



**TOWN OF WINTER PARK  
PLANNING COMMISSION**  
Wednesday, November 12, 2025 8:00 AM

**A G E N D A**

**I. Call to Order**

**II. Roll Call of Commission Members**

**III. Public Comment**

*This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.*

**IV. Conflict of Interest**

**V. Consent Agenda:**

- a. Minutes – October 28, 2025

**VI. General Business:**

- a. PUBLIC HEARING : UDC Text Amendment No. 10, Request to amend sign code regulations (PLN25-087)
- b. PUBLIC HEARING: UDC Text Amendment No. 11, Request to amend dedication of land for school sites and school site fee-in-lieu amount calculation (PLN25-088)

**VII. Director's Report:**

**VIII. Planning Commission Items of Discussion**

*This time is reserved for Commission discussion items that are not listed on the agenda.*

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**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, October 28, 2025 8:00 AM**

**MINUTES**

**DATE:** Tuesday, October 28, 2025.

**MEETING:** Winter Park Planning Commission

**PLACE:** Town Hall Council Chambers and Zoom Meeting Call

**PRESENT:** Chair Dave Barker, Vice Chair Doug Robbins, Commissioners Shawn Cullingford, Dale McCaw, Thomas McDonald, Justin Bontrager and Eric Mowrey are present. Also present are Community Development Director James Shockey, Senior Town Planner Brian Kelly, Town Planner II Adam Springer (online) and Town Attorney Kunal Parikh (online).

**I. Call to Order**

Chair Barker calls the meeting to order at 8:06 a.m.

**II. Roll Call of Commission Members**

All Commissioners are present today.

**III. Public Comment**

No one comes forward.

**IV. Conflict of Interest**

No one comes forward.

**V. Consent Agenda:**

- a. Minutes – October 14, 2025
- b. Exemption Plat – Rendezvous Subdivision Exemption No. 5 (PLN25-080)

Commissioner Robbins moves to approve the consent agenda with Staff comments. Commissioner Mowrey seconds. The consent agenda is approved 7, 0.

**VI. General Business:**

- a. PUBLIC HEARING : Minor Plat - Rendezvous Filing 3 (PLN24-092)

Planner Kelly presents this Minor Plat to the Commission by outlining the main points included in the Staff Report. It is stated that the mylard could not be recorded on time. Then, Planner Kelly goes over the bullet points for this application. Staff do not have any concerns and recommend approval.

The applicants, Mr. Jeff Vogel and Mr. Scott Chomiak are present in case the Commissioners have questions. Mr. Vogel confirms that there were no changes to the original application.

Chair Barker opens the Public Comment period. No one comes forward. Chair Barker closes the Public Comment period.

Commissioner Robbins moved to recommend approval of the Minor Plat - Rendezvous Filing 3 (PLN24-092) with Staff conditions. Commissioner McCaw seconds. The motion carries 7, 0.

## **VII. Director's Report:**

Director Shockey informs the Commission that the next meeting will cover the updated Sign Code and encourages the Commissioners to send any feedback.

Another topic that will be discussed is the text amendment for School Impact Fees: the amount to be collected and the way the money is directed at the local schools.

Later, Director Shockey informs the Commission about changes in software for the agendas and minutes management which will go live in November.

Finally, Director Shockey would like to talk about the Thanksgiving agenda. There are no items on the agenda at this time. It has been decided to keep the date of the Planning Commission for that holiday week open.

## **VIII. Planning Commission Items of Discussion**

Planner Kelly tells the Commission that no feedback regarding the Sign Code update has been received at this time. Commissioner Bontrager asks if a Variance Request would be in place in case a business or event would require some leniency for maximum sign size and other elements. Planner Kelly replies that a Variance is the proper process to follow in those scenarios.

Then, there is a brief conversation about the Trailhead monument signs and how they could be improved.

The Commission asks about the ROW deadline for utility work. Director Shockey says that the Town has the discretion of moving the date if necessary. There is also mention of the updates for the building Height guidelines in the Code. The Commissioners also talk about how to handle the upcoming projects and setting up priorities.

There being no further business to discuss, Commissioner Cullingford makes motion to adjourn, Commissioner Bontrager seconds motion, by unanimous "aye", the meeting is adjourned at 8:34 a.m.

The next scheduled meeting of the Planning Commission will be Wednesday November 12, 2025, at 8:00 a.m. Change was applied due to the Veteran's Day holiday.

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Irene Kilburn, Building and Planning Technician II

## MEMO

**TO** Planning Commission

**FROM** Brian P. Kelly, Senior Planner

**THROUGH** James Shockey, AICP, Community Development Director

**DATE** November 12, 2025

**RE** Amendment to UDC Title 7, Chapter 3, Article 3.J *Signs* (PLN25-087)

### **Background:**

The Unified Development Code (the "UDC") Sec. 5-C-1 states an amendment to the text of the Unified Development Code (UDC) may be initiated by Town staff, a citizen of the Town, the Planning Commission, or by the Town Council. Per direction from Town Council, Town staff is requesting to amend UDC Article 3.J *Signs* to establish sign permit requirements and standards.

Article 3.J *Signs* of the UDC makes reference to Title 6 in the Town Code of Ordinances for submittal requirements and procedures for approval as it relates to Building Regulations and specifically Chapter 2 *Sign Code* and Chapter 2A *Village Center Neighborhood Signage Code*.

Town staff has been given guidance to incorporate the two (2) separate chapters into one (1) regulation standard that would be more appropriately contained within Title 7 *Unified Development Code*, regulating all development standards within the legal boundaries of the Town of Winter Park.

The UDC adopted provisions are for the purposes (UDC§1-A-4) of not only promoting the public health, safety, and welfare of the citizens of the Town, but for the applicable purposes of:

1. Implementing the 2019 Imagine Winter Park Town Plan (the "Comprehensive Plan");
2. Guiding the future growth and economic development of the Town while balancing the protection of community resources and individual property rights;
3. Achieving orderly, functional, and attractive development through land use and subdivision controls;
4. Enhancing the special characteristics of the Town's natural and built environments;
5. Creating a unique sense of place through proactive planning and contemporary regulations;

### **Analysis**

Town Staff has extensively reviewed the existing Sign Code and through comparative analysis of other jurisdictions that have updated their sign regulations. In addition, Town Staff has held numerous workshops with the Planning Commission, Town Council, and community members, receiving their feedback and incorporating further suggestions into the development of the draft sign code amendment (attached).

Staff has been working with legal counsel to draft language that consolidates and updates Chapters 2 and 2A of Title 6 of the Town Code regulating signs, and placing the sign code regulations into Article 3.J of Title 7. Article 3.J. of the UDC will regulate signs for all properties within the legal boundaries of the Town of Winter Park.

The extensive revisions of Article 3.J. further required amending additional articles of the UDC related to sign regulations, including:

1. Article 5.B *Standardized Development Review Procedures* – Table 5-B-3
  - a. Strike Sign Permit in Village Sign District
  - b. Add Master Sign Program Application Review procedure
2. Article 5.E *Site Development and Permit Decisions*
  - a. Provide language to Section 5-E-8 *Sign Permit* to include Administrative Sign Permit Review and Master Sign Program Permit Review
  - b. Strike Section 5-E-9 *Sign Permit in Village Sign District*
3. Article 7.C *Definitions* – adding definitions
  - a. Display Case
  - b. Mural
  - c. Sign Area

**§ 5-B-8 Public Notice Requirements:**

This Text Amendment Application has had proper public notification pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on October 29, 2025 providing notification of the hearing and requesting comments.

No comments have been received as of November 7, 2025.

**Staff Recommendation:**

Staff recommends the Planning Commission provide a recommendation to Town Council for approval of the attached ordinance amending the text of the UDC as it pertains to Sign Code regulation.

**Sample Motion for Approval:**

I move to recommend approval of the attached ordinance finding the Sign Code Text Amendment to the UDC (PLN25-087), transforms language of a legally conforming use for the purposes of providing sign regulation.

**Sample Motion for Denial:**

I move to deny recommending approval of the attached ordinance finding the Sign Code Text Amendment to the UDC (PLN25-087), requires substantial modification specifically: **[articulate specific reasons for denial of the ordinance]**.

## **Article 3.J. Signs**

### **Sec. 3-J-1 Purpose**

The purpose of this Article is to establish reasonable, content-neutral regulations governing the design, location, construction, installation, operation, repair, and maintenance of signs within the Town. These regulations are intended to:

- A.** Protect constitutionally guaranteed free speech by applying all standards in a fair, consistent, and content-neutral manner.
- B.** Balance the communication needs of individuals, businesses, and organizations with the Town's goals to:
  - 1. Ensure public safety by minimizing visual distractions and hazardous sign placement that could affect motorists, cyclists, or pedestrians.
  - 2. Reduce sign clutter and prevent obstruction of the public right-of-way.
  - 3. Promote the free flow of traffic while preventing hazards related to poor sign maintenance or placement.
- C.** Preserve and enhance the Town's scenic beauty, community character, and compatibility with surrounding land uses.
- D.** Support economic vitality by maintaining a visually attractive environment for residents, visitors, and businesses.
- E.** Provide clear, enforceable regulations that ensure fair, timely, and consistent permitting and enforcement processes.

### **Sec. 3-J-2 Applicability**

This Article shall apply to the display, construction, installation, alteration, use, location, operation, and maintenance of all signs within the Town except as stated in Section 3-J-3(B) below.

### **Sec. 3-J-3 Permit Requirements**

#### **A. Permit Required**

- 1. A sign permit shall be required for all signs installed, altered, constructed, reconstructed, relocated, or replaced unless specifically exempted under Subsection B below.
- 2. A permit is required for any substantial improvement of a property, which will involve signage.
- 3. A permit is required for sign conversions, including:
  - a. Conversion of a temporary sign to a permanent sign.
  - b. Alteration of a nonconforming signs (see §3-J-3(l)).
- 4. A permit is required for any sign, temporary or permanent
  - a. Greater than six (6) square feet (SF) in area; or
  - b. Displayed for more than ninety (90) consecutive days.
- 5. Tourist Oriented Directional Signs (TODS) – Resolution 1306, Series 2011

## **B. Permit Not Required**

The following signs are exempt from permitting requirements, unless specifically required by another section of this Article:

1. Government and wayfinding signs.
2. Signs required by federal, state, or local law
3. Signs required by applicable building codes (e.g. address numbers)
4. Warning signs not exceeding four (4) SF in area.
5. Interior signs, including any sign inside a building not attached to a window or door
6. Signs in display cases; that do not exceed four (4) SF in area (subject to §3-J-4(E))
7. Small signs less than one and one-half (1.5) square feet.
8. Temporary signs (subject to §3-J-4(B))
9. Flags (subject to §3-J-4(E))
10. Vehicle signage, provided:
  - a. Signs permanently or magnetically attached to motor vehicles or trailers which are being operated or stored in the normal course of business, such as signs on delivery trucks; provided that:
    - i. The primary purpose of such vehicles is not for the display of signs; and
    - ii. Vehicles are parked or stored in areas appropriate for their uses.
  - b. Construction trailers, provided:
    - i. A valid building permit has been issued for the site where the trailer is stored; and
    - ii. The trailer is not used as static signage.
11. Holiday decorations that are clearly incidental, customary to the associated event.
12. Murals

## **C. Actions Not Requiring a Sign Permit**

1. Replacement of window signs without increasing sign area.
2. Maintenance such as touch-up painting, repair, or repainting of existing sign content.

## **D. Prohibited Signs**

Unless explicitly allowed elsewhere in this Article, the following signs are prohibited:

1. Any sign installed without a valid permit, or in violation of permit conditions.
2. Any sign that is specifically prohibited by the provisions of this Article.
3. Flashing, rotating, or intermittently illuminated signs.
4. Internally illuminated signs placed on the exterior of a building, or within five (5) FT of a window inside a building. This excludes signs not to exceed one and a one-half (1.5) SF.
5. Unauthorized electronic message and digital displays (EMD). Signs using digital displays or other means to present images or messages. These signs typically use light emitting diode (LED), liquid crystal display (LCD), plasma or other technology to present a series of still images, full motion animation, or other text messages.



6. Billboards, pennants, streamers, balloons, search lights, strobe lights, beacons, inflatable signs, costumed characters and similar devices.
7. Flutter flags, unless permitted by special event permit.
8. Hazardous or distracting signs that pose a safety hazard or create a distraction due to:
  - a. Location, size, construction, or manner of illumination.
  - b. Resemblance to traffic control devices or signals.
9. Roof-mounted signs projecting above the highest point of the roofline, parapet, or fascia vertically aligned with the sign area.
10. Signs that contains any obscene wording or images.
11. Signs emitting smoke, sound, or visual effects (e.g., glare).
12. Unsafe or structurally unsound signs.
13. Human carried or walking signs.
14. Vending machines visible from public rights-of-way.
15. Snipe signs (e.g., attached to poles, trees, or fixtures).
16. Abandoned signs remaining after thirty (30) days of business closure
17. Unauthorized banner signs (§3-J-4(C) *Banners*).
18. Signs that obstruct doorways, windows, or fire escape.
19. Signs that resemble an official marker installed by the Town, state, or any governmental agency.
20. Signs by reason of positioning, shape, or color would conflict with the proper functioning of any traffic sign or signal or would impair or cause confusion of vehicle or pedestrian traffic.

