



**SPECIAL CLINTON CITY COUNCIL MINUTES
CITY HALL
2267 North 1500 W Clinton UT 84015**

**MAYOR
L. Mitch Adams**

**CITY COUNCIL MEMBERS
Anna Stanton
Karen Peterson
Mike Petersen
Barbara Patterson
TJ Mitchell**

Date of Meeting	June 25, 2019	7:00 PM	Called to Order: 7:00 p.m.
Staff Present	City Manager Dennis Cluff, Community Development Director Valerie Claussen, and Lisa Titensor recorded the minutes.		
Citizens Present	Dereck Bauer, Susie Becker, Julie Uhrig, Janice Williams, Bryce Wilcox, David Anderson		
Pledge of Allegiance	Anna Stanton		
Prayer or Thought	L. Mitch Adams		
Roll Call & Attendance	Present were: Mayor Adams, Councilmember TJ Mitchell, Councilmember Anna Stanton and Councilmember Barbara Patterson Excused were: Councilmember Karen Peterson and Councilmember Mike Petersen		
Public Input	Julie Uhrig stated she is frustrated she has not received a response on a complaint of code violations she submitted on her neighbor seven months ago. She doesn't understand how the code cannot be enforced. Mayor Adams responded staff has been working on the issue. A decision will be forthcoming after much consideration, research and discussion with the City Attorney.		
A. EMPLOYEE OF THE MONTH FOR MAY 2019 – REBECCA SMITH, COMMUNITY DEVELOPMENT			
Petitioner	Dennis Cluff, Valerie Claussen		
Discussion	Ms. Claussen informed the Council that Becky has been employed with Clinton City since June 2018 and serves as Community Development's secretary. Becky is often times the first point of contact with residents, contractors and other customers. Staff is so grateful that someone with such a friendly, calming disposition is greeting them at the front counter or answering their phone calls! Becky's customer service is outstanding! Even when she has to relay difficult information to customers, she does it so professionally, and in such a manner that they know they have been heard. Becky is conscientious with assigned projects in making sure they are completed in a timely fashion. She is always willing to go above and beyond in making sure everyone in the department has what they need to do their job. She regularly thinks of others. Becky has learned so much about the different facets and tasks of Community Development in a very short amount of time and is able to fully contribute to making the day-to-day operations run as smoothly as they can in what is often a very hectic department. Becky is such an asset to the department and we're so thankful to have her part of the team! The City Council presented Becky with an award and gift card in recognition.		
B. 7:00 P.M. PUBLIC HEARING - RESOLUTION 10-19 AMENDING THE IMPACT FEE SCHEDULE			
Petitioner	Dennis Cluff, Valerie Claussen Presented by Susie Becker, Zion's Public Finance Municipal Consulting Group		
• Discussion	Bryce Wilcox of JUB Engineers reviewed the following information included in the staff report:		

