



City of Grand Island

Tuesday, June 08, 2010

Council Session

Item I5

**#2010-159 - Consideration of Changes to the 2009/2010 Fee
Schedule**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: June 8, 2010

Subject: Approving Changes to the 2009-2010 Fee Schedule

Item #'s: I-5

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

The City currently collects fees for services performed by the Hall County Regional Planning Department for actions within the City of Grand Island or its 2-mile extraterritorial jurisdiction. These fees are periodically reviewed by staff and increases are recommended. This is typically done at the time of budget adoption. New and increased fees are being considered now with the possible adoption of new wireless communications regulations and the adoption of new fees to cover expenses related to those applications. Other fees and increases are being considered to more adequately cover the cost of service provided and to collect fees for services rendered. As staff believes that these proposed fees are a fair estimation of the cost to provide the service we are suggesting that the new fees go into effect immediately rather than wait for the beginning of the next fiscal year.

Discussion

Customer service fees and the possibilities available for revenue generation are one of the key aspects of the program prioritization program that the City is using for the upcoming budget year. The current fees have been reviewed as have the services provided by the planning department for which we do not currently charge a fee. It is suggest that almost all of the fees be increased. These increases should be implemented by both the City and County. They represent a more equitable share of the expense to process applications and provide specific services to individuals that stand to benefit from those services.

Two new fees that are being recommended include a \$10 fee for providing a letter of interpretation for flood plain and a \$50 fee for review and submission of letters of map amendment to FEMA. These are both services that the planning department has provided since flood plain regulations were adopted in Hall County.

A letters of map interpretation is often requested by real estate agents, appraisers, bankers and other interested people. The planning staff checks the property to see if it appears to be in the flood plain and issues a letter defining our interpretation. We process between 10 and 20 of these per week. This same information is available on MapSifter and individuals could make their own determination using that tool. Banks often are required to use a 3rd party service to make a determination for loan purposes and our letter does not meet their requirements.

Planning staff also provides a service to individuals wishing to have their property removed from the flood plain by reviewing the application to make sure that the appropriate information is included with the application and that the application is filled out correctly. Individual property owners can submit these applications without review by the planning department. If individual property owners submit the letter and it is approved the planning department will be notified by FEMA and will make the letter available on MapSifter. If the individual wishes to have their application reviewed and the additional map that we provide to complete the application there will be a fee of \$50 due. Planning staff will review the application, include necessary maps and send the application to FEMA. We will follow up on any requests for additional information from FEMA and aid the applicant in getting their request approved.

The increased fees for services from the Planning Department, and the new fees relative to flood plain services represent a different philosophy than has been practiced in the past. Traditionally these services have been supported and subsidized by the general fund and property and sales taxes. The City has not tried to recover the cost of processing subdivision or rezoning applications or tried to cover the cost of providing service to people with property in the flood plain. These applications and services benefit a small and identifiable portion of the population and as such the costs attributed can be directed at the beneficiaries.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the recommended fee additions and increases for the Planning Department and Wireless Communication Tower Applications.

Sample Motion

Move to modify the existing fee schedule to include the new fees proposed for the Planning Department and Wireless Communication Tower Application.

RESOLUTION 2010-159

WHEREAS, it is necessary to modify fees for services provided by the Hall County Regional Planning Commission, and

WHEREAS, changes to the Wireless Communications Tower section of Chapter 36 include provisions for fees for consideration of and the long term tracking and maintenance of those permits.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the 2009/2010 proposed Fee Schedule be modified and the changes incorporated into the 2009/2010 budget as attached.