#### **E. Prohibited Locations**

Signs shall not be placed:

1. Off-site
2. Within sight distance triangles or in a way that obstructs visibility.
3. In areas that block pedestrian or vehicle movement;
4. Over ingress and egress points;
5. Where glare or visibility obstructions pose safety risks
6. In unsafe or inappropriate locations, including:
  - a. Public property or rights-of-way, such as streets, medians, sidewalks, utility or traffic poles;
  - b. Natural features, such as landscaping, rocks, or trees; and
  - c. Utility easements or public infrastructure without authorization.

#### **F. Prohibited Obstructions**

Signs shall not obstruct:

1. Building ingress or egress, including doors, egress windows, or fire escapes;
2. Operable windows (with regard to movement only; obstruction of transparency is allowed as provided herein); and

3. Equipment, structures, or architectural elements that are related to public safety, building operations, or utility service (e.g., standpipes, downspouts, fire hydrants, electrical outlets, lighting, vents, valves, and meters).

#### **G. Master Sign Program (MSP)**

1. Required for any development with three (3) or more tenants or businesses of a structure or series of structures platted within the same development.
2. Must be approved by the Planning Commission prior to issuance of any individual sign permits.
3. Pre-application conference is required before submittal of an MSP plan to review design standards, procedures, and the proposed plan.
4. Must demonstrate a unified design theme to promote visual harmony among all signs, buildings, and related site elements.
5. The plan must utilize compatible colors, materials, construction methods, scale, and backgrounds.
6. The plan must indicate the size and location of all proposed signs and must coordinate a minimum of three (3) of the following elements:
  - a. color(s),
  - b. shape,
  - c. mounting,
  - d. lighting,
  - e. lettering style,
  - f. graphics,
  - g. materials.
7. The total sign area permitted under the MSP shall comply with the size limitations set forth in this Code. Sign area shall not be transferred or allocated between businesses.
8. The MSP must provide a Sign Area allocation table.
9. The MSP must be updated each time a new sign permit is submitted for any tenant or building within the development.
10. Signs governed by a Home Owners Association, Design or Architectural Review Board or special district shall:
  - a. Provide a continuity of design to the aggregate,
  - b. Be proportioned to the building space allowed,
  - c. Be compatible in design with each other.
  - d. Such continuity and proportion shall be subject to review by the appropriate administrative body.

#### **H. Building and Fire Codes**

Signs shall comply with applicable building and fire codes as adopted and amended.

## **I. Non-Conforming Signs**

1. Any sign installed prior to the enactment of this article and in accordance with the Town of Winter Park approval process, that does not conform to the provisions set forth herein (as determined by the UDC§5-E-8), or is located in newly annexed territory, shall be designated as nonconforming.
2. Any sign which has been determined to be nonconforming may continue in use and operation as a nonconforming sign pending the following provisions:
  - a. Nonconforming signs that are not maintained, at the discretion of the Director shall be removed (UDC §3-J-3(L)).
  - b. Nonconforming signs shall be brought into conformance at the time that a represented business changes ownership, thereby requiring a new sign.
  - c. Nonconforming signs shall not be relocated in whole or in part to any portion of the lot where the sign is located.
  - d. The property with a nonconforming sign is not undergoing any substantial improvements.
  - e. Nonconforming temporary signs shall be removed immediately.
3. All nonconforming signs shall be removed by January 1, 2031.
4. Existing nonconforming neighborhood or subdivision monuments approved by a Sign Permit Application approval within the last ten (10) years prior to the adoption of this article and meet the provisions of §3-J-3(I.2) may request exemption from the Director.

## **J. Obsolete or Abandoned Signs**

1. Any sign, including those incorporated into a complex identification monument, that advertises or identifies a business, product, service, or activity no longer located or operating on the premises shall be deemed obsolete and shall be removed by the property owner or responsible party within thirty (30) days of the cessation of such business, product, service, or activity.
2. Nonconforming obsolete or abandoned signs shall be immediately removed.

## **K. Maintenance**

All signs shall be maintained in a structurally sound and safe condition and shall not pose a hazard to the public health, safety, or welfare due to damage, deterioration, inadequate maintenance, or exposure to electrical shock. Sign surfaces shall be kept clean, neatly painted, and free of damage, fading, peeling, or other visible signs of neglect.

The Director shall have the authority to require the repair, repainting, maintenance, or removal of any sign determined to be unsafe, unsightly, or in disrepair. Upon such determination, the Director shall issue written notice to the sign owner at the address listed on the sign permit via certified mail, return receipt requested.

If corrective action is not taken within thirty (30) days of receipt of the notice, the Director may order the sign to be removed or repaired at the owner's expense. The costs incurred by the

Town for such action may be charged to the property owner and may constitute a lien on the property if not paid within the prescribed time.

### **Sec. 3-J-4 Specific Sign Standards**

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#### **A. General**

All signs for which a permit is required under this Article shall comply with the following general design and placement standards:

- 1. Architectural Integration**

Signs shall be designed as subordinate architectural elements and shall complement the design, scale, materials, and character of the principal structure.

- 2. Façade Visibility**

Freestanding signs shall not obstruct architectural features, patterns, or design elements of building façades, and shall be situated to maintain visibility and harmony with adjacent structures.

- 3. Zoning Compatibility**

All signage shall be consistent with the character and intent of the zoning district in which it is located and shall reflect the development standards, land use goals, and aesthetic objectives of the Town.

#### **B. Temporary Sign Standards**

Temporary signs are subject to the following limitations and standards:

- 1. Permit Requirement**

A temporary sign does not require a permit unless otherwise specified in this Article.

- 2. Display Duration**

Temporary signs shall not be displayed for more than ninety (90) consecutive days within a calendar year.

- 3. Quantity**

No more than one (1) temporary sign shall be installed per property without a permit, unless otherwise authorized by this Article.

- 4. Size**

The maximum allowable sign area is six (6) SF per sign face, including not more than one (1) rider sign attached. Rider sign shall not exceed six (6) inches in height by twenty-four (24) inches in width.

- 5. Height**

Temporary signs shall not exceed five (5) FT in height, as measured from the finish grade at the base of the sign.

- 6. Event-Related Signage**

Temporary signs associated with a permitted public event may be displayed for up to twenty-one (21) days prior to the event and must be removed no later than seven (7) days following the event.

## **7. Construction Site Signage**

- a. One (1) temporary sign is allowed per approved construction site.
- b. Subdivision temporary construction signs shall not exceed twenty-four (24) SF in area, unless they are integrated into construction fencing, in which case this limitation shall not apply.
- c. Temporary single lot construction signs shall not exceed six (6) SF per sign face.

## **8. Location**

Temporary signs shall be located behind the setback and outside the public right-of-way.

## **9. Illumination and Electronics**

Temporary signs shall not be illuminated, nor shall they contain electronic components, digital displays, or projected images.

## **10. Materials**

All temporary signs shall be constructed of durable, weather-resistant materials suitable for the intended duration of display.

## **C. Banners**

Banners may be permitted for public events or limited-duration commercial activities upon sign permit application and written approval by the Director. The Director may impose reasonable conditions related to:

1. Location
2. Height and support
3. Materials and structural integrity
4. Duration and timing of display

## **D. Flag Standards**

1. A maximum of three (3) flags is permitted per property.
2. Each flag shall not exceed twenty-five (25) square feet in area.
3. Flags shall:
  - a. Be mounted to a permanent pole or structure.
  - b. Maintain a minimum of eight (8) feet of vertical clearance from nearest pedestrian travelway elevation.
  - c. Flags affixed to poles shall not exceed twenty (20) feet in height.

## **E. Non-Residential Sign Standards**

1. **General.** Unless specifically excluded by this Article, all signs displayed shall be included in determining the total sign area for a building.
2. **The Total Aggregate Square Footage**
  - a. The maximum allowable tenant sign area shall be determined by the width of the storefront façade, sign area not to exceed thirty-two (32) SF Total Aggregate SF allowed (see §3-J-4(E.3)).
  - b. One (1) SF of sign area for each three (3) Lineal Feet (LF) of tenant storefront facade.

3. **Maximum Sign Size Entitlement.** Each business is entitled to one (1) sign per street frontage not to exceed twenty-four (24) SF per face and total aggregate sign area of thirty-two (32) SF so long as all other requirements of this Section are met.
4. **The Number of Signs** shall not exceed a total of two (2) signs per business per frontage, and may be a combination of the following:
  - a. **Freestanding sign.** One (1) per structure (see Facility Identification Sign). Freestanding signs shall be located on private property out of the public right-of-way and shall not exceed ten (10) FT above nearest primary pedestrian travelway elevation. A sandwich board sign shall be allowed only if located entirely on private property. The area greater than six (6) SF of one side of a sandwich board (permit required) shall count towards the total signage allowed for the business and all other sections of the code shall apply.
  - b. **Projecting sign (including awnings and canopies).** Extension of projecting signs shall be restricted by the UDC§3-A-7(H) *Setbacks* from the building wall and be provided the setback reductions allowed by canopy or marquee architectural element as shown in Table 3-A-7 *Setback Reductions for Building Elements, Equipment, and Structures*. A minimum clearance of eight (8) FT is required from nearest primary pedestrian travelway elevation.
  - c. **Wall sign.** No area of a wall sign shall be in the same plane as a projecting sign on any one (1) building wall.
  - d. **Window sign.** Any window sign square footage shall be subtracted from the total aggregate square footage permitted. Window signs are limited to a maximum of twenty-five (25) percent of window area with no one window being covered more than thirty-three (33) percent.
3. **Multiple Use Facility.** All multi-use facilities of three (3) or more tenants or businesses will require a Master Sign Program Permit
  - a. For multiplex properties where the maximum sign area entitlement may be applicable, maximum individual sign size shall be limited to the sizes permitted by the Master Sign Program.
  - b. Each business activity or tenant shall be authorized to utilize, within the limits established by this Article, a combination of any two (2) of the aforementioned sign types (excluding Freestanding, see Multiple Use Facility Sign) on each building facade served by a public entrance. The combined area of these signs shall not exceed the allowable total aggregate sign area per Master Sign Program.
  - c. Facility Identification Sign

- i. Prohibited for individual lots containing less than three (3) non-residential units.
    - ii. Total sign area shall not exceed sixty (60) SF.
    - iii. Sign area of individual tenants or businesses shall not exceed six (6) SF per sign face; Sign area is exempt from total aggregate sign area for an individual business tenant.
    - iv. Facility identification incorporated into the sign structure shall not exceed one-third (1/3) cumulative sign area of all tenants.
    - v. Sign structure shall not exceed a height of ten (10) FT above the nearest primary pedestrian travelway elevation.
  - d. The following signs are exempt from the total aggregate sign area for an individual business tenant, but are subject to the limitations of this Article:
    - i. Primary building identification sign;
    - ii. Secondary building identification sign;
    - iii. Building directory;
5. **Display Cases.** Each restaurant, bar, or lounge may have one display case designed to be viewed by occupants or users of the property, and not generally legible outside property limits. If the size of the sign box is four (4) SF or less, the display case size shall not count as sign area. If the size of the sign box exceeds four (4) SF, the area of the sign box more than four (4) SF will be calculated in allowable aggregate sign area.
6. **Sandwich Board (A-Frame)**
- a. One (1) sandwich board sign is permitted per business.
  - b. The maximum allowable sign area is six (6) square feet per sign face
  - c. Signs shall be located entirely on private property within ten (10) feet of a primary pedestrian entrance.
  - d. Signs shall be removed during non-business hours and during adverse weather conditions.
  - e. Sandwich board signs are prohibited within the public right-of-way.