	<ul style="list-style-type: none"> • It has been 12 years since the City has modified the impact fees. • The fees are based upon the engineering studies accomplished by JUB Engineers related to culinary water, storm drain, sewer, public safety, parks and streets, transportation and prepared by Zion’s Public Finance Group. • The notices required by the state code have been published. • The new fees may not exceed the highest fee justified by the impact fee analysis performed by the consultants. <p>He introduced Suzie Becker of Zion’s Bank who provided a power point presentation which is attached at the end of these minutes as Attachment A.</p> <p>Ms. Becker explained impact fees are one time fees charged to new development to offset capital costs of new development; no operating costs are included.</p> <p>An Impact Fee Facilities Plan (engineering document) and an Impact Fee Analysis Plan (financial document) are both required. Single family and multifamily information is included which addresses sewer, water, public safety, parks and recreation and transportation. The Impact Fees presented are not required but are the maximum that can be charged by the City. Impact fees must be spent within six years of when they are collected.</p> <p>Mr. Cluff clarified there has not been a sewer impact fee since 2007.</p> <p>Mr. Wilcox explained regarding how the equivalency ratio is calculated it is based on what it can deliver, not what it uses. He explained that Fire Service is not included. Water and road impact fees are more complicated.</p> <p>Mayor Adams stated he feels charging lower impact fees would benefit Clinton by attracting more commercial growth.</p> <p>Ms. Becker clarified for the Council that if the City decides to adjust the impact fees in the future they will be required to hold a public hearing and provide a 90 day enactment period.</p> <p>Mr. Cluff added the current fees are based on 2007 construction costs; this new study reflects the 2018 costs.</p> <p>The Council discussed the sales tax calculation compared to the impact fees which could potentially be collected.</p> <p>The Council agreed that having businesses and services available in close proximity is a benefit to the community. They feel the City should develop a good strategy to deal with both commercial and residential growth.</p> <p>The Council reviewed the fee charts provided by staff and identified their recommendations which are attached as Attachments B & C.</p> <p>The City Council agreed to give applicants their choice of which fee schedule to follow, the previous one or the new one.</p> <p>Mayor Adams opened the public hearing at 8:03 p.m. and with no public comment, he closed the public hearing at 8:05 p.m.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to adopt the Impact Fee attachment to Resolution 10-19 amending the impact fee schedule of the City’s overall fee schedule document based upon the determinations of the Council and how they should be applied. Councilmember K. Peterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.</p>
C. RESOLUTION 07-19- AMENDMENT TO INTERLOCAL COOPERATIVE AGREEMENT WITH DAVIS COUNTY FOR CDBG ENTITLEMENT PARTICIPATION	
Petitioner	Dennis Cluff, Mike Child

Discussion	<p>The Community Development Block Grant (CDBG) program through Davis County provides a wide range of potential community development funding needs to eligible participating cities. Currently 12 Davis County cities are participating in this county entitlement program. The participating cities need to re-commit to participate with the County for the next funding period in order for the County to receive continued funding levels through the State.</p> <p>This amended Agreement specifies that Clinton City will opt-in with the County from 2020 through 2022. The City has already received CDBG funding through this program and we are looking forward to continued participation and funding of future projects.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to adopt Resolution 07-19 approving an Amendment to the Interlocal Cooperative Agreement with Davis County for CDBG Entitlement Participation. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.</p>
<p>Mayor Adams directed the Council to Agenda Item J.</p>	
<p>D. Award Bid on Electrical Vehicle Charging Stations National Car Charging LLC</p>	
Petitioner	<p>Dennis Cluff, Mike Child</p>
Discussion	<p>Mr. Child explained the City requested 3 bids for electrical charging stations, but one vender chose not to reply, so only 2 bids were received. Both contractors bid the same equipment and the same electrical connections. The National Car Charging bid was deemed the lowest responsible bid as identified in the purchasing code. Both contractors have a Best Value Vendor Price with the State.</p> <p>Lily Pad bid \$58,902 National Car Charging LLC bid \$44,396.9</p> <p>The low bidder, National Car charging LLC, will be using B. Jackson Construction for the installation of the electrical items as shown in the bid. B. Jackson Construction’s Utah license is an active license.</p> <p>As part of this process for the Volkswagen funding Clinton City must send a letter back to the State identifying our process and action. This letter also serves as our final funding request.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to approve the low bid from National Car Charging LLC for \$44,396.96, with the caveat of receiving a final funding agreement from the State. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.</p>
<p>E. SUBRECIPIENT AGREEMENT WITH DAVIS COUNTY FOR CDBG GRANT FOR ADA RAMP INSTALLATION</p>	
Petitioner	<p>Dennis Cluff, Mike Child</p>
Discussion	<p>Mr. Child reported Davis County is an entitlement recipient for HUD CDBG funding. Clinton has applied and now received funding approval for installation of ADA standards ramps at street corners. The grant is for \$75,000 of CDBG funds with \$25,000 for City local match. They now call these “Sub-recipient Agreements” to identify that the City is not an “entitlement” agency, but receiving funding through the County which is one.</p> <p>He explained this is money the City would spend anyway. This is a great opportunity for the City.</p> <p>The funding is for FY 2019-20.</p>
CONCLUSION	<p>Councilmember Stanton moved to approve the Sub-recipient Agreement accepting a \$75,000 CDBG grant for ADA Ramp Construction. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton,</p>

