

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

June 1, 2021

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Director of Government Affairs Melinda Seager, Engineering Director Brad Klavano, Associate Director of Public Works Raymond Garrison, Police Chief Jeff Carr, Planning Director Steven Schaefermeyer, Associate Director of Finance Nick Greer, City Recorder Anna Crookston, Communications Manager Rachael VanCleave, Administrative Services Director Spencer Kyle, Strategic Services Director Don Tingey, Deputy City Engineer Jeremy Nielsen, City Commerce Director Brian Preece, Fire Chief Chris Dawson, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

4:46 PM
STUDY MEETING

A. Welcome, Roll Call and Introduction: *By Mayor Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By Council Member, Patrick Harris*

Council Member Patrick Harris offered the invocation.

C. Mayor and Council Coordination

Council Member Don Shelton said he will be out next week.

Council Member Brad Marlor shared a story about meeting Salt Lake County Council Member Richard Snelgrove while at the cemetery. They were able to discuss the pool in South Jordan and came up with a plan. The mayor will be adding a resolution to the city council agenda in relation to this. He and Mr. Snelgrove believe that if the council shows their support of Mayor Ramsey when she visits a future county council meeting that will do the trick and show the county we need this.

City Attorney Ryan Loose said when they drafted the related documents today they included the school board, just as they did for Salt Lake County so it addresses all three parties.

Council Member Tamara Zander had a meeting with the Live Daybreak leadership. They are having a dragon boat race and they would like to see a South Jordan team. The race will be August 28 from 9:30 a.m. to 2:30 p.m. on the North Shore, the entry fee is around \$500.

Mayor Ramsey said they are watching a lot of things but there are no calls to action. She asked everyone to maintain their good relationships with legislators. The Governor's Kitchen Cabinet is starting again which will allow regular interactions. She asked for recommendations or suggestions for the League this fall, anyone can contact her with those. Victoria Ashby who is the Director of Legislative Affairs

and Government Relations is leaving to go back and work with the legislature; they are trying to find a replacement and she would appreciate suggestions. Bingham High School graduation is Wednesday, Herriman High School is Thursday with both having parades Thursday morning at the same time. She and Jordan School District Board of Education President Tracy Miller can't be at both, she asked if anyone was interested in attending as she would love that.

D. Discussion/Review of Regular Council Meeting

Mayor Ramsey said they've already received an email about item E, and they may have a member of the public attending the council meeting.

Council Member Patrick Harris said we have residents who complain of traffic issues that want us to go to ridiculous lengths to make sure it never happens again, but he thinks there should be a protocol to follow when those complaints are received. We can't dedicate significant staff time, run studies and have the police over there all the time as it's costly and we're taking the police from somewhere else and that isn't fair to the rest of the city.

City Manager Gary Whatcott brought Deputy City Engineer Jeremy Nielsen and City Engineer Brad Klavano to discuss the issue. There were many reasons why the issue was handled the way it was, but he wanted to allow some time for the council to get some background on the issue.

Council Member Don Shelton said he assumed Comcast has been operating under an agreement already, he asked if the agreements expired periodically.

Strategic Services Director Don Tingey said the last agreement was a five year term, this proposed agreement is for 10 years.

Council Member Shelton asked if the terms of this new agreement were basically the same as the last, or if there were changes.

Director Tingey said some things have changed. One of the reasons they went with the five year term on the last one was because there were some things happening, like internet is now more important to them than the cable services and many of the things related to the cable services were archaic. The main things they are looking at are their construction processes and those have been reiterated and strengthened in some ways in the new agreement. There have also been a lot of changes with the Federal Cable Act in the last five years that are reflected in this new agreement. However, for the general user nothing has changed. Our cable representative, Joseph Silverzweig, said he was planning on dropping in to the meeting.

Attorney Loose said we will be seeing more of these franchise agreements. We will be using this agreement as a model as many companies are switching and focusing more on Broadband and away from other services.

Administrative Services Director Spencer Kyle said there will be three appointees for the Arts Council and Historical Preservation Committee at the meeting. They will be introduced during the council meeting.

