



CITY OF BIGGS Planning Staff Report

TO: CITY OF BIGGS CITY COUNCIL

FROM: Scott Friend, AICP – City Planner

MEETING DATE: May 10, 2016; 6:30 p.m.
Biggs City Hall, 3016 Sixth Street, Biggs, CA 95917

SUBJECT: Targeted Zoning Code Update: Request for approval of contract with Michael Baker International to provide professional services to complete a targeted zoning code update to assist in the implementation of the City of Biggs General Plan

REQUEST

A request for approval of a contract with Michael Baker International, in an amount not to exceed \$52,930, or in an alternate amount to be determined based upon the desired task and product, to undertake work on a targeted zoning code update project having the intent to assist the City in modifying and/or establishing new zoning designations to better implement the policies and goals of the City's recently updated General Plan.

DISCUSSION

The City of Biggs updated and adopted its General Plan in 2014. As part of that effort, the City established new land use designations within the Land Use Element of the General Plan to help facilitate the advancement of the vision and goals of the Plan. The proposed project is an update the City's zoning code, codified as Biggs Municipal Code Title 14, *Zoning*, to establish zoning districts that would coincide with the new land use designations adopted as part of the General Plan update process.

As proposed, Michael Baker International would prepare targeted updates to Title 14, *Zoning*, of the Biggs Municipal Code that would either establish new zoning districts or modify existing zoning districts in order to more closely align the zoning code with the updated General Plan. The project would involve the preparation of text amendments to the current zoning code, as well as the preparation of all accompanying staff reports, public hearing materials, noticing materials, and CEQA documents necessary to support the project.

In addition to undertaking work on a targeted update to the Title 14, *Zoning* of the BMC, Michael Baker has provided fee estimates for two (2) optional tasks. Optional task 1 would involve the undertaking of an effort to identify and address inconsistencies between the City's newly adopted General Plan land use map and existing City zoning. Completion of this task has been proposed in the two parts with one being the undertaking of the entire effort at a not to exceed fee of \$9,500 and a second alternative being the undertaking of a base analysis to identify any areas of inconsistency only. The effort is proposed to be undertaken for a not to exceed fee of \$1,800.

The second optional task presented with this proposal is a work effort involving an update to the City's Subdivision Code codified as Title, 13, Subdivisions of the BMC. This effort would seek to modernize the and streamline the processes currently described in the code, create new processes addressing actions to include lot line adjustments, mergers, actions involving only the minor alteration of land, establishment of a streamlined review process and will incorporate updates to State law into the Code. This work effort is proposed in a not to exceed fee of \$7,500.

ENVIRONMENTAL REVIEW

Not Applicable with this action.

FISCAL IMPACT

Please refer to *Attachment A, Scope of Work and Fee Proposal*. Total not-to-exceed budget authorization request of \$52,930. A portion of the funding for this request was approved in the City's approved FY15-16 budget (+/- \$20,000). The balance of any future expense is not currently funded in this years approved budget.

RECOMMENDATION

Staff recommends that the City Council authorize the Mayor to sign a contract with Michael Baker International in a not to exceed amount of \$52,930 approving a scope of work and fee proposal to undertake work on a targeted zoning code update project that would revise Title 14, *Zoning* of the Biggs Municipal Code to assist the City of Biggs with the implementation of the policies and goals outlined in the General Plan and to undertake other code update efforts as approved by the City Council (subdivision code update and zoning map analysis).

ATTACHMENT(S):

- Attachment A, Scope of Work and Fee Proposal

April 21, 2016

Mark Sorensen, City Administrator
CITY OF BIGGS
465 C Street / P.O. Box 307
Biggs, CA 95917

RE: TARGETED ZONING ORDINANCE UPDATE PROPOSAL

Dear Mr. Sorensen:

On behalf of Michael Baker International, I am pleased to respond to your request for a proposal for targeted updates to the City of Biggs Zoning Ordinance. As the City's planning staff and recognizing Michael Baker's (formally PMC's) history in working with the City and preparing a large percentage of the City's regulatory and policy documents, Michael Baker is in the unique position of understanding the City's Zoning Ordinance, which includes understanding its attributes and deficiencies and is well aware of those areas in the document in need of modification. Additionally, as Michael Baker has recently had the opportunity to assist the City with the update to its General Plan, we understand the City's vision for the future and can ensure this vision is incorporated into the Zoning Ordinance Update in a manner that helps to carry-out this vision.

