



MEMO TO: Board of Trustees
FROM: Garrett Scott, Town Planner
CC: Michael Brack, Town Manager
DATE: February 4, 2025
SUBJECT: Updated Rates for School Land Dedication and Fees-in-Lieu

Matter before the Board of Trustees:

Discussion of the process by which Town staff intends to adopt updated rates for land dedication for schools or fees-in-lieu of land dedication (impact fees) for new developments in Fraser.

Background:

New residential subdivisions/developments in Fraser are required to dedicate land for the purpose of park and school facilities or provide a fee-in-lieu of land dedication (hereafter referred to as an “impact fee” for brevity) if the amount or quality of land would not achieve the purpose of the dedication. These land dedication requirements for parks and schools have existed in the Fraser Municipal Code since 1998 and are codified in [Chapter 19, Article 3, Division 3](#). However, the Town code itself does not document the methodology by which land dedications or impact fees are to be determined. This methodology is instead detailed in resolutions that date from 1998 and has remained unchanged since that time. With regards to school land dedication / impact fee requirements, the current methodology that is utilized, as adopted via Resolution 1998-10-03, is outdated and no longer reflects current enrollment projections/demographics, land values, and school facility needs.

In August 2025, Town staff presented the Board with a proposed resolution that would have updated the school land dedication and impact fee methodology to reflect a study (dated March 14, 2025) that was conducted by the East Grand School District (EGSD) and approved by their Board of Education. At that time, the Fraser Board of Trustees chose to not act on the resolution, and the new methodology was not adopted. Instead, staff was directed to meet with and request additional information from EGSD, as well as finalize a new Intergovernmental Agreement (IGA) between the Town and the school district that better clarifies the policies and procedures regarding school land dedications and impact fees.

Next Steps:

The Fraser Board of Trustees is now presented with a new IGA with EGSD that establishes requirements for school land dedications or impact fees for new residential development in Fraser. The proposed IGA formalizes how the Town and EGSD will coordinate on the review of development applications, calculate a proposed development’s fair contribution toward school facilities, and ensures that those contributions are used appropriately. The IGA also requires that the school land dedication / impact fee methodology be reviewed at least every four years.

Assuming that this IGA is approved by the Fraser Board of Trustees, staff would then prepare an ordinance that would amend the relevant sections of Chapter 19 (the Fraser Land Development Code) to reflect the new school land dedication / impact fee methodology contained in the March 2025 study produced by the EGSD. This ordinance would follow the Town’s normal procedures



for text amendments to Chapter 19 (i.e., a review and recommendation of approval by the Planning Commission, followed by final approval/adoption by the Board of Trustees).

Staff is proposing an amendment to Chapter 19 instead of a resolution (as was previously proposed in August 2025) given the greater transparency, visibility, and awareness that this process would create. Although all resolutions passed by the Board of Trustees are publicly accessible on the Town's website, staff views the Land Development Code as the most referenced and authoritative source of information regarding the various regulations that apply to land use and development in Fraser. By placing the school land dedication / impact fee methodology directly into Town code, it will be much more easily referenced by property owners, developers, and Town staff, therefore creating certainty and predictability in the development process.

The proposed text amendment would codify the land dedication / impact fee requirements for residential development in Fraser as summarized in the table below:

	Land Dedication per Unit (ac)	Impact Fee per Unit
Single-Family Detached (SFD)	0.0141	\$2,098.97
Single-Family Attached (SFA)	0.0063	\$929.29
Mobile Home (MH)	0.0133	\$1,972.58
Apartment (APT)	0.0033	\$495.62

It is anticipated that this text amendment would be brought to the Planning Commission during their February 25, 2026 meeting and brought to the Board for final approval in March 2026.