Council Member Harris said Historical Preservation Committee Member Luane Jensen has brought up the changes at the museum and she has concerns with some of those changes. He was under the impression that most of the changes were temporary to get some variety in there, but he asked if there was anything permanent that was changing there.

Director Kyle said the Merit Medical display is being removed as it is outdated. They are bringing in collections that have been in storage but didn't have room for. With hiring a professional museum curator, her thoughts are most things should be temporary and cycled for periods of time. There will be something called the "permanent collection" that will be put in storage and brought back, but the nature of the change is to have new displays periodically. The curator has talked with Ms. Jensen and tried to address her concerns. The Merit Medical display will be digitally archived for future viewing.

Mayor Ramsey suggested calling Merit Medical to see if they want the display back; if they say no we can dispose of it.

Council Member Harris suggested asking Merit Medical if they had anything newer they'd like to have displayed.

Director Kyle said they are using the curator to create a collections policy that states what we will and will not accept so there is a set standard for what is accepted and displayed.

City Manager Whatcott said Merit Medical paid for their whole display and it has been there for at least 12-15 years. It has been well displayed and we need to have newer items to see if we want people to come back to the museum. Many things related to our pioneers and other subjects have been stored and unable to be displayed because the Merit Medical display has taken up that space for so long. Now we can offer more variety for the city to see.

Council Member Harris said he has had residents and others reaching out, asking him to intervene and have things stay the way they are now at the museum.

Mayor Ramsey said this is why we hired a museum curator and created a Historical Preservation Committee. She also noted that at the council meeting tonight they will highlight the members being appointed and pass the consent items all together. There is an executive closed session and she is looking forward to the report from the Southwest County Visioning Project on transportation analysis. This is the project that the southwest mayors have been working on and these are the findings, this research has been a huge factor in getting infrastructure funding this year at the legislature. The findings aren't necessarily shocking, but they help to solidify the legitimate need we have here.

E. Discussion Item: Traffic issue. *(By Chief of Police, Jeff Carr)*

City Manager Whatcott said when Jordan River Drive was extended they had some concerns from neighbors, he believes staff met with the residents. This was from 1300 West down to River Drive, it used to only go to the crest of the hill with a stub at the end, it extended down and then the Boyd/Wheadon property was sold and there was a large subdivision developed there; at that time the road was finally connected. At the furthest south roundabout when you drive down River Road it comes off that roundabout to a stub and they filled in the middle. There were a lot of neighbors that came out about the connection of the road. Some great ideas were presented and they were brought

back to the council. There was some road dieting, stop signs added and curving of the road to avoid a straightaway. Police Chief Jeff Carr has been receiving multiple complaints from one individual in particular regarding this issue. Since the road connection was completed traffic is less with two ways out rather than one. They have paid police overtime to monitor the area, they have written citations and it's on their regular list for when there is extra time to monitor. That being said, they have not been that successful in writing citations for speed or other issues as the majority of the people driving through and getting stopped are the neighbors that live there. The resident is still upset that people are not stopping, most are slowing down and doing more of a yield than stopping but there have been no collisions at this intersection. The city did have to take trees out when they did this work and most residents received \$250 for their tree replacement. This resident required the city to pay \$1,000 for his tree, which the city did. This is just not a safety issue and he wanted the council to have the background on this in case the resident shows up to the meeting tonight.

Deputy City Engineer Jeremy Nielsen said they have taken frequent traffic counts, the last count in January showed the traffic had decreased by 10% prior to the road going through. The volumes have continued to go down and they will keep an eye on those, he doesn't see them changing much. Speeds have also gone down by 10%, the 85th percentile was about 31 miles per hour; after all the described traffic calming measures it has gone down to 28 miles per hour. There is really not much more the city can do as traffic and speeds have continued to go down.

City Manager Whatcott said there was some concern that construction traffic was using the road so they put up signs saying "no construction traffic." He personally contacted two developers and asked them to have their construction traffic go a different route which they said they would tell their drivers.