	aye; and Councilmember Patterson, aye.																																				
F. RESOLUTION 08-19 - INTERLOCAL COOPERATIVE AGREEMENT WITH WEST POINT CITY, UT FOR 800 N STREET PROJECT, 2000 W TO 3000 W																																					
Petitioner	Dennis Cluff, Mike Child																																				
Discussion	Clinton and West Point City have both received grants for improvements on 800 N between 2000 W and 3000 W. West Point City would like Clinton to be the project manager over this joint project. The proposed Interlocal Agreement provides the parameters.																																				
CONCLUSION	Councilmember Stanton moved to approve the Interlocal Agreement with West Point for the 800 N Street Project 2000 W to 3000 W. Councilmember M. Peterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.																																				
G. RESOLUTION 09-19- AMENDMENT TO INTERLOCAL COOPERATIVE AGREEMENT WITH SYRACUSE CITY FOR VICTIM ADVOCATE SERVICES																																					
Petitioner	Dennis Cluff																																				
Discussion	<p>With the acknowledgement and consent of the Council from the recent Victim’s Advocate presentation, Syracuse City (the agency overseeing this jointly shared Advocate) submitted a renewal application to the state for another 2-year term of grant funding. Our initial agreement was limited to 2 years as a trial period; it is time to decide whether to renew the agreement. This 1st renewal of the Interlocal Agreement for which we are seeking approval continues the original initial agreement.</p> <p>Based upon the numbers provided by the victim advocate, the percentage of responsibility for the grant’s 20% match should remain 53% Syracuse, 47% Clinton. The following spreadsheet identifies the services provided by the advocate to each jurisdiction.</p> <table border="1" data-bbox="467 1050 1214 1738"> <thead> <tr> <th>Services</th> <th>Syracuse</th> <th>Clinton</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Info & Referral</td> <td>678</td> <td>618</td> <td>1296</td> </tr> <tr> <td>Personal Advocacy</td> <td>289</td> <td>248</td> <td>537</td> </tr> <tr> <td>Emotional Support</td> <td>123</td> <td>113</td> <td>236</td> </tr> <tr> <td>Shelter/Housing</td> <td>15</td> <td>9</td> <td>24</td> </tr> <tr> <td>Criminal/Civil Justice Assistance</td> <td>554</td> <td>481</td> <td>1035</td> </tr> <tr> <td>Other Services</td> <td>213</td> <td>215</td> <td>428</td> </tr> <tr> <td>Grand Totals</td> <td>1872</td> <td>1684</td> <td>3556</td> </tr> <tr> <td>Percentage</td> <td>53%</td> <td>47%</td> <td></td> </tr> </tbody> </table>	Services	Syracuse	Clinton	Total	Info & Referral	678	618	1296	Personal Advocacy	289	248	537	Emotional Support	123	113	236	Shelter/Housing	15	9	24	Criminal/Civil Justice Assistance	554	481	1035	Other Services	213	215	428	Grand Totals	1872	1684	3556	Percentage	53%	47%	
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CONCLUSION	Councilmember M. Peterson moved to adopt Resolution 09-19 Amending the Interlocal Cooperative Agreement with Syracuse City for Victim Advocate Services for another two years. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.																																				
H. PARTICIPATION WITH STATE HOMELAN SECURITY PROGRAM FIRE GRANT FOR REGION 1																																					

