

1. Call To Order

The special meeting of the Biggs City Council was called to order at 3:37 p.m. by Mayor Frith. Vice Mayor Crawford and Councilors Arnold, Bottorff and Thompson were present. Staff present: City Administrator Pete Carr, City Planner Scott Friend and City Clerk / Finance Director Deanna Carbajal.

2. SPECIAL MEETING COMMUNITY PARTICIPATION: None

3. STUDY SESSION:

Discussion: Land Development Fees - City Administrator Pete Carr stated that the current fee structure did not cover the cost of providing the services and asked council if there were fees they would like to have modified, so those most directly benefiting from the fee are the ones paying for it. Pete stated a survey had been completed of other cities in the area to discover what was normal and staff had looked internally at our own costs that were typical for the various services that were provided. Staff was suggesting a 100 percent cost recovery fee.

City Planner Scott Friend reminded council that state law does not require full fee recovery be collected. The law states the city is entitled to the opportunity to collect what it costs to provide the service.

Vice Mayor Crawford felt the fees should be divided into categories. New subdivisions should pay all costs to develop. He felt an inflation factor should be built in for all fees, but not to exceed the actual cost.

Scott stated the fees could be phased in over time. The deposit plus hourly fee was full cost recovery. If the project was overcharged, it would be reimbursed.

Council discussed each fee and commented on each.

Variance: Council agreed on 50 percent of the estimated cost of a variance with an annual CPI. Scott stated a resolution would be adopted with a rate amount. He reminded council if planning and engineering rates go up, the cost for the variance would no longer be 50 percent. Scott suggested leaving the lot fee as is.

The annual CPI would apply to all fees.

Conditional Use Permit: Council agreed to 50 percent of estimated cost.

Zone Change: 100 percent of estimated cost.

Tentative Subdivision Map: 100 percent of estimated cost plus \$20 lot fee.

Tentative Parcel Map: 50 percent of estimated cost.

Final: 50 percent of estimated cost plus \$20 lot fee.

General Plan Amendment: 100 percent of estimated cost.

Annexation: 100 percent of estimated cost plus any additional actual costs.

Reversion to Acreage: \$200 plus actual cost.

Lot Line Adjustment/Merger: Leave fee as it is.

Home Occ. Permit: Leave fee as it is.

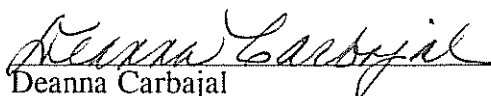
Site Plan Review: 50 percent of estimated cost.

Appeal: Council agreed on \$200.


Burn Down Letter and Zoning Compliance Letter: Scott suggested a \$50 fee. Council agreed and suggested providing a handout to the individual who asks for a Burn Down Letter, specifying what the letter would and would not do.

4. ADJOURNMENT: Special meeting adjourned at 5:14 p.m.

ATTEST:


Deanna Carbajal
City Clerk

APPROVED:


Roger L. Frith
Mayor, City of Biggs