Police Chief Jeff Carr said during enforcement there were no commercial vehicles seen. In the last year they have been down there 25 times and multiple officers have watched the area. Most reports had few violations and stops with minimal traffic seen, it is just not much of a problem from that perspective. On the night we had council two weeks ago this resident called in a reckless driver complaint to dispatch and there was a mistake where the call was cleared off with an ATL (attempt to locate). Usually when someone calls in a reckless driver they don't want contact, they just want it reported so if an officer sees it they will take action. He wanted contact and waited for 18 hours with no contact. At that time he contacted Chief Carr and was upset. They looked into it and responded to him that the dispatching service had made a mistake and it was dealt with, they apologized to him; he was invited to come in and talk to the lieutenant about it. He was scheduled to come in and talk to the lieutenant about it but he cancelled. The lieutenant asked if there was another time he wanted to meet and he did not respond. The resident indicated he was planning on coming to tonight's council meeting. The resident does not want to come to court, he just wants to give them the video to deal with. Chief Carr added he tried to explain to the resident that because he took the video, he would have to come to court and testify. He believes there isn't much more we can do.

Engineer Nielsen said they used their traffic cameras to estimate all the information. One option is they solicit the people who are complaining to become their advocates with their neighbors by passing out the fliers on the 4S pledge to see if they can encourage their voluntary compliance since many of the violators usually live in the neighborhoods. They haven't done this with the resident but that may be the next step.

City Manager Whatcott said as of today, in hard costs only, the city has spent about \$47,000. There are many places in the city that have similar issues and they just can't address every issue with the same intensity that they have addressed this problem. As staff they try to make everyone as happy as possible, and for the most part his neighbors are happy, but it is just this one resident calling and unhappy about it. The resident now refuses to speak with City Manager Whatcott because he explained that he would not put any more time or money into this issue. This spot is on a list that is checked on periodically by our police department, but the resident was not happy with this resolution.

Council Member Marlor said this happens in many places, much worse than what we are seeing here. It is time to move on as we have done the best we can.

City Manager Whatcott said the general group was satisfied with the plan and how it has been implemented, it's just one person and they have tried to appease him. There is a point where it needs to be stopped. He understands how hard it is when someone has lived there for years and a road suddenly gets connected, it is hard to get used to.

Mayor Ramsey said she had a stub road behind her home that eventually connected to Daybreak and she understands, but we have to adjust.

City Manager Whatcott said sometimes gates are installed when this happens, but that isn't always the answer and sometimes we just have to tell residents this is how things work. They mark these spots alerting residents that it will be connected one day, but sometimes they are removed. If most residents do their due diligence they will find there is something planned for the future, otherwise they wouldn't have put the stub there.

Council Member Harris said he prefers that they don't take it too far and spread the resources appropriately throughout the city.

City Engineer Brad Klavano said most complaints are taken care of easily through the Traffic Committee and Engineer Nielsen does a great job with studies. They do some minor traffic calming here and there, but this one was unique with connecting the road and trying to make the neighborhood feel comfortable with that connection. He feels that we have a pretty good process in place to handle traffic complaints.

F. Presentation Item: *Cost of Service Study findings. (Strategic Services Director, Don Tingey and Vice President with Lewis Young Robertson & Burningham, Fred Philpot)*

Mayor Ramsey said this is discussing our fees and very helpful since there is currently a bill being drafted to potentially eliminate the city's ability to collect any fees and only able to collect taxes.

Attorney Loose said this could potentially affect impact fees as the development community would like to eliminate them but these are all fees for services rendered by the city that are personal to the applicant, such as dog licensing to development planning fees. Impact fees are based on the overall impact to the system, but these are all city government services and those drafting the bill say that we should just operate on taxes and not charging people for

fees. There was a push last year to get rid of impact fees and it will continue to come up in the future.

Director of Government Affairs Melinda Seager said there was also a discussion on permitting so that is likely to come back also.

Director Tingey said he and Mr. Philpot have worked with the Engineering and Planning Department on this report and they have been able to use CityView to do the process maps for these city services. Fees have changed, both up and down, and we will see some new fees as we can now, through CityView, take our broader fees and break them down so residents are being charged more specifically for the service, rather than paying in a broad sense.

Fred Philpot reviewed presentation (Attachment A)

Council Member Shelton asked if we are adopting these new fees.

Director Tingey said they will be brought back as a resolution in a future meeting.

