

1 CITY OF LITTLETON, COLORADO

2
3 ORDINANCE NO. 10

4
5 Series, 2021

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8 AN ORDINANCE OF THE CITY OF LITTLETON,
9 COLORADO, AMENDING TITLE 1, CHAPTER 14
10 REGARDING LAND DEVELOPMENT IMPACT FEES

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12 WHEREAS, the imposition of impact fees which are defined as land development
13 fees under Colorado Revised Statutes is a financial matter and more appropriately placed in the
14 administrative title of the City Code; and

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16 WHEREAS, the city is subject to the provisions of Title 29, Colorado Revised
17 Statutes pertaining to the imposition of charges for land development as the legislature has
18 exercised its power of preemption under the Colorado Constitution; and

19
20 WHEREAS, the city has retained Economic Planning & Systems, Inc to evaluate
21 its impact fees to insure that the maximum supportable fee is imposed to cover the full cost of
22 capital facilities resulting from the development of new service units caused by new development;
23 and

24 WHEREAS, the city intends that such fees are only intended to defray the
25 projected impacts on capital facilities resulting from the development of new service units caused
26 by new development and such fees are not intended to be a tax under the Taxpayer Bill of Rights
27 in Article X of the Colorado Constitution.

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29 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
30 THE CITY OF LITTLETON, COLORADO, THAT:

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32 Section 1: Subsection B of title 1, chapter 14 of the Littleton City Code is hereby
33 revised as follows:

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35 **1-14-3: GENERAL REGULATORY REQUIREMENTS:**

36 (A) Land Development Impact Fee Payment: Any person engaged in land development in the
37 city shall pay the land development impact fee described in subsection (B) of this section.

38 (B) Impact Fee Rate: Land development impact fees shall be assessed and collected according to
39 the standards of this chapter and the following rates:
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TABLE 1-14-3(a)

Use	Land Development Impact Fee Rate						Total
	Fire	Museum	Library	Police	Facilities	Transportation	
Residential (per dwelling unit)	\$0	\$602.00	\$568.00	\$399.00	\$1,904.00	\$1,049.00	\$4,522.00
Nonresidential (per sq. ft.)	\$0	\$0.00	\$0.00	\$0.210	\$1.010	\$2.607	\$3.827

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Use	Land Development Impact Fee Rate Residential (per unit)						Total
	Multimodal Improvements	Museum	Library	Police	Facilities	Transportation	
Single Family	\$1,060.62	\$903.99	\$686.29	\$370.81	\$1,925.29	\$2,241.15	\$7,188.15
Multiple Dwelling Unit	\$695.96	\$593.18	\$450.33	\$243.32	\$1,263.34	\$1,737.84	\$4,983.97

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TABLE 1-14-3(b)

Use	Land Development Impact Fee Rate Non-Residential (per square foot)						Total
	Multimodal Improvements	Museum	Library	Police	Facilities	Transportation	
Auto Dealership	\$0.30	\$0.00	\$0.00	\$0.36	\$1.62	\$2.64	\$4.92
Industrial	\$0.30	\$0.00	\$0.00	\$0.36	\$1.62	\$0.47	\$2.75
Lodging	\$0.30	\$0.00	\$0.00	\$0.36	\$1.62	\$1.10	\$3.38
Office	\$0.30	\$0.00	\$0.00	\$0.36	\$1.62	\$0.92	\$3.20
Retail/Commercial	\$0.30	\$0.00	\$0.00	\$0.36	\$1.62	\$2.80	\$5.08
Warehouse/Storage	\$0.30	\$0.00	\$0.00	\$0.36	\$1.62	\$0.17	\$2.45

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Section 2: Subsection I of title 1, chapter 14 of the Littleton City Code is hereby added as follows:

- (I) Rates will be subject to an annual inflation factor as determined by the finance director and amended accordingly.

Section 3: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 4: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

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87 INTRODUCTION AS A BILL at a regularly scheduled meeting of the City Council
88 of the City of Littleton on the 20th day of April, 2021, passed on first reading by a vote of 7
89 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the
90 Municipal Courthouse and on the City of Littleton Website.

91 PUBLIC HEARING on the Ordinance to take place on the 4th day of May, 2021, in
92 the Council Chamber¹, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour
93 of 6:30 p.m., or as soon thereafter as it may be heard.

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95 PASSED on second and final reading, following public hearing, by a vote of _____ FOR
96 and _____ AGAINST on the 4th day of May, 2021 and ordered published by posting at Littleton
97 Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

98 ATTEST:

99 _____
100 Colleen L. Norton
101 CITY CLERK

Jerry Valdes
MAYOR

102
103 APPROVED AS TO FORM:

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105 _____
106 Reid Betzing
107 CITY ATTORNEY



111 ¹ Due to COVID19, the City of Littleton is providing virtual coverage of city council meetings to protect
112 the health of citizens, council members and staff. Citizens and participants will be limited to virtual
113 participation until further notice.