Michael Baker has written, prepared, and assisted with dozens of Zoning Ordinance update efforts for a variety of cities and counties throughout California. Our work includes both comprehensive updates as well as smaller targeted updates and individual ordinance updates. We have a proven track record of completing zoning ordinance updates on time and on budget and in a manner that is tailored to achieve the desired results in a manner that is respectful of agency need, resources and philosophy. We invite you to talk with any of our clients about the quality of our work and our service.

One of the firm's unique attributes of Michael Baker is that we don't just write zoning regulations, we implement regulations in dozens of California communities every day. We understand best practices from both a technical and a practical perspective, and we bring that knowledge to bear on every project we undertake. At Michael Baker, we also know the importance of partnering with staff to understand local zoning issues, practices and preferences so that we can help prepare zoning regulations that are appropriate for the City of Biggs.

Michael Baker International offers a comprehensive range of innovative services and solutions in support of municipal governments. We provide for a broad range of projects and capabilities including highways, rail and transit, water and wastewater infrastructure, commercial development and habitat conservation.

PROJECT OVERVIEW AND UNDERSTANDING

It is our understanding that the City of Biggs is interested in an update to the City's zoning Ordinance. Michael Baker International's update to the City's regulations and processes, as reflected in the scope of work below, will meet the following project objectives based on our understanding of the project:

- 1) Prepare targeted updates that help to implement the City's recently adopted General Plan. This would focus on the establishment of mixed-use zoning provisions, the establishment of agriculture-supporting zoning districts or standards, and the alignment of General Plan density provisions with Zoning Ordinance development standards.
- 2) Prepare targeted updates that help to ensure consistency with federal and state laws. This task would focus on recent legislation dealing with flood hazard risks and the inclusion of standards addressing map approvals.
- 3) Prepare targeted updates to modernize use lists and standards that no longer work effectively or that can be made easier to use and understand. This task would focus on updating zone district listings and development standards in the City's Downtown core area.
- 4) Seek ways to enhance the structure and formatting of the Zoning Ordinance to improve ease of use.
- 5) Review existing Ordinance provisions to identify areas of the Ordinance that might be updated to streamline planning approval processes and procedures.
- 6) Where possible, improve document organization and readability with clear and concise language supported by the use of graphics and/or illustrations.

SCOPE OF WORK

Michael Baker proposes a set of core tasks for this effort as well as a set of optional tasks as outlined in the scope of work for the project presented in the text below. We recommend that the core tasks be completed in a collective fashion since an effective Zoning Ordinance requires that the Ordinance work together in a comprehensive way. Because of our experience working for the City, we are aware that there are areas of the Ordinance in need of modernization and updating, areas of the Ordinance in need of review in light of the City's recently adopted General Plan, and areas of the Ordinance whereby the recently updated General Plan Land Use Map and the Zoning Map are not consistent and need to be rectified. In addition, recently approved annexation actions (e.g., WWTP land disposal area) may not yet be fully integrated into or onto the City's zoning Ordinance and map. As a result of these conditions, updating the Zoning Map and the Zoning Ordinance to achieve enhanced consistency between the General Plan and the Zoning Ordinance is required.

We estimate the base tasks associated with this effort to cost \$35,930 utilizing a CEQA *Exemption* as the CEQA compliance option. Inclusion of the full portion of Optional Task 6, Zoning Map Revisions (rezonings), would add an estimated \$9,500 due primarily to the probable need for an independent task-specific CEQA analysis document and would thus bring the estimated project fee to \$45,430. It is important to note however that this proposal presents a less expensive data gathering only option intended to highlight areas of General Plan and Zoning inconsistency. This option within the task would cost an estimated \$1,800. Finally, Optional Task 7 presents a scope and fee to prepare an update to the

City's Subdivision Ordinance (BMC Title 13). Recent activities have revealed the need to modernize and expand the City's existing Code. This task includes a work scope that would streamline the review process for minor land actions (e.g. lot line adjustments, lot splits and parcel mergers) and would modernize provisions addressing parcel and subdivision maps. Inclusion of both optional tasks (full update to the Zoning Map and an update of the Subdivision Ordinance (Optional Tasks 6 & 7) would bring the total cost of the project to \$52,930.

It is re-stated, however, that Optional Tasks 6 and 7 could be completed independently, if desired by the City.