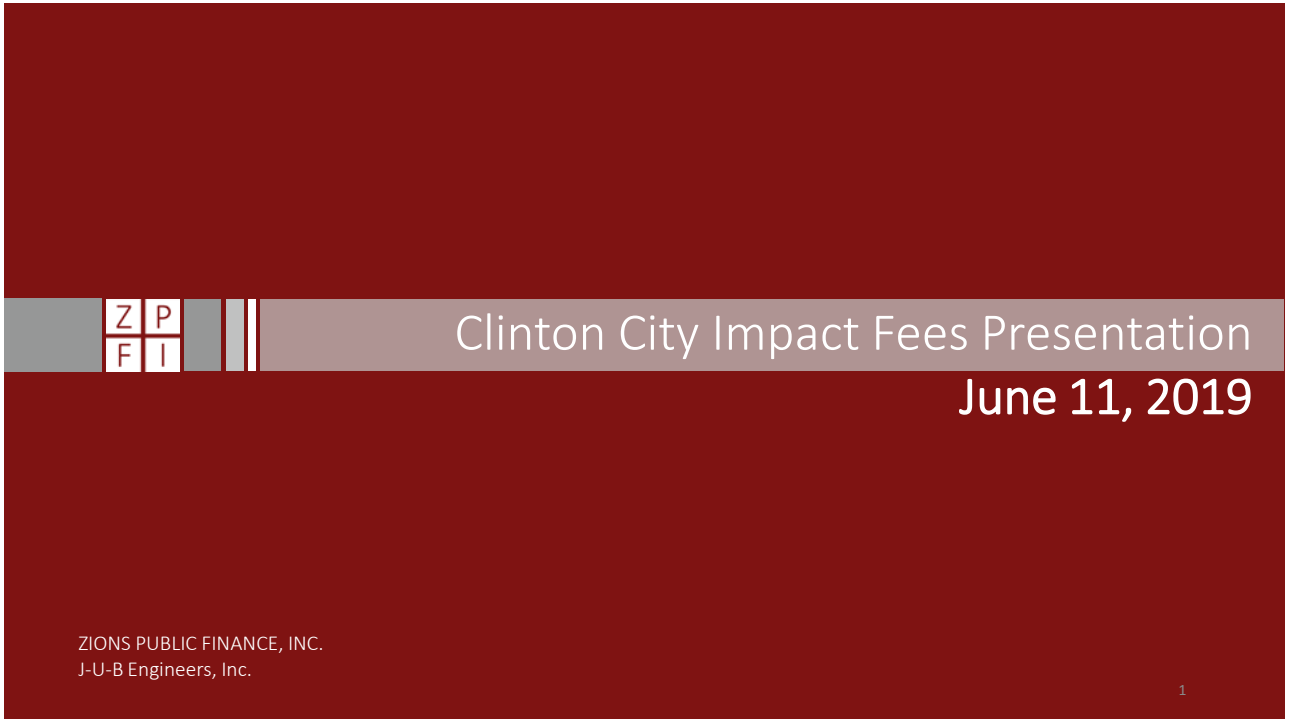
Petitioner	Dennis Cluff, Chief Dave Olsen
Discussion	Chief Olsen explained the 2019 State Homeland Security Program grant is an annual grant program through the State Division of Emergency Management that allows participants to receive limited non-disaster related grants to purchase certain types of equipment and supplies that help out in certain types of State emergency assistance. Clinton only seeks a very limited amount on this grant, because only two Clinton Firefighters participate on Search/Rescue and have very little to do with Hazmat cleanup. However, every little bit of grant assistance is useful.
CONCLUSION	Councilmember M. Peterson moved to approve the City’s continued participation with the SHSP grant as funds are available. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.
I. ACCEPTANCE OF QUIT CLAIM DEED FROM VOYAGE ACADEMY FOR RIGHTS-OF-WAY ON 1500 W.	
Petitioner	Dennis Cluff, Mike Child
Discussion	Voyage Academy owns the corner lot at 1500 W and 1800 N. The City needs additional rights of way at the northwest corner of this intersection in order to add a right hand turn lane as part of the Safe Routes to School Grant received by the City to make improvements along that section of 1500 W. Councilmember Stanton recused herself because she is employed by Voyage Academy and signed the Right Of Way Document on behalf of Voyage Academy.
CONCLUSION	Councilmember Mitchell moved to accept the Quit Claim Deed. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; and Councilmember Patterson, aye.
J. PUBLIC HEARING – ORDINANCE 19-03Z – REZONE REQUEST FOR .45 ACRES FROM R-1-10 TO PZ ZONE (LOCATED IN THE VICINITY OF 1693 W 1800 N – MOUNTAIN AMERICA CREDIT UNION)	
Petitioner	Anderson Wahlen & Associates Submitted By: Valerie Claussen, Community Development
Discussion	Ms. Claussen reported the following: (A) The rezoning request consists of roughly a half acre directly adjacent to the existing and developed Mountain America parcel. The request is consistent with the General Plan and Land Use Map. The property is master planned for the PZ (Performance Zone) zoning district and is surrounded by this same zoning. A minor subdivision for the reconfiguration of abutting parcels has been received and is currently in review with City Staff and will be recorded upon approval. Also, at a future date, the Planning Commission will be reviewing a Site Plan request, which will ultimately allow Mountain America to reconstruct a new building and parking lot, incorporating the addition of this property to their existing site. (B) The Planning Commission held a public hearing on May 21, 2019 and unanimously recommended approval of the request. Mayor Adams opened the public hearing at 8:29 p.m. with no public comment closed the public hearing at 8:29 p.m.
CONCLUSION	Councilmember Mitchell moved to adopt Ordinance 19-03Z approving the rezone request for .45 acres from R-1-10 to PZ Zone located at 1693 W 1800 N. parcel #14-003-0004, Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.
At 8:30 p.m. Mayor Adams directed the Council back to agenda item D.	
K. CONDITIONAL ACCEPTANCE OF HARRISBURG COUNTRY ESTATES PHASE 4 (LOCATED IN THE VICINITY OF 800 N 2700 W.	