## **F. Residential Sign Standards**

- 1. **General.** Permanent signs are prohibited in all Residential Zoning Districts unless explicitly permitted by this Article.
- 2. **Multi-Family Residential** of greater than four (4) units may obtain a Master Sign Program Permit (UDC§3-J-3(I)) or adhere to the residential sign standards (this section).
- 3. **Residential Identification Signs.** Single-Family residential neighborhoods or subdivisions or multi-family residential complexes of greater than four (4) units shall be permitted one (1) residential complex identification sign per primary street access.
  - a. **Freestanding (Monument) Signs.**



- i. Monument Signs are prohibited for individual lots containing a single-family or multi-family of four (4) or fewer residential units.
- ii. Monument signs shall be limited in size to a maximum of thirty-two (32) SF of sign area. Total area inclusive of sign area and structural supports or uprights on which any such sign is supported shall not exceed forty-five (45) SF. Landscape material and ornamental hardscape integral to the foundation is excluded.
- iii. Monument signs shall be freestanding attached to the ground without the use of uprights, braces, poles or post.
- iv. Freestanding identification signs shall not exceed a height of ten (10) FT above the nearest pedestrian travelway elevation.
- b. Wall Mount Signs
  - i. Twenty-four (24) SF
  - ii. Eight (8) FT height

**Table 3-J-4-1 Permitted Residential Sign Standards**

| Use  | Type                  | Quantity           | Area                | Height                      | Other   |
|--|-----------------------|--------------------|---------------------|-----------------------------|---|
| <b>Single-Family Attached &amp; Detached</b> |                       |                    |                     |                             |   |
|  | Temporary             | 1                  | 6 SF                | 6 FT                        | UDC§3-J-4(B)                                      |
|  | Flag                  | 3                  | 25 SF / Flag        | >8 FT Bottom,<br><20 FT Top | No Permit Required                                |
| Neighborhood/Subdivision                     | Subdivision Monument  | 1 / primary access | 32 SF / 45 SF Total | <10 FT                      | UDC§3-J-4(F)(3)                                   |
| <b>Multi-Family Complexes</b>                |                       |                    |                     |                             |   |
| ≤ 4-Plex                                     | Same as Single-Family |                    |                     |                             |   |
| >4-Plex                                      | Temporary             | 1 / Unit           | 6 SF                | 6 FT                        | Placed in Window or On Unit                       |
|  | Flag                  | 3 / Complex        | 25 SF / Flag        | >8 FT Bottom,<br><20 FT Top | Flag must be affixed to pole                      |
|  | Wall                  | 1 Identification   | 24 SF               | < 8 FT                      | Master Sign Program Required for additional signs |
|  | Monument              | 1 Identification   | 32 SF               | < 10 FT                     |   |

## G. Measurement Standards

### 1. Area

Sign area is the entire surface area of a sign, including nonstructural trim. The supports, uprights, or structures on which any sign is mounted shall not be included in determining sign area.

- a. **Standard Geometric Shapes.** When the surface area of a sign consists of a conventional geometric shape, such as a circle, an oval, a rhombus, a trapezoid,



or a triangle, the accepted mathematical formulas for calculating area will be used to determine the surface area of a sign.

- b. **Cutout Letters.** Sign area for cutout letters or display applied directly to the building surface and lacking a defined frame or trim shall be determined by including the total area within the periphery of the cutout letters on display, which can be enclosed within a rectangle, series of rectangles or the closest geometric shape.
- c. **Irregular Geometric Shapes.** If a sign consists of a symbol, or an irregular geometric shape without an accepted mathematical formula for calculating area, the surface area of the symbol, which can be enclosed within a rectangle series of rectangles or the closest geometric shape, shall be determined as the sign area.
- d. **Multiple Elements.** If a sign consists of a symbol, graphic or text with multiple elements that are an irregular geometric shape without an accepted multiple formula for calculating area, the entire surface area of the symbol, graphic or text, which can be enclosed within a series of rectangles or the closest geometric shape, shall be determined as the sign area.
- e. **Double-Faced Sign.** Only one (1) side of a double-faced freestanding or projecting sign shall count toward the aggregate size measurement provided both sides are identical.

## 2. Height

Height is the vertical distance measured from ground level to the top of the sign measured at its highest point above existing or finished ground elevation, whichever is more restrictive.

## 3. Clearance

Clearance is the area a sign shall be free of obstructions to allow passage of pedestrians and vehicles.

- a. Clearance for pole and projecting signs shall be measured as the smallest vertical distance between the sign and the finished grade directly underneath the sign at the lowest point of the sign structure, including any framework or other structural elements
- b. **Pedestrian Clearance.** In sidewalks and other pedestrian circulation areas, the minimum sign clearance shall be eight (8) FT.
- c. **Vehicular Clearance.** In streets, alleys, or other vehicular access areas, the minimum sign clearance shall be sixteen (16) FT.
- d. **Utility Line Clearance.** A sign shall be located a minimum of six (6) FT horizontally and twelve (12) FT vertically from overhead lines or other similar utility infrastructure or as required by such utility agency.

#### 4. Frontage

- a. Sign allowance shall be calculated on the basis of the length of the building or business frontage which is most nearly parallel to the street it faces.
- b. If a building or business fronts on two (2) or more streets, the sign area for each street shall be computed separately. The area of signage allowed for each lot frontage shall be displayed on the frontage for which it was calculated and shall not be combined and placed on a single frontage unless otherwise provided in this Section or when the structure has multiple tenants.
- c. Signage in multi-tenant structures shall first be calculated across all public street frontages to establish the overall permitted signage, and then allocated to each tenant unit based on a MSP created for the site and submitted with each sign permit application.
- d. If a building does not have frontage on a dedicated public street, the owner of the building may designate the one building frontage that shall be used for the purpose of calculating the sign allowance.

#### 5. Projection

Sign Projection is the distance measured horizontally from the face of a building to the outer extent of the sign structure.

- a. A sign or sign structure shall not project into a street, alley, right-of-way, or other public access.
- b. A sign or sign structure shall be more than two (2) feet from the edge of a street, alley, right-of-way, or other public access; setback restrictions and reductions apply (UDC§3-A-7(H) *Setbacks*.)
- c. A sign or sign structure shall not project more than six (6) FT from the building façade.

#### H. Material Standards

1. Carved or sandblasted wood; formed, etched, cast metal; and high density pre-formed foam or similar materials are encouraged. Raised borders and raised letters are encouraged. Mirrors or other reflective materials are prohibited.
2. Signs with reflective metallic surfaces or other synthetic materials shall be treated to reduce reflection from sunlight or artificial illumination on properties in the vicinity and on the vision of passing motorists and pedestrians.
3. The supporting structure of a freestanding sign shall not include a singular, exposed metal pole or column, but it should be entirely surrounded by a decorative pole or column cover that is architecturally compatible with the sign and building.
4. Plastics, such as acrylic and PVC, and/or highly reflective materials are not permitted.
5. Sign materials should be compatible with the architectural design of the building's façade, and should contribute to the legibility of the sign.

## I. Lighting Standards

1. Property Limits. Sign lighting shall be calculated as part of the property limit requirements (UDC Art. 3.K).
2. Fully Shielded Lighting: Light emitting devices (light bulbs, LED strips or tubes) used for illuminating a sign shall not be visible from the vehicular travel lanes of adjacent public rights-of-way. The use of shielding, designed so light from sign illuminating devices does not shine off site without first being reflected off the sign or its background, is required whenever sign lighting is used.
3. Color and Brightness: The correlated color temperature (CCT) of sign lighting shall not exceed three thousand (3,000) Kelvin per luminaire. The intensity of a single sign fixture shall not exceed eight hundred fifty (850) lumens, the approximate lumen output equivalent of a sixty (60) watt incandescent bulb.
4. Direction of lighting: All lighting fixtures shall be placed above the sign and shall shine downward toward the sign. Illumination of signs shall not be directed off site.
5. Internally lit signs: No sign that is placed on the exterior of a building or on the interior of the building within five (5) FT of a window shall be internally lit.
6. Interior lit signs that emit light through the precast or formed letters and graphic elements shall be permitted, provided:
  - a. Background area shall not be illuminated, only the individual lettering and graphic elements may be illuminated.
  - b. Light bulbs or lighting tubes used for illuminating a sign shall not be visible from the vehicular travel lanes of adjacent public right-of-way.
7. Window display lighting: Off-sight light trespass from window displays (i.e. backlit panels and/or LED glowing edges) is not permitted.
8. Component painting: All light fixtures, conduits, and shielding shall be painted to match or complement either the building or the supporting structure that serves as the background of the sign.

## Article 5.E. Site Development and Permit Decisions

### Sec. 5-E-8 Sign Permit

**A. Applicability.** A sign permit shall be required prior to any installation activity in the Town unless exempted by Sec. 5-E-8(A)(1).

1. *Exemptions.* A sign permit is required unless specifically exempted by Sec. 3-J-3 or another section of this Article.
2. *Administrative Sign Permit.* Administrative sign permit review is required for any of the activities outlined in Sec. 3-J-3(A) unless that activity is exempt from the sign permit process under Sec. 5-E-8(A)(1).
3. *Master Sign Program.* A Master Sign Program review is required for any sign activity with three (3) or more tenants or businesses of a structure or series of structures platted within the same development unless that development type is exempt from the Master Sign Program process under Sec. 5-E-8(A)(1).

**B. Eligibility to Submit Application.** Unless otherwise specified, a sign permit application may be submitted by the [owner](#) of the property that the sign(s) is being installed on or the owner's designated representative.

**C. Submittal Requirements.** See Sec. 5-B-5, *Application Requirements*.

**D. Fee.** See [Sec. 5-B-6](#), *Application Fees*.

**E. Administrative Sign Permit Procedure.**

1. *Filing and Processing.*

- a. *Application Completeness.* The Director shall only review the submitted application upon a determination that the submittal requirements of [Sec. 5-B-7](#), *Completeness Review*, have been fulfilled.
- b. *Review and Action.*
  - i. The Director shall review the application and approve, approve with conditions, or deny the application based on the criteria in Sec. 5-E-8-G.
  - ii. If the Director determines that due to the complexity of the proposed administrative sign permit that additional review is warranted, then the application shall be reviewed under the Master Sign Program procedure.

**F. Master Sign Program Procedure**

1. *Filing and Processing.*

- a. *Eligibility.* A master sign program permit application may be submitted by the owner of the complex or a tenant of the complex as authorized by the owner.
- b. *Application Completeness.* The Director shall only review the submitted application upon a determination that the submittal requirements of Sec. 5-B-7, *Completeness Review*, have been fulfilled.
- c. [Planning Commission](#) Action. The Planning Commission shall:
  - i. Receive a written recommendation from the Director regarding the proposed Master Sign Program; and
  - ii. By majority vote, approve, approve with conditions, or deny the application based on the criteria in Sec. 5-E-8-G.

**G. Approval Criteria.** The sign permit application shall be evaluated and may be approved in accordance with the following criteria:

1. [Comprehensive Plan](#). Conformance with the Comprehensive Plan;
2. *This UDC*. Conformance with the standards of this UDC; and
3. *Design Guidelines*. Conformance with the Design Guidelines in [Appendix A](#).

**H. Time Limitation.** See [Sec. 5-B-13](#), *Expiration of Approvals*.

## Article 7.C. Definitions

**Display Case** means any case, cabinet or other device, wall mounted or freestanding having a window of glass or other transparent material, or other opening, located on private property within three (3) FT of the entrance.

**Mural** means any painted design which covers all or a major portion of a wall, building facade, or other structure for the purpose of displaying an art piece; not meant for the purpose of advertising.

**Sign Area** means the entire area within a single continuous perimeter composed of squares or rectangles which enclose the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame, background area of sign, structural trim, or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The supports or uprights on which any such sign is supported shall not be included in determining the sign area unless such supports or uprights are designed in such a manner as to form an integral background of the display. In the case of "skeleton letters" or other signs placed on a wall without any border, the area shall be determined by enclosing all the letters in a common geometrical shape (e.g., square, rectangle, circle)

## MEMO

**TO** Planning Commission

**FROM** James Shockey, AICP, Community Development Director

**DATE** November 12, 2025

**RE** Amendment to UDC Title 7, School Impact Fee (PLN25-088)

### **Background:**

Section 5-C-1 of the Unified Development Code (UDC) states that amendments to the text of the UDC may be initiated by Town staff, any citizen of the Town, the Planning Commission, or the Town Council. Town staff is requesting an amendment to UDC Article 4.B – Development Improvements, Dedications, Agreements, and Guarantees. The amendments clarify the process by which developers dedicate land for school purposes or, alternatively, pay a fee in lieu of dedication and update the required land dedication or fee in lieu amount.

The East Grand School District Board recently approved a comprehensive Land Dedication / Fee-in-Lieu Study (March 14, 2025) prepared by Western Demographics. These amendments are being requested to align the Town's requirements imposed on developers for the School District's benefit with the recommendations of this study.

### **Analysis**

Subdivisions in Winter Park are required to dedicate land for school facilities or provide a fee-in-lieu of land dedication when the amount or quality of land would not achieve the purpose of the dedication. While this requirement has existed for several decades, the methodology used to determine land dedication has evolved over time in response to updated studies and changing land values.

The previous study, completed in 2014, is now outdated and does not reflect current enrollment projections, demographics, land values, or school facility needs. Updating the code is necessary to ensure that the Town is meeting the School District's needs so that school land dedication and fee-in-lieu requirements remain fair, accurate, and responsive to current development impacts.