Task 1 Project Initiation and Coordination

Michael Baker will work with City staff to discuss project coordination and team roles, refine scope and budget, establish a project schedule, and discuss the specific issues to be addressed in the Zoning Ordinance update. Subtasks are listed below.

Task 1.1 Project Initiation

At the outset of the project and prior to the completion of any substantial work effort, Michael Baker staff will meet with City staff to discuss the work program, project logistics, outreach needs related to the project, and data needs. This meeting will address local outreach history and the need of this project for public outreach; provide an opportunity to review and discuss options and City preferences for public engagement (if desired); provide an opportunity to address scope, schedule, and approach topics; and provide an opportunity for the City to provide input to Michael Baker that may be desired for the project (e.g., citizen, staff, or Council input).

Meetings: *One (1) meeting with City staff (project kickoff and issue identification)*
Deliverables: *Agenda, data needs list, meeting summary notes, revised scope and budget, preliminary list of issues to be addressed in the Zoning Ordinance update*
Cost Estimate: *\$480.00*

Task 1.2 Ongoing Project Coordination

This task includes project coordination with the City on project status on an every-other-week basis. This task will be accomplished using phone calls and, as necessary and appropriate, e-mail communications.

Deliverables: *Bimonthly coordination meetings and meeting summaries.*
Cost Estimate: *\$980.00*

Task 2 Background Review and Issue Identification

Michael Baker will analyze key issues with the existing Zoning Ordinance and present alternative solutions to City staff for consideration and direction. This phase also includes vetting key issues with the community, stakeholders, and decision-makers as outlined in the subtasks below.

Task 2.1 Data Collection, Review, and Analysis

Michael Baker will collect, review, and analyze the existing Zoning Ordinance to assess the adequacy of the existing text in the Ordinance relative to compliance with state and federal laws and consistency with the adopted General Plan and to review for best-practice purposes. This evaluation will identify potential areas of amendment and will form the basis for recommendations on desired and optional new provisions. The task will include the recommendation to insert at least two (2) new zone districts into the Ordinance as well as the potential to create a new zoning overlay district or reconfigured Downtown Commercial district in the City's Downtown commercial core.

Michael Baker will create a summary of the analysis and key recommendations, including a matrix and a best practices memo.

Deliverables: *Zoning Ordinance analysis and recommendations report (including matrix and best practices memo), draft Zoning Ordinance outline*
Cost Estimate: *\$5,020.00*

Task 2.2 Work Session with City Staff to Discuss and Review Key Issues

Following issues identification and document review and analysis, Michael Baker will identify key issues to discuss further with staff. The goal of this task is to provide a forum to discuss the results of Task 2.1 and to allow for discussion regarding approaches to the proposed amendments. Additionally, the task will allow the City to provide early direction to project staff on key components of the effort. At a minimum, analysis will address the following topics:

- Streamlining of procedures;
- Development Standards updates;
- Modification(s) to existing Zoning districts and land use regulations; and
- Potential revisions to other Ordinance provisions (e.g., signs, fences, accessory buildings and uses).

It is anticipated that this work session will occur at or prior to a regularly scheduled City Council, Public Works Committee, or similar standing meeting for budget streamlining purposes. Additionally, the meeting could be handled via a conference call to streamline cost and timelines if desired by the City.

Meetings: *One (1) meeting with City staff*
Deliverables: *Write-ups/analysis of select key issues*
Cost Estimate: *\$2020.00*

Task 2.3 City Council Work Session

Michael Baker will hold one work session with the City Council to review and discuss the proposed modifications to the Zoning Ordinance. The purpose of this session would be to discuss key issues, invite public input, and get consensus on the foundational aspects of the proposed Ordinance changes. This session will allow decision-makers to comment on the existing Zoning Ordinance and to provide input on issues they would like to see addressed in the Zoning Ordinance update. It is anticipated that this session would occur at or prior to a regularly scheduled City Council meeting.

Meetings: One (1) work session
Deliverables: Agenda, meeting materials, and summary of comments received
Cost Estimate: \$1,570.00

Task 3 Draft Zoning Ordinance

Michael Baker will prepare an administrative draft Zoning Ordinance for review and comment by City staff. Michael Baker will incorporate staff comments into a public draft Zoning Ordinance as outlined below.

