Hem# 9B

Carson City Agenda Report

Date Submitted: August 28, 2007 Agenda Date Requested: Sept. 6, 2007
Time Requested: 5 Minutes

To: Mayor and Supervisors

From: Development Services

Subject Title: Action to adopt on second reading Bill No. 128, an ordinance amending Title 18 Appendix-Development Standards, Division 19, Improvement Plans Submittal Requirements, Section 19.3 Permit Requirements by referring individuals to Division 20 for permit requirements and fees, and amending Division 20 Permits Processing and Financial Security Requirements, Section 20.5 Inspection Fee by increasing the fees charged by the City for reviewing plans, conducting inspections, and observing testing for development within Carson City, Nevada and other matters properly related thereto.

Staff Summary: Based on the study evaluating the actual costs of reviewing building permit applications, engineering applications and planning applications, as presented to the Board of Supervisors July 19, 2007, staff is recommending an increase in Planning and Engineering fees by an amount necessary to cover the direct salary costs of \$520,000 per fiscal year. The fees will be reviewed with the Board of Supervisors as directed at their last meeting when the 1st reading was approved.

| Type of Action Requested: (check one) | |
|--|-------------------------|
| |) Ordinance |
| () Formal Action/Motion () |) Other (Specify) |
| | |
| Does This Action Require A Business Impact Sta | atement: () Yes () No |

Recommended Board Action: I move to adopt on second reading Bill No. 128, an ordinance amending Title 18 Appendix-Development Standards, Division 19, Improvement Plans Submittal Requirements, Section 19.3 Permit Requirements by referring individuals to Division 20 for permit requirements and fees, and amending Division 20 Permits Processing and Financial Security Requirements, Section 20.5 Inspection Fee by increasing the fees charged by the City for reviewing plans, conducting inspections, and observing testing for development within Carson City, Nevada and other matters properly related thereto.

Explanation for Recommended Board Action: It has been several years since fees were increased for Planning permits and applications and probably 20 years since Engineering fees have been increased and all the while, costs for providing these services have been increasing. The last increase in Planning fees reduced the General Fund subsidy from around 90% to 60%. It has been the direction of the City through past actions to have service users cover the cost for the service providers. This action would begin the process to increase fees to more adequately

make Development Services user supported. Comparisons to other jurisdictions are included in the attached documents.

Applicable Statue, Code, Policy, Rule or Regulation:

Fiscal Impact: Increase in revenue by \$260,000 for FY 2007 and by \$520,000 in FY2008 if both this ordinance and the companion Planning Fee Increase Ordinance is adopted.

Explanation of Impact: The impact would be borne by applicants seeking the permits or approvals.

Funding Source: Permit fees.

Alternatives: The Board has the ability to not increase the fees and continue the general fund support at its current level; to modify the fees; to phase implementation; or any combination thereof..

Supporting Material: Draft Ordinance, Comparison Matrix

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|----------------|-------------------------------|---------------------------|---------|
| Prepared By: I | awrence A. Werner, P.E., P.L. | S., Director/City Enginee | r |
| Reviewed By: | City Manager) | Date: 8 | 28107 |
| | Marie Buketta | Date: <u>8</u> & | F0-81 |
| | District Attorney) | Date: 8/2 | |
| | Finance Director) | | |
| Board Action T | l'aken: | | |
| Motion: | | 1) <u> </u> | Aye/Nay |
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| (Vote Record | led By) | | |

| ORDINANCE NO | 1 | · · | | | | |
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BILL NO. <u>128</u>

AN ORDINANCE AMENDING TITLE 18 APPENDIX -DEVELOPMENT STANDARDS, DIVISION 19 IMPROVEMENT PLANS SUBMITTAL REQUIREMENTS, SECTION 19.3 PERMIT <u>REQUIREMENTS</u> BY REFERRING INDIVIDUALS TO DIVISION 20 FOR PERMIT REQUIREMENTS AND FEES. AND AMENDING DIVISION 20 PERMIT PROCESSING : FINANCIAL SECURITY REQUIREMENTS, SECTION 20.5 INSPECTION FEE, BY INCREASING THE FEES CHARGED BY FOR REVIEWING PLANS, THE CITY CONDUCTING INSPECTIONS, AND TESTING OBSERVING FOR DEVELOPMENT WITHIN CARSON CITY, NEVADA AND OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION I:

That Title 18 Appendix – Development Standards, Division 19 IMPROVEMENT PLANS SUBMITTAL REQUIREMENTS, Section 19.3 Permit Requirement of the Carson City Municipal Code is hereby amended as follows:

19.3 Permit requirements.

Refer to the Carson City development code <u>Division 20</u> for permit requirements <u>and fees</u>.