Council Member Shelton asked how much of our revenue is from fees versus other sources.

City Manager Whatcott said the amounts shown in the presentation were the estimated and actual fees, a very small amount of our total budget. He added this is why getting CityView was such a big deal, it allows us to accurately track this kind of information. It tracks time stamps and when city employees are working on their computers and on specific projects. This gives our elected officials proof of our fees and how they were calculated when they are having discussions with our legislature.

Director Tingey said the increase is currently around \$400,000, this was calculated using the 2019 numbers.

City Manager Whatcott said the new Daybreak owners do not plan to do as many permits. We were doing around 900-1,000 permits, they are planning on doing closer to 700 permits as they are focusing on more commercial construction and the downtown area. They have a different methodology than just building homes, they are doing more planning before building.

Council Member Zander asked why we are hearing about the legislature wanting to get rid of fees now. She is wondering if this is because they want us to raise taxes in lieu of fees.

City Manager Whatcott said it is being said that these fees that cities are charging are what is causing the price increases in housing, and because of cities charging these fees housing is becoming unaffordable.

Director Tingey said many people are questioning how much of these funds are going to general funds to fund general fund services.

City Manager Whatcott said this leads to a discussion on whether or not all taxpayers bear the burden of new development. This is what would happen if fees were abolished.

Council Member Zander asked about Public Improvement District (PID) fees.

City Manager Whatcott said PID fees are a tool provided by the state, like an RDA, CRA, etc. that is used to incentivize development. This is considered a tax, but it is only levied to the certain areas. There are articles showing that if there are not checks and balances in the way the PID ordinance is structured it can get out of control.

Council Member Zander said there is a new section related to PIDs in the home buying paperwork.

City Manager Whatcott said the splash pad at Heritage Park bid estimates came in higher than planned. The original estimate was about \$1.7 million, we budgeted \$2.3 million. He received the bid numbers back and it was at \$2.9 million. He can fund the project if we still want to do it, he can pull the funds from the sale of property. He thinks we should do it as we will not get it cheaper than what it is right now and the community needs it. They value engineered this project, they are at the bottom price. We will get a guaranteed price, however if prices go down he believes some of that is written into the project bid and if that changes we might see some savings.

Council Member Zander asked if we had an additional splash pad coming at Bingham Creek Park.

City Manager Whatcott said yes, but not for another 10 years as it was cut out of phase one because of costs. This splash pad was set aside from a specific property sale. They budgeted \$2.3 million and the additional money will come from the sale of the library property. The money from that sale had not been allocated to anything specific yet.

Mayor Ramsey asked the council members if they were okay with the splash pad at the higher price and they all indicated they approved.

Council Member Marlor said this is why we go to the county council quickly because there is additional pandemic funding to share with the cities, this is one of the resources they can apply it to is the pool.

City Manager Whatcott said the fire station ribbon cutting will be July 20, they will be in it by the end of June. The plan is to have the 4:30 p.m. work session there on July 20 instead of at City Hall. They also discussed having the council meeting in the community room with or without an electronic option for that night.

ADJOURNMENT

Council Member Zander made a motion to adjourn. Council Member Shelton seconded the motion. The vote was unanimous in favor.

The June 1, 2021 City Council electronic study meeting adjourned at 6:11 p.m.

This is a true and correct copy of the June 1, 2021 City Council Study Meeting Minutes, which were approved on June 15, 2021.

Anna Crookston

South Jordan City Recorder



SOUTH JORDAN

COST OF SERVICE STUDY UPDATE
JUNE 2021

PREPARED BY: LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

Consulting Team

2

LYRB:

Fred Philpot - Vice President

City Staff:

