

Behind The City Scene

Should growth pay its way?

It would be hard to find anyone who would not answer this question in the affirmative. It is an especially relevant question for the residents of Ward IV. Ward IV is a largely built out area of the City with some notable exceptions such as the Iliff station TOD area and a few remaining large vacant commercial sites on S. Havana. There is a residential component planned for the Point at Nine Mile. We are burdened with traffic and too frequent criminal activity but not oil wells and large yet to be developed vacant swaths of land in the City's north and east quadrants.



**Charles "Charlie"
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Now saying growth should be paying its own way should be more than hollow pleasantries wafting from the lips of politicians! This is where "Capital Impact Fees" (CIF) come into play. The CIF has 7 included subcomponents ranging from Police/Fire to Libraries. These City imposed fees are payable at the time of the issuance of a building permit for any new residential units. The big problem is that they have not been adjusted since 2008 and are viewed by a clear majority of Council including myself as not being adequate to provide for new City infrastructure to serve the new residents.

When this occurs we in the established areas of the City are subsidizing new development. This should not occur. As we know in Colorado all new taxes must be voter approved per TABOR. On the other hand fees do not require a vote but there is a very important aspect regarding fees where they must only be used to support the resulting specific government service. If they are rationally based and used they will withstand a legal challenge asserting it as an unlawful tax. So it is necessary to carefully analyze the proposed fee. The proposed 2019 CIF's will range from essentially 3 to 5 thousand dollars depending upon the type of residential unit. This is in addition to the new water tap fee for each new residential unit. City Council will soon formalize the final increased CIF amount which is good public policy.

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2019 Ward IV Town Meetings — Held on the third Thursday of each month from 6:30-8:30 pm at Fire Station #11 on north-west corner of E. Iliff and S. Joplin St.