

RESOLUTION NO. 3  
(SERIES 2021)

A RESOLUTION OF THE BOARD OF DIRECTORS FOR THE SOUTH  
ARKANSAS FIRE PROTECTION DISTRICT OF SALIDA, COLORADO ESTABLISHING AND  
APPROVING THE AMENDED IMPACT FEES IN LIEU OF ALTERNATE WATER SUPPLIES  
FOR SUBDIVISIONS SERVED BY THE SOUTH ARKANSAS FIRE PROTECTION DISTRICT,  
SALIDA COLORADO

**WHEREAS**, the Board of Directors of the South Arkansas Fire Protection District has determined it to be in the best interest and safety of residents within the South Arkansas Fire Protection District to be assessed impact fees in lieu of alternate water supplies for subdivisions, and ;

**WHEREAS**, said impact fees are to be set by the South Arkansas Fire Protection District in lieu of alternate water supplies; and

**WHEREAS**, it is determined these fees shall be collected in lieu and at the same rate of the installation of a water cistern as designated within the Chaffee County Land Use Code; and

**WHEREAS**, it is determined these fees collected shall be utilized to purchase equipment that will be utilized during wildland or structure fire response; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE SOUTH ARKANSAS FIRE PROTECTION DISTRICT OF SALIDA, COLORADO**, that the following impact fees that be effective May 10, 2021

1. Adoption of Impact Fees in lieu of alternate water supplies for subdivisions. The South Arkansas Fire Protection District adopts impact fees at the rate equivalent to the installation price of a water cistern in the gallons required by the Chaffee County Land Use Code. As of May 10, 2021, the South Arkansas Fire Protection District determines the set rate equivalent is \$1.50 per gallon.
2. The South Arkansas Fire Protection District may increase the Impact Fees if it is determined that the installation price of a water cistern increases.
3. Effective Date. This resolution shall be in full force and effect on May 10, 2021

**RESOLVED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of May, 2021.

South Arkansas Fire Protection District

By:

\_\_\_\_\_  
Chalperson, SAFPD

Attest:

\_\_\_\_\_

**South Arkansas Fire Protection District**  
**Impact Fees**

Impact fees were amended with **Resolution No. 3 (Series 2021)** on May 10, 2021.

Impact fees paid in full to SAFPD are required before Chaffee County Building Department can give final approval per the **Subdivision Improvements & Maintenance Agreement and Covenant**, Exhibit A, right column, under "Water and Fire Suppression".

**Chaffee County Land Use Code** outlines the cistern requirements for land developments. (The impact fees adopted by SAFPD are at a rate equivalent to a water cistern at which the price is determined to be \$1.50 per gallon.)

- 4 lots or less is \$9,000. (Would have been a 6,000 gallon cistern.)
- 5 lots or more is \$22,500. (Would have been a 15,000 gallon cistern.)
- For a development larger than 30 lots, \$22,500 for every 30 lots; i.e. 32 lots would be invoiced for \$45,000. (Would have been one 15,000 gallon cistern per every 30 lots; i.e. 32 lots would require two 15,000 gallon cisterns.)

placement and spacing of cisterns to optimize access and utilization of the water supply for structural and wildfire suppression. Cistern locations and capacity shall be shown on the Preliminary Plan subdivision plat submittal, or the initial submittal if a single-step application. If the developer and the fire jurisdiction cannot agree on a plan, then the developer must use the minimum requirements for sizing, spacing and placement described below.

- 1) Guidelines for cistern sizing and placement, with concurrence of Fire Protection District:
  - a. One 15,000-gallon cistern for each 30 lots in a subdivision (i.e. 25 lots requires one cistern, 32 lots requires two).
  - b. Placement near subdivision entrance to primary road unless a more suitable location is determined due to existing or potential hazards.
  - c. Cisterns may be located within individual lots, or on common subdivision ground such as common open space. Exact location shall be approved by the Fire Protection District prior to installation.
  - d. A fire apparatus turn-out shall be provided with minimum dimensions of 50 feet long by 8 feet wide, centered on the cistern connection, and constructed in accordance with the requirements of the road accessing the cistern, maintained for year-round access.
  - e. Dry hydrants may be considered as an alternative to a cistern, provided they are maintained and useable year-round. Dry hydrant approval will be based on the available supply of the water source.
- 2) Minimum cistern sizing and placement requirements if no agreement with Fire Protection District:
  - a. Cisterns shall be a minimum size of 15,000 gallons each.
  - b. Cisterns shall be placed adjacent to subdivision right of ways at 2200 foot intervals outside of any utility easement. There shall be a cistern within 1100 feet of any lot's building envelope.
  - c. The first cistern shall be within 1100 feet of a subdivision entrance; in the case of multiple entrances there shall be a cistern within 1100 feet of each entrance. An entrance shall be defined as any roadway accessing a city, county or state highway. The 1100 feet shall be measured from the public road intersection.
  - d. A fire apparatus turn-out shall be provided with minimum dimensions of 50 feet long by 8 feet wide, centered on the cistern connection, and constructed in accordance with the requirements of the road accessing the cistern, and maintained for year-round access.
- 3) Cisterns in subdivisions with four or fewer lots:
  - a. The minimum requirements detailed in Item 2 above apply, with the exception that a single 6,000-gallon cistern may be used.

**2.7.5 Cistern Design, Permitting and Maintenance:** The following are the requirements for the placement, design, permitting, maintenance and inspection of the cisterns:

- 1) The subdivision improvements agreement and plat shall state that the local, state and federal fire jurisdictions shall have access to and permission to use water from the cisterns to fight fires within and outside of the subdivision with the agreement that the fire jurisdiction will refill the cistern if the water is used to fight or prevent a fire outside of the subdivision boundaries. Cisterns must be installed, inspected and filled prior to release of the subdivision improvements agreement for any subdivision or filing.
- 2) Cisterns will require a permit from the Chaffee County Building Department