Becky Messer

Brad Klavano

Cory Day

Don Tingey

Katie Olson

Shane Greenwood

Steven Schaefermeyer



Purpose

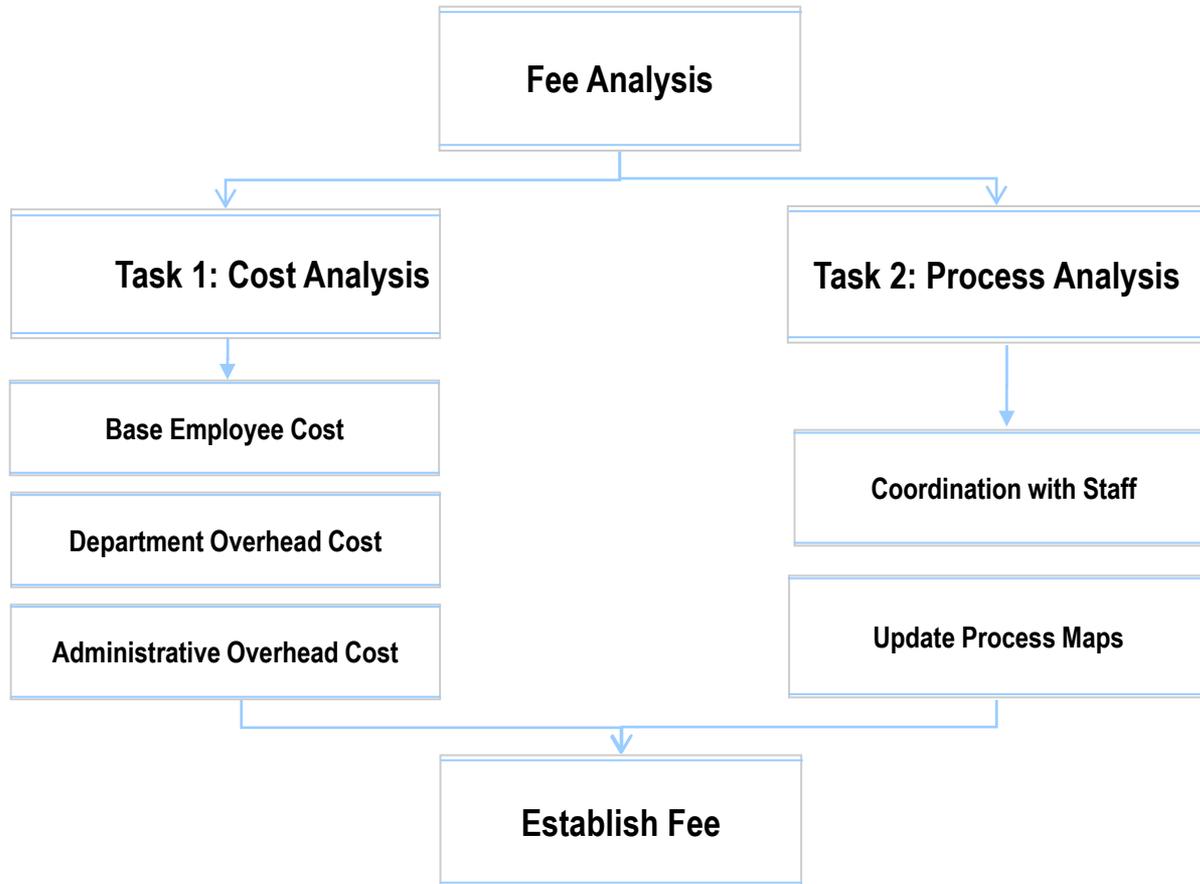
3

To ensure that the fees charged reflect the actual/reasonable cost of processing the application, permit, inspection, regulation or review.

Utah Code 10-9a-510

Process

4



Task 1: Cost Analysis

5

- **Analysis of current and projected budgets** to determine base costs, department overhead, and administrative overhead costs:
 - Base costs include employee salaries and benefits
 - Department overhead costs include general costs to operate each department
 - Administrative overhead costs include the cost of the services provided to all departments (i.e. legislative, executive and administrative costs)

Task 1: Example Cost Analysis

6

- Base, department overhead, and administrative overhead costs compared to total hours worked to determine employees' cost per minute

PERSONNEL	BASE COST (PER MIN)	TECHNOLOGY FEE	DEPARTMENT OVERHEAD COST (PER MIN)	ADMINISTRATIVE OVERHEAD COST (PER MIN)	TOTAL UNIT COST (PER MIN)
Planner I	\$0.85	\$0.01	\$0.05	\$0.22	\$1.12
Planner II	\$0.85	\$0.01	\$0.05	\$0.22	\$1.12
Planner III	\$0.92	\$0.01	\$0.05	\$0.22	\$1.20

May not total due to rounding.

