

**REGULAR MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Chambers in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on December 4, 2014.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

A. Minutes of the Layton City Council Strategic Planning Work Meeting - October 23, 2014

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. CITIZEN COMMENTS:

4. VERBAL PETITIONS AND PRESENTATIONS:

5. CONSENT ITEMS:(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

A. 2014 Comprehensive Annual Finance Report (CAFR) and Audit Reports

B. Authorize the Execution of an Addendum to an Agreement Between Layton City and Harris ERP for the Innoprise Financial System - Resolution 14-74

C. Amend the Consolidated Fee Schedule – Ordinance 14-25

D. Amend Title 16, Section 16.04.010, Amend the 2012 Edition of the International Fire Code to Require Businesses in Layton City to Submit Fire and Life Safety Inspection, Testing and Maintenance Paperwork Electronically - Ordinance 14-27

6. PUBLIC HEARINGS:

7. PLANNING COMMISSION RECOMMENDATIONS:

8. NEW BUSINESS:

9. UNFINISHED BUSINESS:

10. SPECIAL REPORTS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 5:30 p.m. to discuss miscellaneous matters.
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____

By: _____

Thieda Wellman, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Electronic Information: An electronic or hard copy of any electronic information presented to the City Council must be submitted to the City Recorder by the end of the meeting.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the item, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

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MINUTES OF LAYTON CITY COUNCIL STRATEGIC PLANNING WORK MEETING

OCTOBER 23, 2014; 5:15 P.M.

MAYOR AND COUNCILMEMBERS

PRESENT:

**MAYOR BOB STEVENSON, JOYCE BROWN,
SCOTT FREITAG AND JOY PETRO**

ABSENT:

TOM DAY AND JORY FRANCIS

PLANNING COMMISSION MEMBERS

PRESENT:

**DAWN FITZPATRICK, ROBERT VAN DRUNEN,
GERALD GILBERT, L.T. WEESE AND DAVID
WEAVER**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, JIM MASON,
TRACY PROBERT, BILL WRIGHT, KENT
ANDERSEN, PETER MATSON, AND THIEDA
WELLMAN**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Stevenson opened the meeting and turned the time over to Staff.

DISCUSSION – EMPLOYEE HEALTH INSURANCE BENEFIT

Alex Jensen, City Manager, recognized Jim Mason, Assistant City Manager, and Tracy Probert, Finance Director. He said Staff wanted to present information about a mid-year adjustment to how the health insurance was being funded. Alex said time was of the essence because in order for a mid-year adjustment in premiums and benefits to be allowed, it had to take place as of January 1st per the City's agreement with Select Health. He said because of federal regulations, employees had to be notified at least 60 days prior to any changes, which was November 1st.

Alex said as the numbers over the last several months had trickled in, Staff had become more and more concerned. He said Staff had been having discussions with Select Health and Fringe Benefit Analysts, which was Don Deru's firm, about what adjustments made sense. Alex said Staff had all of that analysis to review with the Council. He said Staff's recommendation was to make the mid-year adjustments, and felt that it would bring about the necessary changes.

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Tracy Probert said the City's policy was to keep the reserve at 1.5 million dollars, which was about 6 months worth of claims. He said the 1.5 million dollars sat in an account that claims were paid out of and premiums went into. Tracy said for many years through 2011 that reserve went up and down a little, but basically stayed near 1.5 million dollars. He said there had been a few times when a dividend had been given back to the City and employees.

Tracy said in 2012 the reserve ended the calendar year at 1.38 million dollars, and in 2013 it was at 1.1 million dollars. He said at that time it was determined to make an adjustment and effective July 1, 2014, a \$15 per pay period increase of premium was made for employees, and an increase of \$26.32 for the City's portion, which would equate to an additional \$300,000 per year into the reserve. Tracy said this brought the employees' premium from \$72.74 per pay period to \$87.74. Tracy said with this adjustment, it brought the employees' portion of the premium to 18% and the City's portion to 82%. He said the goal set several years ago was to get that to 20% for employees and 80% for the City. Tracy said at that point the average monthly claims were about \$240,000. He said in the last three to four months that average had spiked up to about \$280,000 per month.

Tracy said the recommendation for the January 1, 2015, adjustment was to increase the premium for employees by \$18 per month, which would bring the per pay period cost to \$105.74; the City's portion would be an increase of \$22.83 per pay period for a total of \$420.27 per pay period. He said this adjustment would bring the employees total portion to 20% and the City's portion to 80%. Tracy said the hope was that this additional amount would keep the reserve fund at the current \$700,000 amount.

Alex said the rate increase was part of a two pronged approach. He said Staff recommended that the benefits also be changed to help cut costs.

Tracy said the second part of the adjustment was to change the benefits to try and help the employees be a little bit better consumers of healthcare.