The 2025 study provides updated, data-driven calculations that more accurately align land dedication or fee-in-lieu payments with the measured impacts of new residential development on the School District. The study determined the following land dedication or fee-in-lieu requirements for residential subdivisions in Winter Park as noted in the tables below:

| Table 4-B-3<br>School Land Dedication Calculations |                                  |
|--|----------------------------------|
| Residential Development Type                       | Land Calculation Rate (per acre) |
| Single-Family Detached Housing                     | 0.0083                           |
| Single-Family Attached Housing                     | 0.0025                           |

|  |        |
|--|--------|
| Multi-Family Housing                   | 0.0025 |
| Manufactured Homes and Modular Housing | 0.0050 |

| Table 4-B-6<br>School Site Fee-in-Lieu Calculations |   |
|---|---|
| Residential Development Type                        | Fee-in-Lieu Calculation Rate (per unit) |
| Single-Family Detached Housing                      | \$1,234.10                              |
| Single-Family Attached Housing                      | \$369.24                                |
| Multi-Family Housing                                | \$369.24                                |
| Manufactured Homes and Modular Housing              | \$738.48                                |

The 2025 study introduces four housing categories (single-family detached, single-family attached, manufactured/modular homes, and multi-family) compared to the two categories (single-family and multi-family) used in previous studies. These updated rates ensure that each development's contribution is proportional to its projected impact on school capacity, providing equity, transparency, and predictability for developers, staff, and the public.

This methodology also provides transparency and predictability for developers, staff, and the public, as the Town's current methodology relies on identifying the fair market value per acre of the property proposed for subdivision, which is an inherently subjective process.

Adoption of the updates will ensure the Town is a good partner with the School District by , upholding the Town's commitment to coordinating land use planning with the long-term needs of the community's students and families.

**§ 5-B-8 Public Notice Requirements:**

This Text Amendment Application has been properly noticed pursuant to §5-B-8 of the UDC. A newspaper publication was posted in the *Middle Park Times* on October 29, 2025, announcing the hearing and requesting public comment.

As of November 3, 2025, no comments have been received.

**Staff Recommendation:**

Staff recommends that the Planning Commission recommend approval of the attached ordinance to Town Council.

**Sample Motion for Approval:**

I move to recommend approval of the attached ordinance adopting updated rates for school land dedication and fee-in-lieu of land dedication.

**Sample Motion for Denial:**

I move to deny recommending approval of the attached ordinance for the following reasons:  
[articulate specific reasons for denial of the ordinance].



TOWN OF WINTER PARK

ORDINANCE NO. \_\_\_\_  
SERIES OF 2025

AN ORDINANCE OF THE WINTER PARK TOWN COUNCIL AMENDING  
THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE, TITLE  
7 OF THE TOWN CODE OF WINTER PARK, REGARDING SCHOOL  
LAND DEDICATION AND PAYMENT OF A FEE IN LIEU OF  
DEDICATION

WHEREAS, pursuant to an intergovernmental agreement between the Town and East Grand School District No.2, dated \_\_\_\_\_, 2025, the Town desires to update its Unified Development Code, Title 7 of the Town Code of Winter Park (the "UDC"), regarding the process in which developers in the Town dedicate land for a school purpose or, in the alternative, pay in fee in lieu of dedication;

WHEREAS, Section 5-C-1 of the UDC requires that text amendments to the UDC undergo properly noticed hearings before the Planning and Zoning Commission and the Town Council;

WHEREAS, at a properly noticed public hearing on \_\_\_\_\_, 2025, the Planning and Zoning Commission approved the Ordinance;

WHEREAS, the Town staff has reviewed the Ordinance and recommends approval to the Town Council;

WHEREAS, at a properly noticed public hearing on \_\_\_\_\_, 2025, the Town Council considered the Ordinance; and

WHEREAS, after considering the recommendation from the Planning and Zoning Commission and Town staff, and any public comment, the Town Council finds and determines as provided below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF WINTER PARK, COLORADO, THAT:

Section 1. Table 4-B-3 in Section 4-B-3-D-1-a of the UDC is hereby repealed in its entirety and reenacted as follows:

| Table 4-B-3<br>School Land Dedication Calculations |                                  |
|--|----------------------------------|
| Residential Development Type                       | Land Calculation Rate (per acre) |
| Single-Family Detached Housing                     | 0.0083                           |
| Single-Family Attached Housing                     | 0.0025                           |
| Multi-Family Housing                               | 0.0025                           |
| Manufactured Homes and Modular Housing             | 0.0050                           |



Section 2. Section 4-B-3-D-1-b of the UDC is hereby amended to read as follows:

b. *Dedication of Land Areas to the ~~Town~~ School District.* Dedication of such land areas shall be made at the time of final platting in one or any combination of the following ways:

1. By dedicating to the ~~Town, a Municipal corporation,~~ School District, in fee simple, on the final plat; or
2. By granting the land areas in fee simple by general warranty deed to the ~~Town~~ School District.

Section 3. Section 4-B-6 of the UDC is hereby amended to read as follows:

\* \* \*

**B. School Site Fee-in-Lieu Amount Calculation.**

1. When the dedication of sites and land areas for school needs are not reasonably necessary to serve the proposed subdivision and future residents thereof because of the size, location, proximity to existing facilities, topography or nature of the proposed development, the Town Council, upon recommendations from the ~~East Grand School District and other affected entities,~~ shall require, in lieu of such dedication of land, the payment in cash by the applicant of ~~an amount not to exceed the fair market value of such sites and land areas~~ a School Site Fee-in-Lieu. ~~The fair market value of an acre of property shall be multiplied by the land calculation rates of Table 4-B-3, *School Land Dedication Calculations*~~ The School Site Fee-in-Lieu amount shall be calculated as stated in Table 4-B-6, *School Site Fee-in-Lieu Calculations*.

| Table 4-B-6<br>School Site Fee-in-Lieu Calculations |   |
|---|---|
| Residential Development Type                        | Fee-in-Lieu Calculation Rate (per unit) |
| Single-Family Detached Housing                      | \$1,234.10                              |
| Single-Family Attached Housing                      | \$369.24                                |
| Multi-Family Housing                                | \$369.24                                |
| Manufactured Homes and Modular Housing              | \$738.48                                |

\* \* \*

**D. Payment of Fee-in-Lieu.**

1. School Site Fee-in-Lieu payments shall be made to the School District. Open Space Fee-in-Lieu payments shall be made to the Town.

\* \* \*

4. Such funds shall be deposited by the Town or the School District, as applicable, in special interest-bearing accounts. Each deposit shall be credited to the name of the subdivision for which the payment is made.

5. The status of ~~this account~~ these accounts shall be reported annually to the Town Council.

\* \* \*

**E. Fee-in-Lieu Withdrawals.**

1. *Withdrawal of School Site Fee-in-Lieu Payments.* Funds may be periodically withdrawn from the special account by the ~~Town Council upon the request of the East Grand~~ School District.

a. *Use of Funds.* Funds shall only be used for acquisition, development, or expansion of School Sites or for capital facilities planning, site acquisition, or capital outlay purposes for School Facilities within the school feeder or open enrollment attendance boundaries that include the property for which the contribution was paid.

1. ~~Acquisition of reasonably necessary sites for the construction of school facilities;~~

2. ~~For the construction of employee housing required by the School District;~~

3. ~~For the purchase of employee housing required by the School District; or~~

4. ~~For the development or capital improvements to school sites within the School District.~~

b. ~~If housing units are purchased, a deed restriction restricting their use to School District employee housing shall be required and ownership shall remain in the name of the School District.~~

c. ~~*Request for Funds.* The East Grand School District shall present in writing a plan for the funds detailing the project for the funds and the estimated budget. The request shall be presented to the Town Council for approval by resolution.~~

\* \* \*

Section 4. Section 7.C of the UDC is hereby amended by the addition of the following definitions, to be inserted alphabetically:

\* \* \*

**School District** means the East Grand County School District No. 2.

**School Facility** means any building, structure or appurtenant facility, whether combined in a single structure or separate structures, that is required in the judgment of the School District Board of Education for the provision of K-12 educational services within the School District, including without limitation any classroom building, administrative office building, transportation center, athletic field and/or structure, stadium, indoor pool, maintenance building, teacherage and other employee housing and/or training facility.

**School Site** means a tract or parcel of land dedicated by express language in the final plat of a Project for the construction or expansion of School Facilities.

\* \* \*

Section 5. Sections 1 through 4 of this ordinance shall take effect on January 1, 2026.

INTRODUCED, APPROVED ON FIRST READING, AND ORDERED PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2025. A public hearing shall be held at the regular meeting of the Winter Park Town Council on the \_\_\_\_ day of \_\_\_\_\_, 2025, at 5:30 p.m., or as soon thereafter as possible, at the Winter Park Town Hall.

TOWN OF WINTER PARK

\_\_\_\_\_  
Nick Kutrumbos, Mayor

ATTEST:

\_\_\_\_\_  
Danielle Jardee, Town Clerk

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of \_\_\_\_\_ to \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF WINTER PARK

\_\_\_\_\_  
Nick Kutrumbos, Mayor

ATTEST:

\_\_\_\_\_  
Danielle Jardee, Town Clerk

## East Grand School District – Land Dedication / Fee-in-Lieu Analysis – Draft– 3/14/25



**Executive Summary** – Western Demographics has conducted a land dedication and fee-in-lieu of land dedication analysis for East Grand School District that can serve as an update to the current fee system and as an adaptation of the system to make it more consistent with standard fee methodology in use in most Colorado districts. The current methodology is based on an older County ordinance that is not consistent with current land use types and does not use contemporary metrics to measure school impacts. The existing methodology does not differentiate between the various Grand County communities which produce differing amounts of students given proximity to resorts. The fees and dedication acreages presented in Figure 1 address this condition and provide a policy framework by which individual values may be assigned to each community and the unincorporated Grand County area.

Fees are proposed for the four dwelling types: Single family detached (SFD), single family attached (SFA), mobile or modular construction (MH) and apartments (APT). The MH category is the districts highest child-producing dwelling type and generally includes both traditional mobile homes and modular housing defined as any dwelling manufactured elsewhere and hauled in for on-site assembly. Mobile homes tend to produce the most school children per unit in most Colorado districts and are generally perceived as an affordable housing option. The EGSD BOE expressed a desire to substitute the lower of the single family and mobile home values for the generally higher mobile home rates, a substitute figure for this strategy is shown.

**Figure 1 – ECSD - Summary of Proposed Fee-in-Lieu and Land Dedication Values**

| Jurisdiction             | SFD         | SFA         | Use Lower of SFD and MH for MH | APT       | MH          |
|--------------------------|-------------|-------------|--------------------------------|-----------|-------------|
| Fraser                   | \$ 2,098.97 | \$ 929.29   | \$ 1,972.58                    | \$ 495.62 | \$ 1,972.58 |
| Granby                   | \$ 2,773.01 | \$ 1,298.53 | \$ 2,773.01                    | \$ 674.05 | \$ 4,936.41 |
| Grand Lake               | \$ 560.05   | \$ 369.24   | \$ 560.05                      | \$ 369.24 | \$ 560.05   |
| Hot Sulphur Springs      | \$ 2,837.45 | \$ 1,538.91 | \$ 2,837.45                    | \$ 738.48 | \$ 3,702.31 |
| Tabernash CDP            | \$ 1,234.10 | \$ 1,234.10 | \$ 1,234.10                    | \$ 674.05 | \$ 1,234.10 |
| Winter Park              | \$ 1,234.10 | \$ 369.24   | \$ 738.48                      | \$ 369.24 | \$ 738.48   |
| Unincorporated Grand Co. | \$ 864.86   | \$ 369.24   | \$ 864.86                      | \$ 369.24 | \$ 2,098.97 |

| Jurisdiction             | SFD    | SFA    | Use Lower of SFD and MH for MH | APT    | MH     |
|--------------------------|--------|--------|--------------------------------|--------|--------|
| Fraser                   | 0.0141 | 0.0063 | 0.0133                         | 0.0033 | 0.0133 |
| Granby                   | 0.0187 | 0.0087 | 0.0187                         | 0.0045 | 0.0332 |
| Grand Lake               | 0.0038 | 0.0025 | 0.0038                         | 0.0025 | 0.0038 |
| Hot Sulphur Springs      | 0.0191 | 0.0104 | 0.0191                         | 0.0051 | 0.0249 |
| Tabernash CDP            | 0.0083 | 0.0083 | 0.0083                         | 0.0045 | 0.0083 |
| Winter Park              | 0.0083 | 0.0025 | 0.0050                         | 0.0025 | 0.0050 |
| Unincorporated Grand Co. | 0.0058 | 0.0025 | 0.0058                         | 0.0025 | 0.0141 |

**Introduction** - Western Demographics conducts land dedication and fee-in-lieu analyses and updates of fee systems for districts all over Colorado and was hired to explore the fees that would be appropriate for East Grand School District if it were to follow the methodology used elsewhere in the State. The districts' basis for calculation of the fee is based on a Grand County ordinance methodology that is not aligned with fee methodology used elsewhere in the State. The current methodology is at least 30 years old and uses an older framework for quantifying municipal service impact of new development.

The current methodology is consistent among all communities in the district regardless of the number of students produced by local housing. Further, the methodology does not consider site development costs that are always incurred as school sites are developed from raw pasture or forest land.... As municipal infrastructure costs have risen, most Colorado districts have moved to a developed land cost basis instead of raw land cost for their fees to reflect the cost to serve school sites with water, sewer, electric, street infrastructure and other needs. This analysis recommends developed land cost as a parameter and recommends an update to the fee-in-lieu values to reflect this.