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Adopted by the City Council of the City of Grand Island, Nebraska, June 8, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Fee Schedule for 2010				
	2007	2008	2009	2010
Administration				
Board of Adjustment Prior to Construction	80.00	100.00	100.00	100.00
Board of Adjustment After Construction/No Building Permit	235.00	250.00	250.00	250.00
Board of Adjustment After Construction/Not Conform	400.00	400.00	400.00	400.00
Conditional Use Permit	155.00	200.00	200.00	200.00
Wireless Communication Tower Permit (new)				3000.00
Wireless Communication Tower Permit (Administrative Review)				1500.00
Election Filing Fees - City Council	1% of salary	1% of salary	1% of salary	1% of salary
Election Filing Fees - Mayor	1% of salary	1% of salary	1% of salary	1% of salary
Haulers Permit (annual) Garbage	200.00	225.00	225.00	225.00
Haulers Permit (annual) Refuse	65.00	75.00	75.00	75.00
Pawnbroker License (annual)	65.00	75.00	75.00	75.00
Pawnbroker Occupational Tax (annual)		75.00	75.00	75.00
Blight Study Adoption				500.00
Redevelopment Plan Adoption				500.00
Redevelopment Plan Amendment				500.00
PLANNING DEPARTMENT				
Zoning				
Zoning Map Amendment: Grand Island	350.00	350.00	400.00	400-750.00
Zoning Map Amendment: Hall County	350.00	350.00	400.00	400.00
Zoning Map Amendment: Villages	350.00	350.00	400.00	400.00
Ordinance Amendment	400.00	450.00	500.00	500-750.00
CD, RD, TD Rezoning, Grand Island	500.00	500.00	500.00	500-750.00
P.U. D. Rezoning, Hall County (4 or less lots)	250.00	250.00	300.00	300.00
P.U. D. Rezoning, Hall County (5 or more lots)	350.00 plus- 10.00/lot	350.00 plus- 10.00/lot	400.00 plus- 10.00/lot	400.00 plus- 10.00/lot
Subdivisions				
Preliminary Plat	350.00 plus 10.00/lot	350.00 plus 10.00/lot	350.00 plus 10.00/lot	350.00 400.00 plus 10.00/lot
Final Plat - Administrative Approval				
Within Grand Island City Limits	25.00	25.00	25.00	25.00- 50.00
Alda & Doniphan	25.00	25.00	25.00	25.00
Final Plat				
Grand Island Jurisdiction	300.00	300.00	325.00	325.00 400.00 plus 10.00/lot
Elsewhere in Hall County	200.00	200.00	200.00	200.00
Vacation of Plat	200.00	200.00	200.00	200.00
Lots more than 10 acres				
Grand Island Jurisdiction	300.00	300.00	325.00	325.00
Comprehensive Plan				
Map Amendment	350.00	350.00	400.00	400-750.00
Text Amendment	350.00	350.00	400.00	400-750.00
Publications				
Grand Island Street Directory	10.00	10.00	10.00	10.00
Comprehensive Plan				
Grand Island	75.00	75.00	75.00	75.00
Other Municipalities	50.00	50.00	50.00	50.00
Zoning Ordinances				
Grand Island	15.00	15.00	15.00	45-25.00
Other Municipalities	10.00	10.00	10.00	40 25.00
Subdivision regulations				
Grand Island	15.00	15.00	15.00	15.00
Other Municipalities	10.00	10.00	10.00	40-15.00
Grand Island				

Fee Schedule for 2010				
	2007	2008	2009	2010
800 Scale Zoning Map Unassembled	100.00	100.00	100.00	100.00
Generalized Zoning Map	35.00	40.00	40.00	40 50.00
Future Land Use Map	35.00	40.00	40.00	40 50.00
Grand Island Street Map	10.00	10.00	10.00	10.00
Hall County				
Zoning Map Generalized	20.00	25.00	25.00	25 50.00
Zoning Map 2" = 1 mile	40.00	45.00	45.00	45 75.00
Road Map	10.00	10.00	10.00	10.00
Wood River, Cairo, Doniphan, Alda				
Basemap	5.00	5.00	5.00	5.00
Zoning Map	25.00	30.00	30.00	30 50.00
Other Maps				
School District Maps	25.00	30.00	30.00	30 50.00
Election District Maps	25.00	30.00	30.00	30 50.00
Fire District Maps	25.00	30.00	30.00	30 50.00
Custom Printed Maps	9.50/sq foot in	10.00/sq foot in	10.00/sq foot in	10.00- 15.00/sq foot
Electronic Publications				
GIS Data CD	50.00	50.00	50.00	50 100.00
Aerial Photograph CD (MrSID Format)	50.00	50.00	50.00	50 100.00
Comprehensive Plans All Jurisdictions	50.00	50.00	50.00	50 100.00
Zoning and Subdivision Regulations All Jurisdictions	20.00	20.00	20.00	20 50.00
ArcPublisher Basemap All Jurisdictions	100.00	100.00	100.00	100.00
Custom ArcPublisher Map	100.00 plus -40.00/hr	100.00 plus -40.00/hr	100.00 plus -40.00/hr	100.00 plus -40.00/hr
Custom PDF Map				\$25.00 /1/2 hr
Research & Documentation Fee	75.00/ hr Minimum 2 hr	95.00/hr Minimum 2 hr	95.00/hr Minimum 2 hr	95.00- 150.00/hr Minimum 2 hr
Flood Plain				
Letter of Map Interpretation				10.00
Review and Submission of LOMR				50.00