SECTION II:

That Title 18 Appendix – Development Standards, Division 20 PERMIT PROCESSING AND FINANCIAL REQUIREMENTS of the Carson City Municipal Code is hereby amended as follows:

Division 20 PERMIT PROCESSING AND FINANCIAL SECURITY REQUIREMENTS

- 20.1 Improvement required.
- 20.2 Water supply system.
- 20.3 Subdivider's bond.
- 20.4 Surveyor's bond.
- 20.5 [Inspection fee.] Engineering Plan Review, Inspection, and Testing Fees.

SECTION III:

That Title 18 Appendix – Development Standards, Division 20 PERMIT PROCESSING AND FINANCIAL REQUIREMENTS, Section 20.5 Inspection Fee of the Carson City Municipal Code is hereby amended as follows:

20.5 [Inspection fee.] Engineering Plan Review, Inspection and Testing Fees.

20.5.1 Before commencing any work [on any subdivision or development] regulated by these standards, the [subdivider or developer] person requesting to perform such work shall deposit with the city [an inspection] fees, as set [by resolution of the board to cover the inspection costs of all improvements required under this division] below.

1. The following fees must be paid to Carson City at the time an application for a permit is filed with the City.

Plan Check Fee

| Plan check fee for any construction which requires a permit (except Grading Permit) | \$ 120.00 base + \$65.00/hr. over the 1 st hour of plan review |
|---|--|
| Grading Permit Only | Grading Plan Review Fees per Title 15 BUILDINGS AND CONSTRUCTION, Chapter 15.05 Building Code, Section 15.05.010 Adoption of the International Building Code, Appendices and Amendments, Part 108.2 Schedule of Fees of the International Building Code. |

2. The following inspection fees must be paid to Carson City at the time the permit is issued.

A. Grading Permit – Grading Permit Fees per Title 15 BUILDINGS AND CONSTRUCTION, Chapter 15.05 Building Code, Section 15.05.010 Adoption of the International Building Code, Appendices and Amendments, Part 108.2 Schedule of Fees of the International Building Code.

B. Concrete, Asphalt Work.

| Concrete curb or gutter (lineal feet) | \$120.00 + \$0.25/l.f. over 100 feet |
|---------------------------------------|---|
| Concrete valley gutter | \$120.00 + \$0.25/1.f. over 100 feet |

| Sidewalks (square feet) | \$120.00 + \$0.10/sq. ft. over 200 |
|--------------------------|------------------------------------|
| Side waiks (square reet) | square feet |
| Driveway approaches | \$120.00 each |

C. Pipeline and Trenching.

| Pipeline and trenching (Water) (lineal feet) | \$120.00 + \$0.10/l.f.over 1000 feet |
|--|--|
| Water Service Lines (each) | \$95.00 + \$25.00 each |
| Pipeline and trenching (Sanitary Sewer) (lineal feet) | \$120.00 + \$0.10/1.f. over 1000 feet |
| Sewer Laterals (each) | \$95.00 + \$25.00 each |
| Pipeline and trenching (Storm Drain) (lineal feet) | \$120,00 + \$0.10/l.f. over 1000 feet |
| Pipeline and trenching (Reclaimed Water) (lineal feet) | \$120.00 + \$0.10/l.f. over 1000 feet |
| Reclaimed Water Service Connection (each) | \$95.00 ÷ \$25.00 each |

D. Street, Parking Lot Paving.

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3. Pavement Patching Fees. The following schedule of fees will be charged for all patching of paved surfaces restored by the city in addition to any other fee required by this section. The City Engineer will have the sole discretion whether to allow pavement patching to be performed by City forces or whether to require the developer of franchisee to arrange and pay a licensed contractor to restore paved surfaces in accordance with City specifications.

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4. Testing Fees. In addition to the plan check and inspection fees described above, the following testing fees shall be collect at the time of permit issuance.

Water and Sewer Line Tests

| n. T. | \$35.00 |
|--------------------------------------|-------------|
| B.T Test | |
| Chlorine Test | \$35.00 |
| Sewer Pressure Test per Manhole | \$20.00 |
| Sewer Video Inspection (lineal foot) | \$1.00/l.f. |

| PROPOSED by Supervisor PASSED on | PROPOSET |) on | , 2007 |
|--|-----------|----------------|-------------|
| PASSED on | | | |
| VOTES: AYES: Supervisors NAYS: Supervisors ABSENT: Supervisors | PROPOSEI | by Supervisor_ | |
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| 来说,我们就是这个说,这是一个特殊的,这是对你说,我没有一点,这个说法,这个人也是一个人的,我也是我的人的,我是不是我的人。""""我们,我是这样的人,这是 | | | |

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This ordinance shall be in force and effect from and after the 1^{st} day of the month of January of the year 2008.