**The History of School Site Dedication and Land Dedication of School Site Dedication in Colorado** – For over fifty years, cities, towns and county governments in the State of Colorado have collected land or fees from developers and builders to assist school districts with the provision of school sites. In general, the land dedication / fee-in-lieu policies have joined other municipal and special district efforts to provide sites and facilities for parks, recreation centers, police, fire and library facilities for communities. Western Demographics has been involved in creating new fee systems or in updating them during the past 40 years and, gradually, Western Demographics has worked to make logical, consistent methodology prevalent throughout the State. The foundation of this methodology is based on municipal service provision calculations presented in early city planning textbooks and these methodologies were found in dedication ordinances in Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson and Larimer counties in the early eighties. Western has worked to expand this consistent framework throughout the State.

**School Site Dedication and Land Dedication of Land Dedication Calculation - Methodology** - The calculation for school site acreage and cost is relatively simple and includes the following elements:

- 1) A land value is collected from comparable sales or appraisal method to establish cost per acre for potential school sites;
- 2) The desired school site size is established to determine the acreage needed for a facility;
- 3) The desired school enrollments are added to establish the number of students that will be housed in a school; and
- 4) The student yield or average number of students from housing completes the formula.

The following diagram illustrates the variables and how the various units cancel out as the formula is completed and cost per housing unit is established. Residential densities are differentiated based upon the acreages assessed for single family homes, townhomes, apartments and mobile homes.

**Figure 2 - Simplified School Site Acreage / Fee Formula**

**EGSD School Size Parameters** – Rural and resort school districts tend to construct smaller schools to serve large areas. The EGSD did not appear to have school size parameters in its policy manual and these are only present in less than a third of Colorado school districts. The average sizes of the current schools were used in place of declared school enrollment goals. The site sizes that were included in the fee calculation were derived from site size standards published in the Council of Education Facility Planners International (CEFPI). CEFPI is an international association of school planners that publishes a school planning and design manual which along with a few textbooks published over the years constitutes the only formalized information on the topic of school site size. The formula for elementary schools starts with ten acres and adds one acre per 100 students. The formulas for middle and high schools start with twenty and thirty acres respectively and add one acre per 100 students. Figure 3 displays the final input variables for EGSD.

**Figure 3 – School Size and Site Acreage Variables**

| Metric / Level    | Elementary School | Middle School | High School |
|-------------------|-------------------|---------------|-------------|
| School Enrollment | 300               | 300           | 400         |
| Site Acreage      | 13                | 23            | 34          |

**EGSD School Student Yield Data** – A large portion of school dedication fee methodology is student yield. The current fees use student yield estimates from Census data. The proposed methodology uses student yield values based on current students that are geolocated by address and compared to housing types in sample neighborhoods to develop “students per unit values”. The original methodology used one set of values for the whole county and the proposed system differentiates by community as there are more students per unit in Granby and Hot Sulphur Springs than there are in Winter Park. Further, mobile and modular homes produce more students in the EGSD than any other dwelling type followed by single family detached. Apartments and condominiums produce very little. These differences in the yield values are shown in Figure 4. Some school districts choose to use single family detached yield values in place of higher mobile and modular home values to avoid any perception of penalty for the more affordable mobile home dwelling type. A substitute set of fees and acreages for the mobile home category is provided by this analysis to address that strategy.

Not all dwelling types were found in all communities (in a quantity that would represent a usable sample size). In those cases, average (district-wide) values for those dwelling types were used. In addition to the yields calculated for the incorporated towns, the “areas” that are represented by Census Designated Places (CDP’s) are also included along with yield for a sample of units in unincorporated Grand County. An average of all of these is also included if the community prefers to remain with a single fee for the entire district. Elementary yield is shaded in rose color, middle school is shaded blue and high school is shaded green.

**Figure 4 – Student Yield Samples by Community and Dwelling Type**

| Housing Density   | Fraser      | Granby      | Grand Lake  | Hot Sulphur Springs | Tabernash CDP | Winter Park | Grand County Outside of Muni | Average All Jurisdictions |
|---|-------------|-------------|-------------|---------------------|---------------|-------------|------------------------------|---------------------------|
| <b>Single Family Detached</b>                             |             |             |             |                     |               |             |                              |                           |
| 1, detached   | 388         | 825         | 536         | 273                 | 345           | 478         | 5,616                        | 8461                      |
| <b>Student Yield</b>                                      | <b>0.23</b> | <b>0.28</b> | <b>0.06</b> | <b>0.30</b>         | <b>0.13</b>   | <b>0.13</b> | <b>0.09</b>                  | <b>0.13</b>               |
| ES  | 0.10        | 0.13        | 0.03        | 0.14                | 0.06          | 0.06        | 0.04                         | 0.06                      |
| MS  | 0.05        | 0.07        | 0.01        | 0.07                | 0.03          | 0.03        | 0.02                         | 0.03                      |
| HS  | 0.07        | 0.09        | 0.02        | 0.09                | 0.04          | 0.04        | 0.03                         | 0.04                      |
|   |             |             |             |                     |               |             |                              |                           |
| <b>Single Family Attached, Duplex, Triplex, Four-plex</b> |             |             |             |                     |               |             |                              |                           |
| 1, attached   | 434         | 171         | 41          | 7                   | 33            | 548         | 651                          | 1885                      |
| 2   | 18          | 44          | 7           | 8                   | 0             | 32          | 49                           | 158                       |
| 3 or 4  | 115         | 30          | 105         | 14                  | 0             | 100         | 99                           | 463                       |
| <b>Subtotal</b>   | <b>567</b>  | <b>245</b>  | <b>153</b>  | <b>29</b>           | <b>33</b>     | <b>680</b>  | <b>799</b>                   | <b>2506</b>               |
| <b>Student Yield</b>                                      | <b>0.10</b> | <b>0.14</b> | <b>0.04</b> | <b>0.15</b>         | <b>0.13</b>   | <b>0.04</b> | <b>0.04</b>                  | <b>0.13</b>               |
| ES  | 0.05        | 0.07        | 0.02        | 0.07                | 0.06          | 0.02        | 0.02                         | 0.06                      |
| MS  | 0.02        | 0.03        | 0.01        | 0.04                | 0.03          | 0.01        | 0.01                         | 0.03                      |
| HS  | 0.03        | 0.04        | 0.01        | 0.05                | 0.04          | 0.01        | 0.01                         | 0.04                      |
|   |             |             |             |                     |               |             |                              |                           |
| <b>Modular and Mobile Homes</b>                           |             |             |             |                     |               |             |                              |                           |
| <b>Student Yield</b>                                      | <b>0.21</b> | <b>0.52</b> | <b>0.06</b> | <b>0.38</b>         | <b>0.13</b>   | <b>0.08</b> | <b>0.22</b>                  | <b>0.26</b>               |
| ES  | 0.10        | 0.24        | 0.03        | 0.18                | 0.06          | 0.04        | 0.10                         | 0.12                      |
| MS  | 0.05        | 0.12        | 0.01        | 0.09                | 0.03          | 0.02        | 0.05                         | 0.06                      |
| HS  | 0.06        | 0.16        | 0.02        | 0.12                | 0.04          | 0.02        | 0.07                         | 0.08                      |
|   |             |             |             |                     |               |             |                              |                           |
| <b>Apartment Yield Estimates</b>                          |             |             |             |                     |               |             |                              |                           |
| <b>Student Yield</b>                                      | <b>0.05</b> | <b>0.07</b> | <b>0.04</b> | <b>0.08</b>         | <b>0.07</b>   | <b>0.04</b> | <b>0.04</b>                  | <b>0.07</b>               |
| ES  | 0.02        | 0.03        | 0.02        | 0.04                | 0.03          | 0.02        | 0.02                         | 0.03                      |
| MS  | 0.01        | 0.02        | 0.01        | 0.02                | 0.02          | 0.01        | 0.01                         | 0.02                      |
| HS  | 0.02        | 0.02        | 0.01        | 0.02                | 0.02          | 0.01        | 0.01                         | 0.02                      |

**Raw Land Comparable Sales** – Raw land value was calculated by collecting comparable land sale data with the following parcel requirements:

- Vacant - 5 - 41 acres, access to paved roads & utilities or potential for a sewer packet plant
- Broadly distributed throughout the district
- Access to paved roads
- Arm's length sales within the past six years with 5% annual price adjustment
- Sales records include price and acreage data clearly visible in County records

**Figure 5 – EGSD Raw Land Comparable Sales**

| Num                      | PARCELNB     | ACCOUNTNO | SUBNAME                                | SALEP               | SALEDT   | YEARS | MULTIPLIER | TIME ADJUST PRICE   | ACRES         | ADJ PRY            |
|--------------------------|--------------|-----------|--|---------------------|----------|-------|------------|---------------------|---------------|--------------------|
| 3                        | 119119201003 | R027700   | TRAIL CREEK ESTATES 3RD FLG            | \$ 295,000          | 3/20/23  | 1     | 1.050      | \$ 309,750          | 6.66          | \$46,509.01        |
| 4                        | 145135205019 | R122211   | WINTER PARK HIGHLANDS GREENRIDGE       | \$ 312,500          | 7/28/23  | 1     | 1.050      | \$ 328,125          | 5.71          | \$57,464.97        |
| 5                        | 158903106006 | R203640   | POLE CREEK MEADOWS                     | \$ 215,000          | 5/4/23   | 1     | 1.050      | \$ 225,750          | 6.28          | \$35,947.45        |
| 6                        | 132926309018 | R208163   | LEGACY PARK RANCH                      | \$ 290,000          | 6/27/22  | 2     | 1.103      | \$ 319,725          | 11.55         | \$27,681.82        |
| 7                        | 132927107004 | R208190   | LEGACY PARK RANCH                      | \$ 226,000          | 8/4/22   | 2     | 1.103      | \$ 249,165          | 5.38          | \$46,313.20        |
| 8                        | 132927109004 | R208200   | LEGACY PARK RANCH                      | \$ 164,500          | 7/29/22  | 2     | 1.103      | \$ 181,361          | 6.03          | \$30,076.49        |
| 9                        | 144713300089 | R110862   | LINKE ORR SURVEY TRACTS                | \$ 500,000          | 7/29/22  | 2     | 1.103      | \$ 551,250          | 41.57         | \$13,260.76        |
| 10                       | 144718100028 | R201280   | METES & BOUNDS 77 ALL                  | \$ 327,000          | 11/18/22 | 2     | 1.103      | \$ 360,518          | 10.00         | \$36,051.75        |
| 11                       | 145126303001 | R306306   | GRAND ENCLAVE II MINOR SUBDIVISION     | \$ 370,000          | 10/21/22 | 2     | 1.103      | \$ 407,925          | 12.68         | \$32,170.74        |
| 15                       | 158911204013 | R209302   | STAGECOACH MEADOWS                     | \$ 510,000          | 10/27/22 | 2     | 1.103      | \$ 562,275          | 5.13          | \$109,605.26       |
| 16                       | 118933400096 | R098221   | SHADOW MOUNTAIN RANCH AND RESORT UNREC | \$ 190,000          | 7/7/21   | 3     | 1.158      | \$ 220,020          | 35.62         | \$6,176.87         |
| 17                       | 118934300097 | R301904   | METES & BOUNDS 77 ALL                  | \$ 210,000          | 5/5/21   | 3     | 1.158      | \$ 243,180          | 37.25         | \$6,528.67         |
| 18                       | 119111303007 | R167870   | HIGH PASTORALE FILING 1                | \$ 215,000          | 5/10/21  | 3     | 1.158      | \$ 248,970          | 5.30          | \$46,948.90        |
| 19                       | 119125419016 | R205130   | MOUNTAIN SHADOWS ESTATES PH1           | \$ 412,000          | 10/13/21 | 3     | 1.158      | \$ 477,096          | 6.91          | \$69,044.28        |
| 20                       | 132927409027 | R208252   | LEGACY PARK RANCH                      | \$ 225,000          | 6/4/21   | 3     | 1.158      | \$ 260,550          | 6.90          | \$37,760.87        |
| 21                       | 132927410009 | R208221   | LEGACY PARK RANCH                      | \$ 159,000          | 3/25/21  | 3     | 1.158      | \$ 184,122          | 5.09          | \$36,173.28        |
| 22                       | 145129300013 | R112817   | TEN MILE CREEK UNREC M&B 76            | \$ 337,500          | 11/23/21 | 3     | 1.158      | \$ 390,825          | 35.86         | \$10,898.63        |
| 28                       | 119114117001 | R177235   | NORTH FORK ACRES SUB EXEMPT            | \$ 185,000          | 7/28/20  | 4     | 1.220      | \$ 225,700          | 5.44          | \$41,488.97        |
| 29                       | 132923306002 | R208181   | LEGACY PARK RANCH                      | \$ 150,000          | 9/16/20  | 4     | 1.220      | \$ 183,000          | 5.09          | \$35,952.85        |
| 30                       | 132934102005 | R208248   | LEGACY PARK RANCH                      | \$ 125,000          | 11/24/20 | 4     | 1.220      | \$ 152,500          | 5.88          | \$25,935.37        |
| 31                       | 145135405024 | R115931   | WINTER PARK HIGHLANDS GREENRIDGE       | \$ 220,000          | 8/5/20   | 4     | 1.220      | \$ 268,400          | 6.00          | \$44,733.33        |
| 32                       | 145333000062 | R080880   | BATSON TRACTS UNRECORDED               | \$ 121,000          | 9/16/20  | 4     | 1.220      | \$ 147,620          | 10.00         | \$14,762.00        |
| 33                       | 145333000063 | R070881   | BATSON TRACTS UNRECORDED               | \$ 70,000           | 9/16/20  | 4     | 1.220      | \$ 85,400           | 7.00          | \$12,200.00        |
| 34                       | 119126252001 | R183664   | SODA SPRINGS SUBDIVISION EXEMPT        | \$ 237,000          | 12/30/19 | 5     | 1.280      | \$ 303,360          | 17.39         | \$17,440.50        |
| 35                       | 132927409024 | R208249   | LEGACY PARK RANCH                      | \$ 105,000          | 12/11/19 | 5     | 1.280      | \$ 134,400          | 5.59          | \$24,042.93        |
| 36                       | 145120300007 | R112806   | TEN MILE CREEK UNREC M&B 76            | \$ 162,000          | 7/11/19  | 5     | 1.280      | \$ 207,360          | 35.13         | \$5,902.65         |
| 37                       | 145135305041 | R086140   | EL RANCHO                              | \$ 150,000          | 3/20/19  | 5     | 1.280      | \$ 192,000          | 5.00          | \$38,400.00        |
| 38                       | 158902313004 | R302784   | JUST RANCH TRACT 24 SUB EX             | \$ 285,000          | 8/23/19  | 5     | 1.280      | \$ 364,800          | 9.92          | \$36,774.19        |
| 39                       | 158927227006 | R028604   | BEAVER MOUNTAIN PRESERVE SUB           | \$ 465,000          | 8/16/19  | 5     | 1.280      | \$ 595,200          | 5.00          | \$119,040.00       |
| 41                       | 132927409030 | R208255   | LEGACY PARK RANCH                      | \$ 85,000           | 3/28/18  | 6     | 1.340      | \$ 113,908          | 5.07          | \$22,467.09        |
| 43                       | 145117300007 | R112801   | TEN MILE CREEK UNREC M&B 76            | \$ 185,000          | 5/31/18  | 6     | 1.340      | \$ 247,918          | 35.34         | \$7,015.21         |
| 44                       | 158916310011 | R081092   | POLE CREEK PRESERVE                    | \$ 475,000          | 10/25/18 | 6     | 1.340      | \$ 636,545          | 35.06         | \$18,155.89        |
| 45                       | 158923304002 | R084463   | BOYD SUBDIVISION EXEMPTION             | \$ 258,000          | 8/3/18   | 6     | 1.340      | \$ 345,745          | 7.55          | \$45,812.20        |
| <b>TOTALS / AVERAGES</b> |              |           |  | <b>\$ 8,236,500</b> |          |       |            | <b>\$ 9,724,463</b> | <b>444.38</b> | <b>\$21,883.12</b> |