Technology Fee Calculation



Technology Fee: Annual maintenance cost for technology (does not include initial startup cost)

Calculated by taking the total annual maintenance cost (\$63,360) and dividing it across all hours spent by building, planning, and engineering Full-Time Equivalent Employees (FTEs).

Task 2: Process Analysis

8

- Update Process Maps

Example: Accessory Dwelling Unit PC Review

STEP #	ACTION	HOURS	PERSONNEL INVOLVED
1	Application review	0.25	Planning Assistant
2	Planning staff review	1.50	Planner I, Planner II or Planner III
7	Site visit	0.50	Planner I, Planner II or Planner III
3	Prepare Public Notice	1.50	Planner I, Planner II or Planner III
4	Mail public notice	0.50	Planning Assistant
5	Prepare staff report	2.00	Planner I, Planner II or Planner III
6	Staff report review	0.50	City Planner or Director of Planning
8	Consult with legal	0.50	Planner I, Planner II or Planner III
9	Revise staff report/prepare packet	0.50	Planner I, Planner II or Planner III
10	Prepare PC packet	0.75	Planning Assistant
11	Present report at PC meeting	0.50	City Planner
12	Close-out file and send notice to applicant	0.50	Planner I, Planner II or Planner III
	TOTAL	9.50	

- City View was used to validate the key components of the process (ie. staff and associated time)

Establishing the Fee

9

- Apply employees' cost per minute to time spent on each process to calculate actual average costs

Example: Calculation of Appeals to City Council

PERSONNEL INVOLVED	HOURS	COST PER MIN.	TOTAL COST
Planning Assistant	1.50	\$0.65	\$58.05
Planner I		\$1.12	
Planner II		\$1.12	
Planner III		\$1.21	
Planner I, Planner II or Planner III	7.00	\$1.15	\$480.90
City Planner		\$1.74	
Director of Planning		\$1.69	
City Planner or Director of Planning	0.50	\$1.71	\$51.30
City Planner	0.50	\$1.74	\$52.05
TOTAL	9.50		\$642.30

Summary of Recommended Fees

Fee Category	Proposed Fee*	Fee Category	Existing Fee	Change
Accessory Living Unit Staff Review	\$147.08	Accessory Living Unit Staff Review	\$133.73	\$13.35
Accessory Living Unit Planning Commission Review	\$642.30	Accessory Living Unit Planning Commission Review	\$681.90	(\$39.60)
Additional Plan Review Fee	\$171.53	Additional plan review required by changes, additions, or revisions	\$122.18	\$49.35
Annexation	\$1,546.67	Annexation (including land use and rezoning)	\$1,196.57	\$350.10
Appeals to City Council	\$975.83	Appeal to City Council (Title 11)	\$813.98	\$161.85
Cold Weather Permit Paving Application Fee (Oct. 15 - March 15)	\$252.28	Cold Weather Paving Application Fee	\$193.65	\$58.63
Conditional Use Permit	\$676.65	Conditional Use Permit	\$621.71	\$54.95
Curb Cut Encroachment Permit	\$193.06	Encroachment Permit Fee (Drive Approaches with Building Permits)	\$148.65	\$44.41
Land Disturbance Fee	\$126.43	Land Disturbance Permit	\$348.60	(\$222.18)
Land Use Amendment	\$890.58	Land Use Amendment	\$994.73	(\$104.15)
Lot Line Adjustment	\$742.63	Lot Line Adjustment Fee	\$259.05	\$483.58
Minor Site Plan Amendment Permit	\$496.73	Minor Site Plan Amendment	\$502.24	(\$5.51)
Re-Inspection Fee	\$158.79	Reinspection fees assessed under provisions of Sec. 305.8	\$107.33	\$51.47
Residential Chicken Permit	\$76.58	Residential Chicken Permit	\$57.08	\$19.50
Rezone	\$890.58	Rezone	\$1,404.90	(\$514.33)
Rezone with Development Agreement (Optional)	\$890.58 Base Rezone + \$1584.1 Development Agreement	Rezone	\$1404.9 Base Rezone + \$1143.79 Development Agreement	
Rezone and Land Use Amendment	\$924.93	Rezone	\$1,404.90	(\$479.98)

