

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

August 24, 2017

MEMBERS PRESENT: Lynn A. Morgan, Supervisor, District III and Frank Axe, Supervisor District IV

Supervisor Morgan called the meeting to order at 1:35 p.m.

AGENDA: Approved.

CORRESPONDENCE: None.

APPROVAL OF MINUTES: Supervisor Axe requested the paragraph regarding Committee Action be amended to also direct staff to research whether or not other jurisdictions have found a stocking density ordinance to be an effective tool to reduce or eliminate odor complaints. The minutes of the July 27, 2017 meeting were approved as amended.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. FURTHER REVIEW OF PLANNING DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT PROPOSED FEE INCREASES FOR PRESENTATION TO THE BOARD OF SUPERVISORS.

(Present—Susan Grijalva, Planning; Mike Israel, Environmental Health; Steve Stokes, Building Department)

Susan Grijalva, Planning Department, presented three fee proposals with increases over a period of three years. One proposal was calculated using the average hourly rate weighted salaries resulting in a 20-25% cost recovery, the second using the Government Finance Research (GFR) formula resulting in a 40- 45% cost recovery, and the third using full cost of all department operations resulting in a 60-75% cost recovery. The ramifications of increasing fees were discussed; i.e. when people cannot afford the fees, people will not get permits and then code enforcement cases will increase. Susan will look into charging and coming up with a fee for LAFCO, Airport Land Use Commission, ABC Licensing, and Timber Plan Conversion projects based on costs and the number of hours spent on reviews and meetings. Charging a fee for time spent for consultations was discussed.

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Mike Israel, Environmental Health, said he is recommending the fee schedule that proposes a 25% increase in revenue and suggested that if the goal was to increase fees 50% or more to spread the increase out over more than 3 years. The proposed fees are based on what the comparable counties are charging and what the Amador County market will bear. Discussion took place regarding the reason the fees proposed are not increased uniformly. Mr. Israel said that additional revenue might be coming available in the HazMat, Water, and Solid Waste programs in the form of grants.

Steve Stokes, Building Department, provided the Committee with a copy of the attached Staff Report and explanation of the Department's proposal. In discussion, the Committee asked that a sentence "Based on the first year adjustment, the additional amount needed (\$178,899.02) would end up being a 44% increase in the proposed projected revenue (\$408,457.00)." replace the first sentence of the last paragraph before the fee table on the second page of the Staff Report.

Committee Action: The Committee's recommendation to the Board of Supervisors is to increase fees because the County is not and has not been recovering the full cost for services provided.

The Committee directed Mike Israel, Environmental Health, to do a PowerPoint presentation to the Board explaining the formula used by GFR to calculate fees. Also included in the presentation there is to be an explanation of the difference between the spreadsheet proposing fees that would generate a 25% overall revenue increase over a three year period vs. the spreadsheet with fees that would generate an overall 100% increase over a three year period. The Committee further directed Mr. Israel to explain the rationale behind the varied increases in the individual fees proposed.

The Committee further directed Planning staff to take the GFR and Full Cost options to the Board with an explanation of the formulas used to calculate the proposed fee increases and to come up with a fee to charge for LAFCO, Airport Land Use Commission, ABC licensing and Timber Conversion Plan project comment and review.

The Committee further directed Building Department staff to present the Staff Report, as amended, proposing a revision in the Building Department's fee schedule to the Board for consideration.

The meeting adjourned at 3:30 p.m.