Task 3.1 Administrative Draft Zoning Ordinance

Based upon the results of our work in Tasks 1 and 2, Michael Baker staff will prepare an administrative draft Zoning Ordinance for review and input by the City staff team. At a minimum, the draft will accomplish the following:

- Clarify and clearly present specific development regulations for all land use districts;
- Achieve consistency between the Zoning Ordinance and the General Plan and with state and federal laws;
- Present new mixed-use Zoning Districts in the downtown and mixed-use designated areas of the land use diagram;
- Incorporate best practices for sustainable development;
- Present the Ordinance in a format that is reader-friendly and executable; and
- As possible, incorporate graphic support for regulations.

Deliverables: Administrative draft Zoning Ordinance (one (1) electronic copy, one (1) camera-ready hard copy)

Cost Estimate: \$20,220.00

Task 3.2 Public Draft Zoning Ordinance

Based upon input and direction from City staff, Michael Baker will prepare the public draft Zoning Ordinance for public review and distribution. The public draft Zoning Ordinance will include chapter summaries on page one of each chapter highlighting the significant changes from the existing Ordinance to the proposed update. The public draft Zoning Ordinance will be provided in PDF form to allow for placement on the City's web-site.

Deliverables: Public draft Zoning Ordinance (one (1) electronic copy, one (1) camera-ready hard copy)

Cost Estimate: \$2,570.00

Task 4 Environmental Analysis

As proposed in the Scope of Work above, this project would result in the creation of a number of new zoning districts, the potential inclusion of new or modified development standards, and would be recommending the inclusion of modifications reflecting best-practice changes, modernization features, and state law updates. Revision of the Zoning Ordinance should not result in any environmental impacts not already identified and evaluated in the environmental analysis completed for the General Plan update project. As such, we believe that the targeted Zoning Ordinance update would allow for the use of an exemption from further CEQA evaluation.

Task 4.1 Preparation of a CEQA Notice of Exemption

Michael Baker will prepare a draft Notice of Exemption supporting the project in conformance with the State CEQA Guidelines. Upon adoption of the exemption by the City Council as part of the Ordinance update approval process, staff would file the notice with the County Clerk and the California Office of Planning and Research.

Deliverables: Draft and final Notices of Exemption (one (1) electronic copy and two (2) hard copies)

Cost Estimate: \$470.00

Note: The budgets for either option listed under this task do not include document or notice filing fees, legal notice fees, or costs beyond those required for the preparation of the described document. It is noted that fee for a Notice of Exemption may range from \$50 to \$90.

Task 5 Public Adoption Meetings and Final Documents

This task involves two public meetings/hearings at the City Council level, which are necessary to approve an Ordinance pursuant to the California Government Ordinance. If substantial project changes or modifications are required by the Council as a result of the public hearing(s), additional meetings may be necessary, resulting in additional project costs. However, it is contemplated in this proposal that minor Ordinance changes resulting from the public hearing process will be incorporated into revisions which would be formally incorporated in the project public hearing process.

Task 5.1 Public Meetings (Introduction of Ordinance)

Michael Baker will attend up to two public hearings at the City Council to present the draft Zoning Ordinance. As part of this task, we will prepare supporting materials for the staff report and the presentations.

Deliverables: Supporting materials for staff reports and project presentations, one (1) copy of electronic version of draft Zoning Ordinance and one (1) camera-ready hard copy

Cost Estimate: \$1,940.00

Task 5.2 Final Documents (Second Reading of Ordinance)

Michael Baker will prepare final documents based on City Council direction and action as appropriate.

Deliverables: Final Zoning Ordinance (one (1) electronic copy, one (1) camera-ready hard copy)
Cost Estimate: \$660.00

OPTIONAL TASKS

Task 6 Zoning Map Review and Revision(s)

This task involves the identification of and correction of Zoning Map errors, omissions, cleanup items, and inconsistencies. A summary analysis of the current General Plan Land Use Map overlaid on the current Zoning Map suggests that there may exist areas of inconsistency between the two documents. Examples of this situation include the Light Industrial areas on the General Plan Land Use Map along 8th Street are identified as General Commercial and Medium Residential on the Zoning Map or the Commercial area identified on the General Plan Land Use Map between 6th Street and the railroad tracks is identified as Light Industrial on the Zoning Map.