Summary of Recommended Fees

Fee Category	Proposed Fee*	Fee Category	Existing Fee	Change
Sign Permit	\$221.55	Sign Permit	\$197.40	\$24.15
Site Plan Review (Small Site 0-3 acres)	\$5,551.01	Site Plan (including conditional use permit)	\$4,418.79	\$1,132.22
Site Plan Review (All other Sites 3+ acres)	\$6,882.83		\$5,501.19	\$1,381.63
Small Residential Development	\$1,445.67	Small Residential Development	\$1,157.48	\$288.19
Standard Encroachment Permits	\$263.14	Encroachment Permit Fee	\$240.45	\$22.69
Subdivision Amendment (same regardless of size)	\$3,637.75	Amended Subdivision	\$1,336.43	\$2,301.33
Subdivision Preliminary	\$1953.37 Base + \$50.69 per lot	Preliminary Subdivision	\$1464.83 Base + \$65.62 per lot	
Subdivision - Final	\$2816.74 Base + \$209.04 per lot	Final Subdivision	\$1449.27 Base + \$297.02 per lot	
Temporary Banner/Sign Permit	\$61.20	Banner Permit	\$44.70	\$16.50
Text Amendment	\$1,262.10	Zone Text Amendment	\$1,614.30	(\$352.20)
TV Video Inspection Fee	\$63.81 Base + \$0.77 per linear foot of pipe	TV Video Inspection Fee	\$54 Base + \$0.77 per linear foot of pipe	
Wind Energy Conversion Systems	\$610.50	Wind Energy Conversion Systems PC Zone	\$607.13	\$3.38
Zoning Compliance Letter	\$284.48	Zoning Compliance Letter	\$249.15	\$35.33

Summary of Recommended Fees (continued)

	Proposed	Existing Combined Fee
Single Family Detached (PRSF)		
\$0-\$500,000	\$2,786.27	\$2,779
\$500,001+	\$3,555.90	\$3,254
Single Family Attached (PRSA)		
\$0-\$500,000	\$2,692.72	\$2,779
\$500,001+	\$3,436.51	\$3,254
DEMO (PRDE)		
Per Permit	\$38.42	\$44
RET WALL (PRRW)		
\$0-\$500	\$500.51	\$100
\$501+	\$683.96	\$100
SIGN (PRSG)		
\$0-\$500	\$223.01	\$359
\$501+	\$343.94	\$359
ROOF (PRRF)		
Per Permit	\$158.01	\$122

	Proposed	Existing Combined Fee
AG BLDG (PRGA)		
\$0-\$500	\$218.99	\$545
\$501-\$2,000	\$469.51	\$465
\$2,001-\$40,000	\$720.03	\$685
\$40,001-\$100,000	\$1,020.77	\$983
\$100,001-\$500,000	\$1,447.12	\$1,449
\$500,001-\$1,000,000	\$2,051.55	\$1,449
\$1,000,001-\$5,000,000	\$2,908.44	\$1,449
\$5,000,001+	\$0.00	\$1,449
DECK (PRDK)		
\$0-\$500	\$174.21	\$545
\$501-\$2,000	\$454.41	\$465
\$2,001+	\$683.27	\$685
DETACHED ACCE (PRDA)		
\$0-\$500	\$805.10	\$545
\$501-\$2,000	\$805.10	\$465
\$2,001-\$40,000	\$1,101.33	\$685
\$40,001-\$100,000	\$1,145.62	\$983
\$100,001-\$500,000	\$1,145.62	\$1,449
\$500,001+	\$1,431.84	\$1,449

Summary of Recommended Fees (continued)