Petitioner	Val Claussen, Community Development and Mike Child, Public Works
Discussion	(A) City Council approved Harrisburg Country Estates Phase 4 on August 12, 2014. Public Works has inspected the subdivision improvements for this phase and the developer has requested Conditional Acceptance of the subdivision, the release of appropriate escrow funds and to enter into the one-year warranty period.
CONCLUSION	Councilmember Mitchell moved to approve the conditional acceptance of Harrisburg Country Estates Phase 4 subdivision, authorize the release of appropriate funds held in escrow and enter the subdivision into the one-year warranty period. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.
L. FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS AT CRANEFIELD ESTATES PHASE 2 (LOCATED IN THE VICINITY OF THE SOUTHWEST CORNER OF 2300 N & 3650 W.	
Petitioner	Val Claussen, Community Development and Mike Child, Public Works
Discussion	Cranefield Estates Phase 2 has completed the warranty period. The developer has requested Final Acceptance of the public improvements for this phase of the subdivision. Public Works has inspected the improvements for this phase and the release of remaining escrow funds is recommended.
CONCLUSION	Councilmember Mitchell moved to approve the final acceptance of Cranefield Estates, Phase 2 subdivision improvements, and authorize the release of the remaining funds held in escrow. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember Stanton, aye; and Councilmember Patterson, aye.
Approval of Minutes	Councilmember K. Peterson moved to approve the minutes of the May 23, 2019 Special City Council Meeting. Councilmember Mitchell seconded the motion. Councilmembers Mitchell, K. Peterson, Patterson, M. Petersen and Stanton voted in favor of the motion.
Accounts Payable	Councilmember Stanton moved to pay the bills. Councilmember M. Petersen seconded the motion. Councilmembers Mitchell, K. Peterson, Patterson, M. Petersen and Stanton voted in favor of the motion.
Planning Commission Report	Community Development Director Valerie Claussen reported the June 4, 2019 Planning Commission meeting was cancelled.
City Manager	<ul style="list-style-type: none"> • There will be a Huntsman Bike Tour coming through Clinton on June 15.
Mayor Adams	<ul style="list-style-type: none"> • Land use rights are a complicated issue. It may be time to review some of the ordinances to see if they are still appropriate.
Councilmember Patterson	<ul style="list-style-type: none"> • The Parks Board will meet on June 19.
Councilmember K. Peterson	<ul style="list-style-type: none"> • The Arts Board will be holding the Voice competition again this year for Heritage Days. • Asked to be excused from the June 25, 2019 meeting. • Service Day is June 29. Several projects are being planned. • Would like the 1800 N 3000 W project to move along as quickly as possible.
Councilmember M. Petersen	<ul style="list-style-type: none"> • Asked about the status of access to the shed area on 1800 N. <p>Mr. Child responded he has some design ideas he can present to the Council.</p> <p>Mayor Adams and Councilmember Mitchell stated they feel the policy should be for traffic to always turn right onto 1800 N.</p>
Councilmember Mitchell	<ul style="list-style-type: none"> • Attended a RAB meeting.