Because the full extent of the changes to the City's Zoning Map are unknown, a firm fee proposal for this work cannot be presented. However, for budgeting purposes, Michael Baker believes that this task could be accomplished for a fee of \$9,500 based on those items that are currently known as needing to be addressed. The fee estimate for this task is based in part on the acknowledgement that any and all rezoning actions require the consent of the property owner and require a minimum of two public hearings, the adoption of findings, and the adoption and preparation of an ordinance supporting the action. As such, costs associated with this action can vary significantly based on the scale, number, amount, and level of public input and the details of each specific action.

One option for the City to consider for this task is to provide staff with direction and initial funding to analyze the necessary changes. Doing so would help to refine any fee estimates for a subsequent action, as the specific needs and costs of subsequent projects would be better understood. If this was determined to be a desirable option, an initial funding amount of \$1,800 would allow project staff to analyze potential changes and bring back options for further consideration by the Council.

Task 7.0 Subdivision Ordinance Update

This task involves working with the City Council, City Administrator, City Engineer, and Public Works Supervisor to prepare a comprehensive update to the City's Subdivision Ordinance (BMC Title 13). Because this section and its content directly affect the workflow and approval processes of all land division projects in Biggs, the fee estimate for this task assumes engagement of City staff, the Public Works Committee, and the City Council in consideration of the task. The primary edits associated with this task involve the creation of processes for lot line adjustments, commercial subdivisions, and vesting tentative maps and for processing minor land management actions such as boundary line adjustments. The City's current Subdivision Ordinance, while legally adequate, is not set up to efficiently or quickly handle common land division and parcel boundary adjustment tasks commonly occurring in the City. Because this task would involve the modification of an existing adopted ordinance, multiple adoption meetings along with full noticing provisions would be required.

The estimated fee for this task is \$7,500.

PROJECT BUDGET SUMMARY

Michael Baker will provide the above Zoning Ordinance work for a budget amount of \$35,930.00, not including the two Optional Tasks. The addition of the Optional Tasks would result in a total budget amount of \$52,930.00. The anticipated costs for each primary task are as follows; however, to provide maximum flexibility in the administration of this contract, Michael Baker recommends allowing cost-sharing between task budgets as needed over the life of the project to reduce unnecessary delays in project processing.

Task 1	Project Initiation and Coordination	\$1,460.00
Task 2	Background Review and Issue Identification	\$8,610.00
Task 3	Draft Zoning Ordinance	\$22,790.00
Task 4	Environmental Analysis	\$470.00
Task 5	Public Adoption Meetings and Final Documents	\$2,600.00
Total: 35,930.00		
Task 6	Zoning Map Revisions (<i>optional task</i>)	\$9,500.00 ¹
	<i>Alternative Optional Task</i>	\$1,800 ¹
Task 7	Subdivision Ordinance Update (<i>optional task</i>)	\$7,500.00 ¹

1. Refer to scope of work for specific details.

Total: \$52,930.00

KEY ASSUMPTIONS

- The City will provide to Michael Baker International any and all available supporting materials in an editable digital format, including reports, maps, and a copy of Title 14 of the Municipal Ordinance.
- The City will handle printing beyond that specifically identified, along with all mailing and distribution costs. Michael Baker will file the appropriate documents with the State Clearinghouse.
- The City will be responsible for all permit application filing fees (e.g., CDFW, US Army Corps of Engineers, County Clerk), review fees, etc., related to the CEQA process.
- This proposal is based on the understanding that the City expects that an Exemption for Scenario #1 as discussed under Task 4 or an Initial Study/Negative Declaration for Scenario #2 as discussed under Task 4 will be the appropriate CEQA document. If it is determined that an environmental impact report is required, a new scope of work and budget will be needed.

PROJECT TEAM

Scott Friend, AICP, Project Manager. As a senior associate for Michael Baker, Mr. Friend is responsible for the planning and environmental work in Michael Baker's Chico office. He oversees all work in the office and provides senior-level planning, environmental, and contract staffing services, project management, and planning services. Mr. Friend provides management and senior technical staff services on a wide variety of Michael Baker planning subjects. Prior to working with Michael Baker, he obtained professional planning experience in both local government planning and private sector consulting and managed numerous public and private sector planning activities and programs. Mr. Friend has a variety of local government experience in both current and advance planning activities, including serving as a contract staff planner for various Northern California cities and towns, processing annexation requests, and preparing environmental documentation. He has provided primary oversight of past projects for the District and will serve as the project manager and principal author for this project.