	Proposed	Existing Combined Fee
CARPORT (PRCP)		
\$0-\$500	\$543.20	\$545
\$501-\$2,000	\$577.96	\$465
\$2,001-\$40,000	\$612.72	\$685
\$40,001+	\$652.56	\$983
TEMP POWER (PRTP)		
Per Permit	\$93.10	\$122
GAS (PRGS)		
Per Permit	\$274.71	\$122
POWER METER (PRPM)		
\$0-\$500	\$207.02	\$122
\$501+	\$872.08	\$122
ELEC ONLY (PREL)		
Per Permit	\$212.66	\$122
APPLIANCE (PRAP)		
Per Permit	\$160.93	\$122
Res SOLAR (PRSO)		
\$0-\$500	\$298.52	\$156
\$501-\$2,000	\$370.82	\$156
\$2,001-\$40,000	\$443.12	\$156
\$40,001-\$100,000	\$517.92	\$156
\$100,001+	\$837.33	\$156

	Proposed	Existing Combined Fee
Res POOL (PRPO)		
\$0-\$500	\$816.47	\$545
\$501-\$2,000	\$886.75	\$465
\$2,001-\$40,000	\$957.04	\$685
\$40,001-\$100,000	\$957.04	\$983
\$100,001+	\$1,227.16	\$1,449
Res ADD (PRAD)		
\$0-\$500	\$183.87	\$545
\$501-\$2,000	\$565.32	\$465
\$2,001-\$40,000	\$946.76	\$685
\$40,001+	\$1,856.52	\$983
Res REMODEL (PRRR)		
\$0-\$500	\$179.60	\$324
\$501-\$2,000	\$179.60	\$464
\$2,001-\$40,000	\$326.14	\$551
\$40,001-\$100,000	\$326.14	\$945
\$100,001+	\$478.61	\$1,071
Res bsmt (PRBS)		
\$0-\$500	\$386.83	\$324
\$501-\$2,000	\$585.47	\$464
\$2,001+	\$784.10	\$551

Summary of Recommended Fees (continued)

	Proposed	Existing Combined Fee
R-2 (PRAC)		
\$0--\$1,000,000	\$4,416.04	\$6,936
\$1,000,001-\$5,000,000	\$16,568.92	\$19,046
\$5,000,001+	\$32,652.91	\$32,847
Comm Addition (PRCA)		
\$0-\$500	\$759.03	\$789
\$501-\$2,000	\$1,119.41	\$918
\$2,001-\$40,000	\$1,650.89	\$1,174
\$40,001-\$100,000	\$2,434.70	\$1,526
\$100,001-\$500,000	\$2,639.10	\$2,040
\$500,001-\$1,000,000	\$2,855.86	\$3,398
\$1,000,001-\$5,000,000	\$2,930.55	\$3,398
\$5,000,001+	\$4,953.57	\$3,398
Comm TI (PRCR)		
\$0-\$500	\$598.29	\$789
\$501-\$2,000	\$888.65	\$918
\$2,001-\$40,000	\$1,179.01	\$1,174
\$40,001-\$100,000	\$1,433.11	\$1,526
\$100,001-\$500,000	\$2,038.61	\$2,040
\$500,001-\$1,000,000	\$2,038.61	\$3,398
\$1,000,001-\$5,000,000	\$2,060.07	\$3,398
\$5,000,001+	\$3,951.23	\$3,398

	Proposed	Existing Combined Fee
Commercial (PRNR)		
0-\$100,000	\$3,422.72	\$3,460
\$100,001-\$500,000	\$7,183.12	\$6,759
\$500,001-\$1,000,000	\$11,505.53	\$10,162
\$1,000,001-\$5,000,000	\$16,551.89	\$18,136
\$5,000,001+	\$29,453.24	\$33,207

Summary of Recommended Fees

15

- Reasons for fee change:
 - The last fee study update was completed in 2016
 - Salary/benefits changes
 - Process map changes
 - City View allowed for greater accuracy in time allocation
 - City View allowed for expansion of fee categories
 - Some process maps show time savings, others City View identified time that was not included in previous studies

Revenue Analysis

16

- Total annual fee revenue compared to the annual fee revenue anticipated if the recommended fees are adopted.

	CURRENT FEES	RECOMMENDED	PERCENT CHANGE
Building Permit Revenue	\$4,387,198	\$4,654,056	6.1%
Planning Fees	\$388,747	\$513,353	32.1%