<p>Councilmember Stanton</p>	<ul style="list-style-type: none"> • The Youth Council is accepting applications for the 2019-20 school year from Jun 1 to June 30.
<p>ADJOURNMENT</p>	<p>Councilmember Stanton moved to adjourn. Councilmember M. Petersen seconded the motion. Councilmembers Mitchell, K. Peterson, Patterson, M. Petersen and Stanton voted in favor of the motion. The meeting adjourned at 9:27 p.m.</p>
<p><u>ACTION ITEMS</u></p>	<ul style="list-style-type: none"> • Subdivision Ordinance – recommendation for concrete in the park strips along UDOT roads. (August 2016) – Planning Commission Review • Bring back Chapter 4 of the Subdivision Ordinance regarding allowing a letter of credit for escrow and researching what surrounding jurisdictions allow (26-4-8). 6g(January 2017) Planning Commission Review • Update Ordinance to eliminate pressurized sewer lines in the Clinton City streets on new residential development (January 2018). • Create a facilities maintenance plan before the next budget cycle in FY 19-20 (May 2018). • Pickle Ball Courts at Meadows Park (applying for grant in January) (Oct 2018).

Dennis W. Cluff, Clinton City Recorder

Attachment A



Attachment B

Single Family Residential Impact Fee Summary

Impact Fee	Current Impact Fee	Maximum New Impact Fee	Difference	Staff Recommended	City Council Approved
Culinary Water	\$1,586	\$1,964	\$378	\$1,964	\$1,964
Parks and Trails	\$2,027	\$2,552	\$525	\$2,552	\$2,552
Storm Water	\$8,609 (\$2,577/unit)**	\$4,457	-\$4,152	\$4,365* (\$1,307/unit)* *	\$4,365* (\$1,307/unit)**
Police	\$99	\$110	\$11	\$110	\$110
Fire	\$166	\$200	\$34	\$200	\$200
Sewer	\$0	\$113	\$113	\$113	\$113
Transportation	\$770	\$683	-\$87	\$683	\$683
Total	\$7,225	\$6,929	-\$296	\$6,929	\$6,929

**New storm drain impact fee for all residential and non-residential to be \$0.10 per lot square foot.*

***Previous residential impact fee was based per unit. For a comparison to existing impact fee, the average residential gross lot size of 0.3 acres (13,068 square feet) in the previous impact fee analysis was used.*

Non-Residential / Multi Family Impact Fee Summary

Culinary Water

Meter Size	Current Impact Fee	Maximum New Impact Fee	Difference	Staff Recommended *	City Council Approved
3/4"	\$1,586	\$1,964	\$378	\$1,964	\$1,964
1"	\$3,965	\$5,238	\$1,273	\$5,238	\$5,238
1.5"	\$7,930	\$6,548	-\$1,382	\$6,548	\$6,548
2"	\$12,688	\$20,954	\$8,266	\$12,688	\$12,688
3"	\$23,790	\$45,837	\$22,047	\$23,790	\$23,790
4"	\$39,650	\$82,507	\$42,857	\$39,650	\$39,650
6"		\$183,349	\$183,349	\$183,349	\$183,349
8"		\$314,313	\$314,313	\$314,313	\$314,313

