



Impact Fee Waiver Guidelines and Determinations

OCFPD impact fees are due upon initial plan review. OCFPD will not approve any plans unless the appropriate fees are received, or a fee waiver is granted. Fee waivers are granted by the OCFPD's Board of Directors.

To apply for an impact fee waiver, you must send a letter or email to the OCFPD's fire chief (chief@oakcreekfire.org) that contains the following:

- Building Permit Number
- Owner's Full Name
- Owner's phone number and email address
- Address of property
- Reason for waiver (must meet posted conditions)

Letters/email must be received 7 days prior to a scheduled board meeting to be included on the meeting agenda. OCFPD board meetings are held the second Tuesday of each month. If on the agenda, the board will rule on a building permits application for a waiver. Property owners will be notified on the next business day whether a waiver was approved or not.

Please note that the board's decision is final.

Conditions of Waiver

Conditions that may result in a full waiver of the OCFD Impact Fee for New Construction

1. Project is deemed to be 100% for Public Benefit.
Per the Routt County Unified Development Code (UDC), examples of public benefit include, but are not limited to:
 - a. Preservation of historic or vital community assets.
 - b. Improvement of public infrastructure including, but not limited to, providing transportation services that serve more than just those within the development site, upgrading of public roads outside of the actual development site, providing central wastewater and/or water



systems that benefit more than just those within the development, or broadband and/or telecommunication networks that benefit more than just those within the development site.

- c. Improvement of public safety services, such as police, fire and rescue.
 - d. Permanently preservation of a significant amount of open space (beyond the minimum open space requirement) that protect areas of critical wildlife habitat to ensure natural areas are not fragmented by development or commercial recreation through a conservation easement or other method acceptable to the County; and
 - e. Include facilities, such as but not limited to parks, community centers, trails, trailheads, that enhance the quality of life of county residents, not just the residents or users of the development, and promote economic vitality, social opportunities, and community health and safety into the project development plan. Permanently preserve prime agricultural lands from the impacts of development and commercial recreation through a conservation easement or other method acceptable to the County.
2. Project is deemed to be classified as Income Restricted Housing with a cap of 70% of the current (date of permit) Area Median Income (AMI).
 3. Project is deemed to be Employee Housing as defined in the Routt County UDC Section 3.20

Definition. *Employee Housing is a category of Dwelling Units that is intended to meet the demand for housing that is created by development. It is restricted for use by a person employed by the Permittee.*

Purpose. *New construction or expansion of commercial and industrial development results in new employees employed by or within those developments. This section is intended to ensure that such development provides constructed residences and installed infrastructure to mitigate the impacts to the County's housing supply as growth occurs. This section also promotes affordable housing by requiring mitigation of the impact development has on housing.*

This is currently limited to Employee Housing for the following development categories per the UDC. Commercial Development, General; Hotel/Motel/Lodging; Ski Area Development; Golf Course Development.



Projects that exceed 3500 square feet of living space will be considered under guidelines for reduced fees.

4. Project is for the complete replacement of existing habitable structure or one that was lost due to fire or flood.
5. Project is for the expansion and or renovation of an existing habitable residence.
6. Projects that may be deemed appropriate due to unique circumstances. Requires OCFD Board approval.

Any of the following conditions may result in a partial waiver of the OCFD Impact Fee for New Construction:

1. Project is deemed to be classified as Income Restricted Housing with a cap of 71-100% of the then current (date of permit) AMI. 75 % reduction in fees.
2. Project is deemed to be classified as Income Restricted Housing with a cap of 101-140% of the then current (date of permit) AMI. 50% fee reduction.
3. Project is governed by a PUD permit that is time limited to 36 months or less. 75% fee reduction.
4. Project is deemed to be Employee Housing as defined in the Routt County UDC Section 3.20 and project exceeds 3500 square feet. 50% fee reduction.
5. Projects that may be deemed appropriate due to unique circumstances. Requires OCFD Board approval.