

CAST Survey
Impact fees on new development
for parks/trails/recreation or transportation
June 2025

Pitkin County

Imposes an impact fee on new development that allows for use of the funds in a lot of areas to include road improvement and capital improvement, but not specifically for parks/recreation/trails or for transportation/transit. Their Land Use Code has a Road Impact Fee and an Employee Housing Impact Fee.

<https://pitkincounty.com/DocumentCenter/View/29893/chapter-08> or call Community Development at 970.920.5526

Basalt

The Town of Basalt has a Parkland Dedication Fee for those new residential developments that cannot provide dedicated public parkland in association with their development application. The parkland section of Basalt's Town Code:

https://library.municode.com/co/basalt/codes/municipal_code?nodeId=CH17SU_ARTIGEPR_S17-15DELAPAPAFEPAIM

The Town, through a separate resolution, set the parkland fee amount at \$11.67 per sf of parkland required in the code section above.

Regarding transportation impact fees, Basalt does not have a codified impact fee but has established development-wide transportation impact fees in annexation development agreements. An example is that for the Sopris Meadows Development (which is essentially half of Basalt) there was a \$1,000 per unit transportation fee that was required to be used for ongoing improvements to the adjacent arterial road (Willits Lane).

Teton County

Neither Teton County nor the Town of Jackson, WY currently impose transportation impact fees. However, they are currently looking at doing so and have engaged a consultant to research and structure a fee program. We are working to both develop a transportation fee program and codify TIS/TDM guidelines into LDR requirements for new development. Attached are some draft slides their consultant prepared that look at current practices in peer communities including several CO localities.

More material available on request from Miles Contreras, Travel Demand Management Coordinator, Teton County, mcontreras@tetoncountyny.gov