**Adjusted fees may be considered for a development based upon studies and data submitted by the developer that would otherwise indicate a more realistic and accurate impact upon the City's infrastructure than calculations indicated in the IFA.*

Non-Standard Users Impact Fee Formula:

Step 1: Identify Estimated ERC Equivalency Ratio of Proposed Development

Step 2: Multiply ERC Equivalency Ratio by Impact Fee per ERC of \$1,964.46

Parks and Trails

Type	Current Impact Fee	Maximum New Impact Fee	Difference	Staff Recommended	City Council Approved
Multi-Family Residential	\$1,373	\$2,351	\$978	\$2,351	\$2,351

Storm Water

Cost Per Acre	Current Impact Fee	Maximum New Impact Fee	Difference	Staff Recommended	City Council Approved
Nonresidential	\$12,405	\$4,457	-\$7,948	\$4,356*	\$4,356*
A-1 Land Use	\$5,811	\$4,457	-\$1,354	\$4,356*	\$4,356*

**New storm drain impact fee for all non-residential to be \$0.10 per lot square foot.*

Police

Type	Current Impact Fee	Maximum New Impact Fee	Difference	Staff Recommended	City Council Approved
Nonresidential	\$0.54	\$0.48	-\$0.06	\$0.48	\$0.48

Note: Existing Varies by size and type from \$0.73 to \$0.11

Fire

Type	Current Impact Fee	Maximum Legal Impact Fee	Difference	Staff Recommended	City Council Approved
Nonresidential (SF)	\$1.03	\$0.71	-\$0.32	\$0.71	\$0.71

Note: Existing Varies by size and type from \$1.14 to \$0.21

Sewer

Water Meter Size	Current Impact Fee	Maximum New Impact Fee	Difference	Staff Recommended	City Council Approved
3/4"	\$0	\$113	\$113	\$113	\$113
1"	\$0	\$178	\$178	\$178	\$178
1.5"	\$0	\$518	\$518	\$518	\$518
2"	\$0	\$647	\$647	\$647	\$647
4"	\$0	\$3,241	\$3,241	\$647	\$647
6"	\$0	\$6,483	\$6,483	\$647	\$647
8"	\$0	\$11,346	\$11,346	\$647	\$647

Note: The Sewer impact fee is a buy-in to the existing sewer system. Not for new projects.

Attachment C

Transportation

Type/ITE Land Use	Unit of Measurement	Current Impact Fee	Maximum New Impact Fee	Difference Between Current and Maximum	OPTION 1 (Listed Use) Staff Recommended	OPTION 2 (General Categories) Staff Recommended	City Council Approved
Single-Family Detached Housing	Dwelling Unit	\$770	\$682.56	-\$87	\$682	\$682	682
Multi-Family (2 stories or less - typically townhomes)	Dwelling Unit	\$541	\$529.27	-\$12	\$529	\$529	529
Multi-Family (3-9 stories)	Dwelling Unit	\$541	\$393.34	-\$148	\$393	\$393	393
Mobile Home Park	Dwelling Unit		\$469.26	\$469	\$469	\$469	469
Assisted Living Center	Bed		\$187.99	\$188	\$100	\$100	187
Hotel	Room		\$604.47	\$604	\$600	\$600	604
Industrial Park 130	1000 SF Floor Area	\$268	\$243.67	-\$24	\$240	\$240	240
General Manufacturing	1000 SF Floor Area	\$147	\$284.16	\$137	\$240	\$240	240
Warehousing	1000 SF Floor Area	\$191	\$125.81	-\$65	\$109	\$109	109
Mini-Warehouse	1000 SF Floor Area	\$191	\$109.18	-\$82	\$109	\$109	109
Elementary School	Students		\$136.66	\$137	\$0	\$0	0
Middle School / Junior High School	Students		\$154.01	\$154	\$0	\$0	0
High School	Students		\$146.78	\$147	\$0	\$0	0
Private School (K-8)	Students		\$297.17	\$297	\$0	\$0	0
Church	1000 SF Floor Area	\$706	\$1,997.79	\$1,292	\$0	\$0	0
Library	1000 SF Floor Area		\$5,209.59	\$5,210	\$0	\$0	0
Hospital	1000 SF Floor Area		\$775.11	\$775	\$0	\$0	0