All comparable sales were vetted by Grand County staff and an average value per acre of raw land of **\$21,883.12** was obtained.

**Developed Land Costs** – The current methodology uses a raw land value only. Some fee assessments have been based on individual residential lot value. The goal of creating a single developed land cost plus raw land based on larger acreage samples is to create a consistent valuation/cost framework for all areas. Further, the larger samples used for raw land value (over five acres) are more consistent with the size of most school sites than an individual residential house lot (one acre or less).

During the past twenty years, school districts have increasingly begun to be challenged by the costs to provide “shovel ready” school sites for bond-funded school projects. In general, school construction costs have increased by double-digit inflation rates with current school construction costs exceeding \$700 per square foot... School sites that begin as pastures or vacant, undeveloped parcels must have streets, water lines, sewer lines, storm sewers, electrical, gas and broadband before schools can be activated... It is estimated that each acre of land carries a rough infrastructure cost of **\$126,804** to be made viable for an institutional building. Cost data



was extracted from RS Means cost estimation manuals for institutional construction and compared to recent experience with local projects including Greeley's Tointon K-8 Academy and Johnstown's Roosevelt High School and ElWell Elementary School. RS Means is the primary cost estimation source used in the construction industry.

**Figure 6 – Developed Site Costs Applied to Elem., Middle & High School Acreage**

| Utility Service Provider       | LF Unit Price from RS Means inflated to 2022 using ENR Inflation Factors | Elementary School (10 Acres) |  |                            |                         | Middle School / PK8 (25 Acres) |  |                            |                         | High School (50 Acres)  |  |                            |                         |
|--------------------------------|--|------------------------------|--|----------------------------|-------------------------|--------------------------------|--|----------------------------|-------------------------|-------------------------|--|----------------------------|-------------------------|
|                                |  | .5 mile service              | Road / utilities to 2 side of 10 acre site | Total LF of Infrastructure | Cost for Infrastructure | .5 mile service                | Road / utilities to 3 side of 25 acre site | Total LF of Infrastructure | Cost for Infrastructure | .5 mile service         | Road / utilities to 4 side of 50 acre site | Total LF of Infrastructure | Cost for Infrastructure |
| Electrical                     | \$ 15.00   | 2,140                        | 1,320                                      | 3,460                      | \$ 51,900               | 2,140                          | 3,132                                      | 5,272                      | \$ 79,080               | 2,140                   | 5,904                                      | 8,044                      | \$ 120,660              |
| Gas                            | \$ 20.00   | 2,140                        | 1,320                                      | 3,460                      | \$ 69,200               | 2,140                          | 3,132                                      | 5,272                      | \$ 105,440              | 2,140                   | 5,904                                      | 8,044                      | \$ 160,880              |
| Telephone / Data               | \$ 10.00   | 2,140                        | 1,320                                      | 3,460                      | \$ 34,600               | 2,140                          | 3,132                                      | 5,272                      | \$ 52,720               | 2,140                   | 5,904                                      | 8,044                      | \$ 80,440               |
| Water                          | \$ 45.00   | 2,140                        | 1,320                                      | 3,460                      | \$ 155,700              | 2,140                          | 3,132                                      | 5,272                      | \$ 237,240              | 2,140                   | 5,904                                      | 8,044                      | \$ 361,980              |
| Sewer                          | \$ 40.00   | 2,140                        | 1,320                                      | 3,460                      | \$ 138,400              | 2,140                          | 3,132                                      | 5,272                      | \$ 210,880              | 2,140                   | 5,904                                      | 8,044                      | \$ 321,760              |
| Stormwater                     | \$ 50.00   | 2,140                        | 1,320                                      | 3,460                      | \$ 173,000              | 2,140                          | 3,132                                      | 5,272                      | \$ 263,600              | 2,140                   | 5,904                                      | 8,044                      | \$ 402,200              |
| Roads                          | \$ 350.00  | 2,140                        | 1,320                                      | 3,460                      | \$ 1,211,000            | 2,140                          | 3,132                                      | 5,272                      | \$ 1,845,200            | 2,140                   | 5,904                                      | 8,044                      | \$ 2,815,400            |
| Cost per LF for Infrastructure | \$ 530.00  | 2,140                        | 1,320                                      | 3,460                      | \$ 1,833,800            | 2,140                          | 3,132                                      | 5,272                      | \$ 2,794,160            | 2,140                   | 5,904                                      | 8,044                      | \$ 4,263,320            |
| Average Cost/Acre for          |  | Cost per Acre \$ 183,380     |  |                            |                         | Cost per Acre \$ 111,766       |  |                            |                         | Cost per Acre \$ 85,266 |  |                            |                         |
| \$ 126,804                     |  |                              |  |                            |                         |                                |  |                            |                         |                         |  |                            |                         |

**Developed Land Cost** – The raw land cost of \$21,883.12 is added to the Developed land increment of \$126,804 to obtain a combined value of developed land of **\$148,687**.

**Sample Fee Values from Colorado Districts – 2022 Data** – Figure 7 shows Front Range school fee amounts. The average single-family fee per unit is \$2,129.

**Figure 7 - Land Dedication and Land Dedication Values from Sample Colorado Districts**

| District             | ES Size    | MS Size    | HS Size     | ES Acres     | MS Acres    | HS Acres    | ES Yield            | MS Yield     | HS Yield     | Tot Yield    | Raw Land Cost   | Dev Land Cost    | SFD Fee        |
|----------------------|------------|------------|-------------|--------------|-------------|-------------|---------------------|--------------|--------------|--------------|-----------------|------------------|----------------|
| Adams 12 (Thornton)  | 650        | 1250       | 2000        | 10.00        | 20          | 60          |                     |              |              |              |                 | \$130,649        | \$1,620        |
| Aurora               | 644        | 1000       | 1800        | 11.00        | 25          | 58          | 0.340               | 0.160        | 0.200        | 0.700        |                 | \$166,366        | \$2,720        |
| Eaton RE2            | 600        | 675        | 900         | 10.00        | 25          | 50          | 0.260               | 0.120        | 0.140        | 0.520        | \$48,000        | \$136,076        | \$2,253        |
| Greeley-Evans 6      | 700        | 900        | 1800        | 15.50        | 27.5        | 46          | 0.330               | 0.130        | 0.180        | 0.640        | \$69,237        | \$157,312        | \$2,498        |
| Keenesburg RE3J      | 525        | 900        | 1200        | 10.00        | 25          | 55          | 0.320               | 0.140        | 0.160        | 0.620        | \$40,977        | \$129,053        | \$2,235        |
| Platte Valley RE7    | 500        | 750        | 1200        | 10.00        | 20          | 30          | 0.250               | 0.130        | 0.170        | 0.550        | \$47,433        | \$135,509        | \$1,723        |
| Poudre               | 525        | 750        | 1800        | 15.00        | 30          | 80          | 0.350               | 0.100        | 0.090        | 0.540        |                 | \$95,000         | \$1,710        |
| St. Vrain (Longmont) | 525        | 750        | 1200        | 10.00        | 25          | 50          | Varies by Community |              |              |              |                 | \$100,092        | \$1,489        |
| Windsor RE4          | 600        | 900        | 1200        | 10.00        | 25          | 50          | 0.330               | 0.160        | 0.210        | 0.700        |                 | \$156,000        | \$2,916        |
| <b>Averages</b>      | <b>585</b> | <b>875</b> | <b>1456</b> | <b>11.28</b> | <b>24.7</b> | <b>53.2</b> | <b>0.311</b>        | <b>0.134</b> | <b>0.164</b> | <b>0.610</b> | <b>\$51,412</b> | <b>\$134,006</b> | <b>\$2,129</b> |

**When to Collect Fee-in-Lieu vs. Land Dedication** - Most land developments are smaller than the total number of lots needed to justify an entire school site or a meaningful partial site. In those cases, school districts request the fee necessary to assemble resources to purchase an adequately sized site to serve students produced by the development combined with other developments or existing housing in the area.

**Land Dedication Calculations – Fee Calculations** – The following Figures 8 – 14 show the detailed calculations for fee-in-lieu for each community along with unincorporated Grand County and the average for the entire district. Since most districts the size of EGSD use fees instead of land dedication, the fees are presented first. Dedication acreages will follow the fee tables.

