

**Upper Pine River Fire Protection District  
RESOLUTION NO. 2025-4**

**A RESOLUTION OF THE UPPER PINE RIVER FIRE PROTECTION  
DISTRICT BOARD OF DIRECTORS AMENDING RESOLUTION NO. 2024-05  
TO CLARIFY THE APPLICATION OF IMPACT FEES TO CERTAIN  
RESIDENTIAL UNITS THAT ARE NOT PLACED ON A FOUNDATION AND  
AMENDING THE NON-RESIDENTIAL RATE**

WHEREAS, the Upper Pine River Fire Protection District (the “District”) is authorized to provide fire protection and other emergency services within the District and under certain circumstances, outside the District, pursuant to Article 1, Title 32, and Article 5, Title 29 Colorado Revised Statutes; and

WHEREAS, the Board of Directors of the District (the “Board”) is responsible for and has general authority regarding the oversight of the operations and affairs of the District, with all rights, duties and powers specially granted to the Board by Article 1, Title 32, C.R.S.; and

WHEREAS, new development within the District creates significant additional demand for adequate emergency services and other public services and facilities; and

WHEREAS, pursuant to C.R.S. § 32-1-1002(1)(d.5) the District is authorized to impose an impact fee on the construction of new buildings, structures, facilities, or improvements, including oil or gas wells and related equipment, on previously improved or on unimproved real property within the District’s jurisdictional boundaries; and

WHEREAS, the District commissioned a study dated July 2024 (the “Impact Fee Study”) by RPI Consulting (“RPI”) to evaluate the nexus between new development within the District and the impact that such development has on the District’s capital facilities; and

WHEREAS, the Board, through Resolution No. 2024-05 adopted the Impact Fee Study and adopted fees for residential units (new construction) of \$1,191.00 per residential unit, and for non-residential units (new construction) of \$1,187.00 per 1000 Sq. Ft. nonresidential floor area; and

WHEREAS, development and placement of residential units that do not sit on a permanent foundation create significant additional demand for adequate emergency services and other public services and facilities in the same manner as residential units that sit on a permanent foundation; and

WHEREAS, the Board desires to clarify the application of the fee for residential units to such residential units that do not sit on a permanent foundation, and clarifying the non-residential fee by amending Resolution No. 2024-05 through this Resolution;

WHEREAS, the clarification of the application of the residential impact fee is appropriate and necessary to the function of the operations of the District.

NOW THEREFORE, be it resolved by the Board of Directors of the Upper Pine River Fire Protection District, as follows:

1. **Definitions.** The following definitions are intended to provided clarification and shall apply to the determination of the amount of impact fees due for the placement of tiny homes on wheels, recreational vehicles and manufactured homes on parcels of land:

- a. **THOW.** THOW means a tiny home that is constructed on a chassis where the suspension/axle components remain and the unit is transportable by being towed by a vehicle. A tiny home on wheels does not have its own motor power.
- b. **RV.** RV means a vehicle that includes living quarters that either has its own motor power or is mounted on or towed by another vehicle. RV includes camping trailers, fifth wheel trailers, motor homes, travel trailers, multipurpose trailers, truck campers, and park model homes.
- c. **Manufactured Home.** Manufactured Home means a structure transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use as a permanent dwelling unit.
- d. **RV/THOW/Manufactured Home Park.** RV/THOW/Manufactured Home Park means a parcel of land, which is intended to accommodate two (2) or more RV's, THOW's and/or Manufactured Homes for occupancy as temporary or permanent living quarters.

2. **Impact Fees for RV/THOW/Manufactured Home Parks.** The residential impact fee, as adopted by the Board shall apply to each space on the parcel of land that is intended to accommodate a RV, THOW, or Manufactured Home in a RV/THOW/Manufactured Home Park. For example, if the parcel of land is intended to accommodate 20 RV's, THOW's and/or Manufactured Homes, then the residential impact fee shall be applied to each of the 20 spaces. The required residential impact fee for each space shall be due and payable ten (10) days after the first RV, THOW or Manufactured Home is placed upon the space. The residential impact fee shall be paid only one time for each space. Notwithstanding the forgoing, the impact fee shall not be imposed on any RV/THOW/Manufactured Home Parks for which an individual or entity has submitted a completed application for a development permit for such a park to an approving local government prior to the adoption of Resolution No. 2024-05.

3. **Impact Fee for RV, THOW or Manufactured Home that is not located in a RV/THOW/Manufactured Home Parks.** The residential impact fee shall apply to any parcel of land, which contains an RV, THOW, or Manufactured Home that has been placed at a specific location and has been occupied for residential use for more than one hundred twenty (120) consecutive days. Notwithstanding the forgoing, the impact fee shall not be imposed on any such RV, THOW, or Manufactured Home Parks that was placed on a parcel of land prior to the adoption of Resolution No. 2024-05.

4. **Non-residential Units (new construction) Impact Fee.** The fee is amended and clarified for non-residential units to represent a fee of \$118.70 per 100 Sq. Ft. nonresidential floor area, as supported by the Impact Fee Study.

5. **Miscellaneous.** The purpose of this Resolution is intended to clarify the provisions adopted in Resolution No. 2024-05. All provisions of Resolution No. 2024-05 remain valid and enforceable.

UPON MOTION, SECOND and MAJORITY VOTE, this Resolution is adopted this 17<sup>th</sup> day of April 2025.

UPPER PINE RIVER FIRE PROTECTION DISTRICT



Paul Black, President

Attest:



Secretary