Mike Martin, Senior Environmental Planner

Mr. Martin is an environmental planner working out of Michael Baker's Chico office. He is involved in the preparation of initial studies/negative declarations, environmental impact reports, and other CEQA documents as well as providing project management support. Mr. Martin has over 15 years of experience working in the environmental analysis field and has been involved in numerous projects. He has prepared numerous environmental analyses for public works and public agency projects and works directly with Mr. Friend on all environmental projects in Michael Baker's Chico office.

Kelly Murphy, Environmental Planner

Ms. Murphy is an associate planner working out of Michael Baker's Chico office. She has been involved in the preparation of initial studies, CEQA evaluation documents, prepared grant proposals and reviewed and prepared project applications and LAFCO-related documents. Ms. Murphy provides contract staffing assistance for the Cities of Biggs and Orland and assists office staff with projects in Red Bluff, Yreka and other north State cities. Ms. Murphy would be assisting with tasks associated with project processing, LAFCO tasks, project analysis and administrative functions.

We appreciate the opportunity to provide this estimate and scope of work. If you have any questions regarding our proposal or would like any additional information, please do not hesitate to contact me at (530) 513-5974.

Sincerely,



Scott Friend, AICP
Senior Associate / Project Manager

Biggs Targeted Zoning Ordinance Update

3-May-16

Tasks and Subtasks	Scott		Mike		Kelly		ISP/Tech Review		GIS		Subtask Fee	Task Fee
	Hours	\$ 125.00		\$ 115.00		\$ 90.00		\$ 80.00		\$ 95.00		
1. Project Initiation	8	\$ 1,000.00	4	\$ 460.00	\$ -	\$ -	0	\$ -	0	\$ -		\$ 1,460.00
1.1 Project Initiation	2	\$ 250.00	2	\$ 230.00		\$ -		\$ -		\$ -	\$ 480.00	
1.2 Project Coordination	6	\$ 750.00	2	\$ 230.00		\$ -		\$ -		\$ -	\$ 980.00	
2. Background Review and Issue Identification	26	\$ 3,250.00	28	\$ 3,220.00	22	\$ 1,980.00	2	\$ 160.00	0	\$ -		\$ 8,610.00
2.1 Data collection, review and analysis	16	\$ 2,000.00	20	\$ 2,300.00	8	\$ 720.00		\$ -		\$ -	\$ 5,020.00	
2.2 Work Session with City Staff	4	\$ 500.00	4	\$ 460.00	10	\$ 900.00	2	\$ 160.00		\$ -	\$ 2,020.00	
2.3 City Council Work Session	6	\$ 750.00	4	\$ 460.00	4	\$ 360.00		\$ -		\$ -	\$ 1,570.00	
3. Draft Zoning Ord	22	\$ 2,750.00	78	\$ 8,970.00	90	\$ 8,100.00	30	\$ 2,400.00	6	\$ 570.00		\$ 22,790.00
3.1 Admin Draft ZO	16	\$ 2,000.00	70	\$ 8,050.00	80	\$ 7,200.00	30	\$ 2,400.00	6	\$ 570.00	\$ 20,220.00	
3.2 Public Draft ZO	6	\$ 750.00	8	\$ 920.00	10	\$ 900.00		\$ -		\$ -	\$ 2,570.00	
4. Environmental Analysis	1	\$ 125.00	3	\$ 345.00	0	\$ -	0	\$ -	0	\$ -		\$ 470.00
4.1 Exemption	1	\$ 125.00	3	\$ 345.00		\$ -		\$ -		\$ -	\$ 470.00	
Task 5	10	\$ 1,250.00	4	\$ 460.00	6	\$ 540.00	2	\$ 160.00	2	\$ 190.00		\$ 2,600.00
5.1 Public Meetings	8	\$ 1,000.00	2	\$ 230.00	4	\$ 360.00	2	\$ 160.00	2	\$ 190.00	\$ 1,940.00	
5.2 Final Documents	2	\$ 250.00	2	\$ 230.00	2	\$ 180.00		\$ -		\$ -	\$ 660.00	
Total	67	\$ 8,375.00	117	\$ 13,455.00	118	\$ 10,620.00	34	\$ 2,720.00	8	\$ 760.00		\$ 35,930.00
Optional Tasks												
6. Zoning map revision		\$ 9,500.00										
7. Subdivision Code Update		\$ 7,500.00										
											Total Fee	\$ 52,930.00