upfront cost concern, Vazquez said he is concerned Windsor may end up double-dipping on some businesses because of a provision in the ordinance that allows the town to collect a new fee if a business moves into a vacant space that has been vacant for more than a year.

Assistant Town Attorney John Frey proposed a change in the ordinance that would take away the 12-month language, but the board had other concerns, including possibly spreading fees over months or years.

"I'd prefer having a steady stream of revenue coming in as opposed to big chunks," said board

member Michael Kelly.

Mayor Pro Tem Richard Drake said he did not like that suggestion, pointing out it could be used against residents as well as business owners because developers pay road impact fees on homes, also.

"I'm not comfortable moving on this yet," said board member Nancy Weber. "The changes are good, but I'd like to see some discussion of using road impact fees as a development incentive for the downtown area and other things."

The remaining board members agreed, and Town Manager Kelly Arnold suggested they discuss the issue again in a month.