**Figure 8 – Fee-in-Lieu Calculations – Town of Frasier**

**East Grand School District - Fee-In\_Lieu of Land Dedication - Calculations**  
**Frasier - Western Demographics, Inc. - 3/14/25**

| Cost Element  | Elementary School | Middle School | High School | Totals           |
|---|-------------------|---------------|-------------|------------------|
| A1 - Students per School - (SFD)  | 300               | 300           | 400         |                  |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit                    | 0.10              | 0.05          | 0.07        | 0.22             |
| A3 - Site Acreage by Level  | 13.0              | 23.0          | 34.0        |                  |
| A4 - Developed Land Cost  | \$148,687         | \$148,687     | \$148,687   |                  |
| A5 - Cost Per Unit by Level - SFD   | \$ 644.31         | \$ 569.97     | \$ 884.69   | \$ 2,098.97      |
|   |                   |               |             |                  |
| B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit        | 0.05              | 0.02          | 0.03        | 0.10             |
| B5 - Cost Per Unit by Level - TH/Duplex                                   | \$ 322.16         | \$ 227.99     | \$ 379.15   | \$ 929.29        |
|   |                   |               |             |                  |
| C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit       | 0.10              | 0.05          | 0.06        | 0.21             |
| C5 - Cost Per Unit by Level - Mobile / Modular                            | \$ 644.31         | \$ 569.97     | \$ 758.30   | \$ 1,972.58      |
|   |                   |               |             |                  |
| G2 - East Grand SD Student Yield Per Apartment Unit                       | 0.02              | 0.01          | 0.02        | 0.05             |
| G5 - Cost Per Unit by Level - APT   | \$ 128.86         | \$ 113.99     | \$ 252.77   | \$ 495.62        |
|   |                   |               |             |                  |
| <b>Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation</b> |                   |               |             | <b>\$21,883</b>  |
|   |                   |               |             |                  |
| <b>Total Cost - Basic Infrastructure</b>                                  |                   |               |             | <b>\$126,804</b> |
| <b>Developed Land Cost Including Basic Infrastructure</b>                 |                   |               |             | <b>\$148,687</b> |

**Figure 9 - Fee-in-Lieu Calculations – Town of Granby**

| <b>East Grand School District - Fee-In_Lieu of Land Dedication - Calculations<br/>Granby - Western Demographics, Inc. - 3/14/25</b> |                          |                      |                    |                  |
|---|--------------------------|----------------------|--------------------|------------------|
| <b>Cost Element</b>   | <b>Elementary School</b> | <b>Middle School</b> | <b>High School</b> | <b>Totals</b>    |
| A1 - Students per School - (SFD)  | 300                      | 300                  | 400                |                  |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit  | 0.13                     | 0.07                 | 0.09               | 0.29             |
| A3 - Site Acreage by Level  | 13.0                     | 23.0                 | 34.0               |                  |
| A4 - Developed Land Cost  | \$148,687                | \$148,687            | \$148,687          |                  |
| A5 - Cost Per Unit by Level - SFD   | \$ 837.60                | \$ 797.95            | \$ 1,137.46        | \$ 2,773.01      |
|   |                          |                      |                    |                  |
| B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit  | 0.07                     | 0.03                 | 0.04               | 0.14             |
| B5 - Cost Per Unit by Level - TH/Duplex   | \$ 451.02                | \$ 341.98            | \$ 505.54          | \$ 1,298.53      |
|   |                          |                      |                    |                  |
| C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit   | 0.24                     | 0.12                 | 0.16               | 0.52             |
| C5 - Cost Per Unit by Level - Mobile / Modular  | \$ 1,546.35              | \$ 1,367.92          | \$ 2,022.14        | \$ 4,936.41      |
|   |                          |                      |                    |                  |
| G2 - East Grand SD Student Yield Per Apartment Unit   | 0.03                     | 0.02                 | 0.02               | 0.07             |
| G5 - Cost Per Unit by Level - APT   | \$ 193.29                | \$ 227.99            | \$ 252.77          | \$ 674.05        |
|   |                          |                      |                    |                  |
| <b>Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation</b>   |                          |                      |                    | <b>\$21,883</b>  |
|   |                          |                      |                    |                  |
| <b>Total Cost - Basic Infrastructure</b>  |                          |                      |                    | <b>\$126,804</b> |
| <b>Developed Land Cost Including Basic Infrastructure</b>   |                          |                      |                    | <b>\$148,687</b> |

**Figure 10 - Fee-in-Lieu Calculations – Grand Lake Area**

**East Grand School District - Fee-In\_Lieu of Land Dedication - Calculations**  
**Grand Lake - Western Demographics, Inc. - 3/14/25**

| Cost Element  | Elementary School | Middle School | High School | Totals           |
|---|-------------------|---------------|-------------|------------------|
| A1 - Students per School - (SFD)  | 300               | 300           | 400         |                  |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit                    | 0.03              | 0.01          | 0.02        | 0.06             |
| A3 - Site Acreage by Level  | 13.0              | 23.0          | 34.0        |                  |
| A4 - Developed Land Cost  | \$148,687         | \$148,687     | \$148,687   |                  |
| A5 - Cost Per Unit by Level - SFD   | \$ 193.29         | \$ 113.99     | \$ 252.77   | \$ 560.05        |
|   |                   |               |             |                  |
| B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit        | 0.02              | 0.01          | 0.01        | 0.04             |
| B5 - Cost Per Unit by Level - TH/Duplex                                   | \$ 128.86         | \$ 113.99     | \$ 126.38   | \$ 369.24        |
|   |                   |               |             |                  |
| C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit       | 0.03              | 0.01          | 0.02        | 0.06             |
| C5 - Cost Per Unit by Level - Mobile / Modular                            | \$ 193.29         | \$ 113.99     | \$ 252.77   | \$ 560.05        |
|   |                   |               |             |                  |
| G2 - East Grand SD Student Yield Per Apartment Unit                       | 0.02              | 0.01          | 0.01        | 0.04             |
| G5 - Cost Per Unit by Level - APT   | \$ 128.86         | \$ 113.99     | \$ 126.38   | \$ 369.24        |
|   |                   |               |             |                  |
| <b>Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation</b> |                   |               |             | <b>\$21,883</b>  |
|   |                   |               |             |                  |
| <b>Total Cost - Basic Infrastructure</b>                                  |                   |               |             | <b>\$126,804</b> |
| <b>Developed Land Cost Including Basic Infrastructure</b>                 |                   |               |             | <b>\$148,687</b> |

**Figure 11 - Fee-in-Lieu Calculations – Town of Hot Sulphur Springs**

**East Grand School District - Fee-In\_Lieu of Land Dedication - Calculations**  
**Hot Sulphur Springs - Western Demographics, Inc. - 3/14/25**

| Cost Element  | Elementary School | Middle School | High School | Totals      |
|---|-------------------|---------------|-------------|-------------|
| A1 - Students per School - (SFD)                                    | 300               | 300           | 400         |             |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit              | 0.14              | 0.07          | 0.09        | 0.30        |
| A3 - Site Acreage by Level  | 13.0              | 23.0          | 34.0        |             |
| A4 - Developed Land Cost  | \$148,687         | \$148,687     | \$148,687   |             |
| A5 - Cost Per Unit by Level - SFD                                   | \$ 902.04         | \$ 797.95     | \$ 1,137.46 | \$ 2,837.45 |
| B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit  | 0.07              | 0.04          | 0.05        | 0.16        |
| B5 - Cost Per Unit by Level - TH/Duplex                             | \$ 451.02         | \$ 455.97     | \$ 631.92   | \$ 1,538.91 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit | 0.18              | 0.09          | 0.12        | 0.39        |
| C5 - Cost Per Unit by Level - Mobile / Modular                      | \$ 1,159.76       | \$ 1,025.94   | \$ 1,516.61 | \$ 3,702.31 |
| G2 - East Grand SD Student Yield Per Apartment Unit                 | 0.04              | 0.02          | 0.02        | 0.08        |
| G5 - Cost Per Unit by Level - APT                                   | \$ 257.72         | \$ 227.99     | \$ 252.77   | \$ 738.48   |
| Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation  |                   |               |             | \$21,883    |
| Total Cost - Basic Infrastructure                                   |                   |               |             | \$126,804   |
| Developed Land Cost Including Basic Infrastructure                  |                   |               |             | \$148,687   |

**Figure 12 - Fee-in-Lieu Calculations – Tabernash Area**

**East Grand School District - Fee-In\_Lieu of Land Dedication - Calculations**  
**Tabernash - Western Demographics, Inc. - 3/14/25**

| Cost Element  | Elementary School | Middle School | High School | Totals      |
|---|-------------------|---------------|-------------|-------------|
| A1 - Students per School - (SFD)                                    | 300               | 300           | 400         |             |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit              | 0.06              | 0.03          | 0.04        | 0.13        |
| A3 - Site Acreage by Level  | 13.0              | 23.0          | 34.0        |             |
| A4 - Developed Land Cost  | \$148,687         | \$148,687     | \$148,687   |             |
| A5 - Cost Per Unit by Level - SFD                                   | \$ 386.59         | \$ 341.98     | \$ 505.54   | \$ 1,234.10 |
| B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit  | 0.06              | 0.03          | 0.04        | 0.13        |
| B5 - Cost Per Unit by Level - TH/Duplex                             | \$ 386.59         | \$ 341.98     | \$ 505.54   | \$ 1,234.10 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit | 0.06              | 0.03          | 0.04        | 0.13        |
| C5 - Cost Per Unit by Level - Mobile / Modular                      | \$ 386.59         | \$ 341.98     | \$ 505.54   | \$ 1,234.10 |
| G2 - East Grand SD Student Yield Per Apartment Unit                 | 0.03              | 0.02          | 0.02        | 0.07        |
| G5 - Cost Per Unit by Level - APT                                   | \$ 193.29         | \$ 227.99     | \$ 252.77   | \$ 674.05   |
| Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation  |                   |               |             | \$21,883    |
| Total Cost - Basic Infrastructure                                   |                   |               |             | \$126,804   |
| Developed Land Cost Including Basic Infrastructure                  |                   |               |             | \$148,687   |

**Figure 13 - Fee-in-Lieu Calculations – Town of Winter Park**

**East Grand School District - Fee-In\_Lieu of Land Dedication - Calculations**  
**Winter Park - Western Demographics, Inc. - 3/14/25**

| Cost Element  | Elementary School | Middle School | High School | Totals           |
|---|-------------------|---------------|-------------|------------------|
| A1 - Students per School - (SFD)  | 300               | 300           | 400         |                  |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit                    | 0.06              | 0.03          | 0.04        | 0.13             |
| A3 - Site Acreage by Level  | 13.0              | 23.0          | 34.0        |                  |
| A4 - Developed Land Cost  | \$148,687         | \$148,687     | \$148,687   |                  |
| A5 - Cost Per Unit by Level - SFD   | \$ 386.59         | \$ 341.98     | \$ 505.54   | \$ 1,234.10      |
|   |                   |               |             |                  |
| B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit        | 0.02              | 0.01          | 0.01        | 0.04             |
| B5 - Cost Per Unit by Level - TH/Duplex                                   | \$ 128.86         | \$ 113.99     | \$ 126.38   | \$ 369.24        |
|   |                   |               |             |                  |
| C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit       | 0.04              | 0.02          | 0.02        | 0.08             |
| C5 - Cost Per Unit by Level - Mobile / Modular                            | \$ 257.72         | \$ 227.99     | \$ 252.77   | \$ 738.48        |
|   |                   |               |             |                  |
| G2 - East Grand SD Student Yield Per Apartment Unit                       | 0.02              | 0.01          | 0.01        | 0.04             |
| G5 - Cost Per Unit by Level - APT   | \$ 128.86         | \$ 113.99     | \$ 126.38   | \$ 369.24        |
|   |                   |               |             |                  |
| <b>Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation</b> |                   |               |             | <b>\$21,883</b>  |
|   |                   |               |             |                  |
| <b>Total Cost - Basic Infrastructure</b>                                  |                   |               |             | <b>\$126,804</b> |
| <b>Developed Land Cost Including Basic Infrastructure</b>                 |                   |               |             | <b>\$148,687</b> |

**Figure 14 - Fee-in-Lieu Calculations – Unincorporated Grand County (EGSD Component)**

**East Grand School District - Fee-In\_Lieu of Land Dedication - Calculations  
Unincorporated Grand County - Western Demographics, Inc. - 3/14/25**

| Cost Element  | Elementary School | Middle School | High School | Totals           |
|---|-------------------|---------------|-------------|------------------|
| A1 - Students per School - (SFD)  | 300               | 300           | 400         |                  |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit                    | 0.04              | 0.02          | 0.03        | 0.09             |
| A3 - Site Acreage by Level  | 13.0              | 23.0          | 34.0        |                  |
| A4 - Developed Land Cost  | \$148,687         | \$148,687     | \$148,687   |                  |
| A5 - Cost Per Unit by Level - SFD   | \$ 257.72         | \$ 227.99     | \$ 379.15   | \$ 864.86        |
|   |                   |               |             |                  |
| B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit        | 0.02              | 0.01          | 0.01        | 0.04             |
| B5 - Cost Per Unit by Level - TH/Duplex                                   | \$ 128.86         | \$ 113.99     | \$ 126.38   | \$ 369.24        |
|   |                   |               |             |                  |
| C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit       | 0.10              | 0.05          | 0.07        | 0.22             |
| C5 - Cost Per Unit by Level - Mobile / Modular                            | \$ 644.31         | \$ 569.97     | \$ 884.69   | \$ 2,098.97      |
|   |                   |               |             |                  |
| G2 - East Grand SD Student Yield Per Apartment Unit                       | 0.02              | 0.01          | 0.01        | 0.04             |
| G5 - Cost Per Unit by Level - APT   | \$ 128.86         | \$ 113.99     | \$ 126.38   | \$ 369.24        |
|   |                   |               |             |                  |
| <b>Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation</b> |                   |               |             | <b>\$21,883</b>  |
|   |                   |               |             |                  |
| <b>Total Cost - Basic Infrastructure</b>                                  |                   |               |             | <b>\$126,804</b> |
| <b>Developed Land Cost Including Basic Infrastructure</b>                 |                   |               |             | <b>\$148,687</b> |



**Land Dedication Calculations – Acreage Calculations** – When developments are large, the district would be able to accept school land instead of fee if that were deemed best. Figures 15 - 21 define the acreage values for each community.