Type/ITE Land Use	Unit of Measurement	Current Impact Fee	Maximum New Impact Fee	Difference Between Current and Maximum	OPTION 1 (Listed Use) Staff Recommended	OPTION 2 (General Categories) Staff Recommended	City Council Approved
General Office Building	1000 SF Floor Area	\$706	\$704.25	-\$2	\$700	\$700	0
Business Park	1000 SF Floor Area	\$491	\$899.48	\$408	\$700	\$700	0
Building Material and Lumber Store	1000 SF Floor Area	\$1,338	\$1,305.11	-\$33	\$1,300	\$1,300	0
Movie Theater	1000 SF Floor Area	\$1,564	\$5,646.32	\$4,082	\$1,500	\$1,300	0
Day Care Center	1000 SF Floor Area	\$2,546	\$3,443.18	\$897	\$2,500	\$1,300	0
Automobile Sales (New)	1000 SF Floor Area	\$2,546	\$2,012.98	-\$533	\$1,950	\$1,300	0
Automobile Sales (Used)	1000 SF Floor Area	\$2,546	\$1,956.58	-\$589	\$1,950	\$1,300	0
Tire Store	1000 SF Floor Area	\$2,155	\$1,484.74	-\$670	\$1,400	\$1,300	0
Auto Care Center	1000 SF Floor Area	\$2,155	\$1,715.08	-\$440	\$1,400	\$1,300	0
Supermarket	1000 SF Floor Area	\$1,872	\$4,941.28	\$3,069	\$1,800	\$1,300	0
Shopping Center / Strip Mall	1000 SF Floor Area	\$1,872	\$1,801.49	-\$71	\$1,800	\$1,300	0
Shopping Center / Strip Mall (Greater than 20,000 SF)	1000 SF Floor Area	\$1,872	\$1,801.49	-\$71	\$500	\$500	0
Medical-Dental Office Building	1000 SF Floor Area	\$2,546	\$2,516.22	-\$30	\$2,500	\$2,500	0
Nursery (Garden Center)	1000 SF Floor Area	\$2,546	\$4,923.99	\$2,378	\$2,500	\$2,500	0
Convenience Market	1000 SF Floor Area	\$2,546	\$27,007.26	\$24,461	\$2,500	\$2,500	0
Drive-in Bank	1000 SF Floor Area	\$2,546	\$4,701.25	\$2,155	\$4,000	\$2,500	0

Type/ITE Land Use	Unit of Measurement	Current Impact Fee	Maximum New Impact Fee	Difference Between Current and Maximum	OPTION 1 (Listed Use) Staff Recommended	OPTION 2 (General Categories) Staff Recommended	City Council Approved
Restaurant, Sit-Down (High Turnover)	1000 SF Floor Area	\$2,546	\$4,623.39	\$2,077	\$2,500	\$500	0
Fast Food without Drive-Through Window	1000 SF Floor Area	\$2,546	\$14,269.52	\$11,724	\$2,500	\$2,500	0
Restaurant with Drive Through Window	1000 SF Floor Area	\$2,546	\$17,026.08	\$14,480	\$2,500	\$2,500	0
Gasoline/Service Station	Fueling Position	\$2,546	\$7,213.59	\$4,668	\$2,500	\$2,500	0
Gasoline/Service Station with Convenience Store	1000 SF Floor Area	\$2,546	\$45,813.24	\$43,267	\$2,500	\$2,500	0
Self Service Car Wash	Wash Stall	\$2,546	\$7,808.97	\$5,263	\$2,500	\$2,500	0

Varies	VARIOUS USES
\$0	Institutional/Schools
\$109	Warehousing
\$240	Industrial/Manufacturing
\$700	General Office/Business Park
\$1,300	Shopping Center
\$2,500	Medical Office/Restaurant