**Figure 15 - Land Dedication Calculations – Town of Frasier**

|   |  |  |  |  |
|---|--|--|--|--|
| <b>East Grand School District - Land Dedication Acreages Per Unit - Frasier</b> |  |  |  |  |
| <b>Western Demographics, Inc. - 3/14/25</b>                                     |  |  |  |  |

| Calculation Element  | Elementary School | Middle School | High School | Totals |
|--|-------------------|---------------|-------------|--------|
| A1 - Students per School - (SFD)                             | 300               | 300           | 400         |        |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit       | 0.10              | 0.05          | 0.07        | 0.22   |
| A3 - Site Acreage by Level                                   | 13.0              | 23.0          | 34.0        |        |
| <b>A6 - Acreage Per Unit by Level - SFD</b>                  | 0.0043            | 0.0038        | 0.0060      | 0.0141 |
| B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit | 0.05              | 0.02          | 0.03        | 0.10   |
| <b>B6 - Acreage Per Unit by Level - TH/Duplex</b>            | 0.0022            | 0.0015        | 0.0026      | 0.0063 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Unit   | 0.10              | 0.05          | 0.06        | 0.21   |
| <b>C6 - Acreage Per Unit by Level - Modular / Mobile</b>     | 0.0043            | 0.0038        | 0.0051      | 0.0133 |
| G2 - East Grand SD Student Yield Per Apartment Unit          | 0.02              | 0.01          | 0.02        | 0.05   |
| <b>G6 - Acreage Per Unit by Level - APT</b>                  | 0.0009            | 0.0008        | 0.0017      | 0.0033 |

**Figure 16 - Land Dedication Calculations – Town of Granby**

|  |  |  |  |  |
|--|--|--|--|--|
| <b>East Grand School District - Land Dedication Acreages Per Unit - Granby</b> |  |  |  |  |
| <b>Western Demographics, Inc. - 3/14/25</b>                                    |  |  |  |  |

| Calculation Element  | Elementary School | Middle School | High School | Totals |
|--|-------------------|---------------|-------------|--------|
| A1 - Students per School - (SFD)                             | 300               | 300           | 400         |        |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit       | 0.13              | 0.07          | 0.09        | 0.29   |
| A3 - Site Acreage by Level                                   | 13.0              | 23.0          | 34.0        |        |
| <b>A6 - Acreage Per Unit by Level - SFD</b>                  | 0.0056            | 0.0054        | 0.0077      | 0.0187 |
| B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit | 0.07              | 0.03          | 0.04        | 0.14   |
| <b>B6 - Acreage Per Unit by Level - TH/Duplex</b>            | 0.0030            | 0.0023        | 0.0034      | 0.0087 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Unit   | 0.24              | 0.12          | 0.16        | 0.52   |
| <b>C6 - Acreage Per Unit by Level - Modular / Mobile</b>     | 0.0104            | 0.0092        | 0.0136      | 0.0332 |
| G2 - East Grand SD Student Yield Per Apartment Unit          | 0.03              | 0.02          | 0.02        | 0.07   |
| <b>G6 - Acreage Per Unit by Level - APT</b>                  | 0.0013            | 0.0015        | 0.0017      | 0.0045 |

**Figure 17 - Land Dedication Calculations – Grand Lake Area**

|  |
|--|
| <b><i>East Grand School District - Land Dedication Acreages Per Unit - Grand Lake<br/>Western Demographics, Inc. - 3/14/25</i></b> |
|--|

| Calculation Element  | Elementary School | Middle School | High School | Totals |
|--|-------------------|---------------|-------------|--------|
| A1 - Students per School - (SFD)                             | 300               | 300           | 400         |        |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit       | 0.03              | 0.01          | 0.02        | 0.06   |
| A3 - Site Acreage by Level                                   | 13.0              | 23.0          | 34.0        |        |
| <b>A6 - Acreage Per Unit by Level - SFD</b>                  | 0.0013            | 0.0008        | 0.0017      | 0.0038 |
| B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit | 0.02              | 0.01          | 0.01        | 0.04   |
| <b>B6 - Acreage Per Unit by Level - TH/Duplex</b>            | 0.0009            | 0.0008        | 0.0009      | 0.0025 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Unit   | 0.03              | 0.01          | 0.02        | 0.06   |
| <b>C6 - Acreage Per Unit by Level - Modular / Mobile</b>     | 0.0013            | 0.0008        | 0.0017      | 0.0038 |
| G2 - East Grand SD Student Yield Per Apartment Unit          | 0.02              | 0.01          | 0.01        | 0.04   |
| <b>G6 - Acreage Per Unit by Level - APT</b>                  | 0.0009            | 0.0008        | 0.0009      | 0.0025 |

**Figure 18 - Land Dedication Calculations – Hot Sulphur Springs**

|   |
|---|
| <b><i>East Grand School District - Land Dedication Acreages Per Unit - Hot Sulphur Springs<br/>Western Demographics, Inc. - 3/14/25</i></b> |
|---|

| Calculation Element  | Elementary School | Middle School | High School | Totals |
|--|-------------------|---------------|-------------|--------|
| A1 - Students per School - (SFD)                             | 300               | 300           | 400         |        |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit       | 0.14              | 0.07          | 0.09        | 0.30   |
| A3 - Site Acreage by Level                                   | 13.0              | 23.0          | 34.0        |        |
| <b>A6 - Acreage Per Unit by Level - SFD</b>                  | 0.0061            | 0.0054        | 0.0077      | 0.0191 |
| B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit | 0.07              | 0.04          | 0.05        | 0.16   |
| <b>B6 - Acreage Per Unit by Level - TH/Duplex</b>            | 0.0030            | 0.0031        | 0.0043      | 0.0104 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Unit   | 0.18              | 0.09          | 0.12        | 0.39   |
| <b>C6 - Acreage Per Unit by Level - Modular / Mobile</b>     | 0.0078            | 0.0069        | 0.0102      | 0.0249 |
| G2 - East Grand SD Student Yield Per Apartment Unit          | 0.04              | 0.02          | 0.02        | 0.08   |
| <b>G6 - Acreage Per Unit by Level - APT</b>                  | 0.0016            | 0.0014        | 0.0021      | 0.0051 |

**Figure 19 - Land Dedication Calculations – Tabernash Area**

|   |
|---|
| <b><i>East Grand School District - Land Dedication Acreages Per Unit - Tabernash<br/>Western Demographics, Inc. - 3/14/25</i></b> |
|---|

| Calculation Element  | Elementary School | Middle School | High School | Totals |
|--|-------------------|---------------|-------------|--------|
| A1 - Students per School - (SFD)                             | 300               | 300           | 400         |        |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit       | 0.06              | 0.03          | 0.04        | 0.13   |
| A3 - Site Acreage by Level                                   | 13.0              | 23.0          | 34.0        |        |
| <b>A6 - Acreage Per Unit by Level - SFD</b>                  | 0.0026            | 0.0023        | 0.0034      | 0.0083 |
| B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit | 0.06              | 0.03          | 0.04        | 0.13   |
| <b>B6 - Acreage Per Unit by Level - TH/Duplex</b>            | 0.0026            | 0.0023        | 0.0034      | 0.0083 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Unit   | 0.06              | 0.03          | 0.04        | 0.13   |
| <b>C6 - Acreage Per Unit by Level - Modular / Mobile</b>     | 0.0026            | 0.0023        | 0.0034      | 0.0083 |
| G2 - East Grand SD Student Yield Per Apartment Unit          | 0.03              | 0.02          | 0.02        | 0.07   |
| <b>G6 - Acreage Per Unit by Level - APT</b>                  | 0.0013            | 0.0015        | 0.0017      | 0.0045 |

**Figure 20 - Land Dedication Calculations – Town of Winter Park**

|   |
|---|
| <b><i>East Grand School District - Land Dedication Acreages Per Unit - Winter Park<br/>Western Demographics, Inc. - 3/14/25</i></b> |
|---|

| Calculation Element  | Elementary School | Middle School | High School | Totals |
|--|-------------------|---------------|-------------|--------|
| A1 - Students per School - (SFD)                             | 300               | 300           | 400         |        |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit       | 0.06              | 0.03          | 0.04        | 0.13   |
| A3 - Site Acreage by Level                                   | 13.0              | 23.0          | 34.0        |        |
| <b>A6 - Acreage Per Unit by Level - SFD</b>                  | 0.0026            | 0.0023        | 0.0034      | 0.0083 |
| B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit | 0.02              | 0.01          | 0.01        | 0.04   |
| <b>B6 - Acreage Per Unit by Level - TH/Duplex</b>            | 0.0009            | 0.0008        | 0.0009      | 0.0025 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Unit   | 0.04              | 0.02          | 0.02        | 0.08   |
| <b>C6 - Acreage Per Unit by Level - Modular / Mobile</b>     | 0.0017            | 0.0015        | 0.0017      | 0.0050 |
| G2 - East Grand SD Student Yield Per Apartment Unit          | 0.02              | 0.01          | 0.01        | 0.04   |
| <b>G6 - Acreage Per Unit by Level - APT</b>                  | 0.0009            | 0.0008        | 0.0009      | 0.0025 |

**Figure 21 - Land Dedication – Unincorporated Grand County (EGSD Component)**
**East Grand School District - Land Dedication Acreages - Unincorporated Grand County**  
**Western Demographics, Inc. - 3/14/25**

| Calculation Element  | Elementary School | Middle School | High School | Totals |
|--|-------------------|---------------|-------------|--------|
| A1 - Students per School - (SFD)                             | 300               | 300           | 400         |        |
| A2 - East Grand SD Student Yield Per SFD Dwelling Unit       | 0.04              | 0.02          | 0.03        | 0.09   |
| A3 - Site Acreage by Level                                   | 13.0              | 23.0          | 34.0        |        |
| <b>A6 - Acreage Per Unit by Level - SFD</b>                  | 0.0017            | 0.0015        | 0.0026      | 0.0058 |
| B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit | 0.02              | 0.01          | 0.01        | 0.04   |
| <b>B6 - Acreage Per Unit by Level - TH/Duplex</b>            | 0.0009            | 0.0008        | 0.0009      | 0.0025 |
| C2 - East Grand SD Student Yield Per Modular / Mobile Unit   | 0.10              | 0.05          | 0.07        | 0.22   |
| <b>C6 - Acreage Per Unit by Level - Modular / Mobile</b>     | 0.0043            | 0.0038        | 0.0060      | 0.0141 |
| G2 - East Grand SD Student Yield Per Apartment Unit          | 0.02              | 0.01          | 0.01        | 0.04   |
| <b>G6 - Acreage Per Unit by Level - APT</b>                  | 0.0009            | 0.0008        | 0.0009      | 0.0025 |

**Summary** – The methodology presented in this report would result in the EGSD having a land dedication / fee-in-lieu of dedication system that would be consistent with other Colorado districts. The proposed methodology uses developed land values, localized student yield values and differentiates fees by community and dwelling type based on student yield. The definitions for dwelling types are consistent with current municipal practice. All jurisdictions are represented along with well-known areas that are represented by Census Designated Places along with fees for the EGSD portion of unincorporated Grand County.

**Figure 22 – ECSD - Summary of Proposed Land Dedication and Land Dedication Values**

| Jurisdiction             | SFD         | SFA         | Use Lower of SFD and MH for MH | APT       | MH          |
|--------------------------|-------------|-------------|--------------------------------|-----------|-------------|
| Fraser                   | \$ 2,098.97 | \$ 929.29   | \$ 1,972.58                    | \$ 495.62 | \$ 1,972.58 |
| Granby                   | \$ 2,773.01 | \$ 1,298.53 | \$ 2,773.01                    | \$ 674.05 | \$ 4,936.41 |
| Grand Lake               | \$ 560.05   | \$ 369.24   | \$ 560.05                      | \$ 369.24 | \$ 560.05   |
| Hot Sulphur Springs      | \$ 2,837.45 | \$ 1,538.91 | \$ 2,837.45                    | \$ 738.48 | \$ 3,702.31 |
| Tabernash CDP            | \$ 1,234.10 | \$ 1,234.10 | \$ 1,234.10                    | \$ 674.05 | \$ 1,234.10 |
| Winter Park              | \$ 1,234.10 | \$ 369.24   | \$ 738.48                      | \$ 369.24 | \$ 738.48   |
| Unincorporated Grand Co. | \$ 864.86   | \$ 369.24   | \$ 864.86                      | \$ 369.24 | \$ 2,098.97 |

| Jurisdiction             | SFD    | SFA    | Use Lower of SFD and MH for MH | APT    | MH     |
|--------------------------|--------|--------|--------------------------------|--------|--------|
| Fraser                   | 0.0141 | 0.0063 | 0.0133                         | 0.0033 | 0.0133 |
| Granby                   | 0.0187 | 0.0087 | 0.0187                         | 0.0045 | 0.0332 |
| Grand Lake               | 0.0038 | 0.0025 | 0.0038                         | 0.0025 | 0.0038 |
| Hot Sulphur Springs      | 0.0191 | 0.0104 | 0.0191                         | 0.0051 | 0.0249 |
| Tabernash CDP            | 0.0083 | 0.0083 | 0.0083                         | 0.0045 | 0.0083 |
| Winter Park              | 0.0083 | 0.0025 | 0.0050                         | 0.0025 | 0.0050 |
| Unincorporated Grand Co. | 0.0058 | 0.0025 | 0.0058                         | 0.0025 | 0.0141 |