Jim Mason said the changes really weren't drastic changes; it was still a very rich plan. He said the City had always had a very good plan, which played a key role in retaining good employees. Jim said the recommendation was to change to a different network. He said currently the City had Select Care Plus, which was the richest network that Select Health provided. Jim said the recommendation was to go to the

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Select Med network. He said Select Med was by no means a cheap network. Jim said in comparing the Select Care Plus and Select Med physicians, the main difference was that Tanner Clinic doctors were not on Select Med, and some University of Utah doctors were not on Select Med.

Jim said by moving to the Select Med network, the City would save about 5% of the claims. He said with claims at about 3.5 million dollars, 5% would be a substantial amount of money. Jim said the underwriters estimate was that by implementing the recommended changes it would reduce claims by 11.27%, which was an anticipated annual contribution to the plan of \$394,450.

Jim said the second adjustment to the plan had to do with deductibles. He said in the past, the deductible was \$100 per person for medical and \$50 per person for prescriptions. The recommendation was to increase that to \$250 per person for medical and \$100 per person for prescriptions. Jim said inpatient and outpatient services were previously covered at 100%; those would be reduced to 95%. He said with the out of pocket maximum, employees would still be limited to \$2,000 out of pocket.

Councilmember Brown said if they chose to stay with a Tanner Clinic provider it would go up slightly.

Jim said that was correct; it was a different benefit structure if it was with a non participating provider.

Alex said this was still a very rich plan compared to what others had. He said Layton had a plan that didn't exist anywhere else. Alex said he didn't think the City paid any more money for this rich plan than other cities paid for their plans because it was a self funded plan. He said under traditional insurance you were lumped in and averaged with everyone that the insurer was covering. That wasn't the case with the City; if the insurance was used the City paid for it, if it wasn't used it wasn't paid for. Alex said in the last 16 years there had been 3 increases in premiums to the City and employees because of the structure of the plan.

Councilmember Brown said most people saw an increase every year.

Alex said the City had a very good plan compared to what others had for the money that was spent. He said Staff felt that was very positive in helping to retain and maintain the City's most important asset; the employees. Alex said the City wasn't in a crisis; the plane wasn't crashing, but Staff felt that it was wise to be prudent and proactive, and make the adjustments that would keep the plan strong.

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Mayor Stevenson said he felt that the adjustments needed to be made. He said as we moved into the new year, the City needed to see if there was a way to incentivize employees to use the plan wisely.

Councilmember Brown asked if Davis Hospital was still in the plan.

Alex said all of the existing hospitals that were currently in the plan would remain in the plan. The change was to doctors and clinics. Alex said Staff felt that it would affect roughly 20% of the employees that may have to make an adjustment in their doctors, or choose to pay an additional \$50 to go out of network.

Councilmember Freitag said by looking at the numbers he wouldn't paint this as a rosy picture; the sky was falling if the reserve had fallen to 50% of target with declines over the last 6 straight years. He said that was a big change.

Alex said the fund had been declining since 2011, which was a little expected as there was a dividend given in 2010. He said it had stayed within \$200,000 of the 1.5 million dollar target. Alex said Staff had always tried to be sensitive to both the City's money and employees' money. He said Staff felt that the City started to run into issues in 2013, which was why the adjustment was made July 1st.

Councilmember Freitag said this year 3 adjustments were being made; two premium adjustments and one plan adjustment.

Alex said that was correct.

Councilmember Freitag said that was pretty significant.

Councilmember Petro said from her perspective it might not be enough.

Tracy said the premium adjustment would bring an additional \$300,000 to the plan, and the coverage adjustment would bring an additional \$300,000 to the plan. He said it would take 2 to 3 years to bring the reserve back to 1.5 million dollars. Tracy said at the same time, Staff wasn't positive that the City just wasn't experiencing a spike in claims that couldn't level off. He said looking at long term trends it appeared to be a spike, but it could be a new normal. Tracy said the change was significant for employees.

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Councilmember Freitag said it was a \$15 change plus an \$18 change, plus the deductibles about doubled. He said that was a big deal. Councilmember Freitag asked what Select Health was saying about the claims; where was the City seeing increases.

Alex said there had been an increase in the number of claims and an increase in the cost of claims. He said in 2012, in the \$10,000 to \$20,000 range, there were 14 cases; in 2013 there were 26 cases.

Councilmember Freitag said he didn't know how the City could come up with an incentive program until you knew what people were suffering from.

Mayor Stevenson said he agreed; it was something that needed to be looked at.

Council and Staff discussed various aspects of the Affordable Care Act that were impacting costs.

Alex said he was confident that employees would accept the changes and respond to them positively. Employees recognized that this was a great benefit.

Alex said the idea was that the Summary of Benefits changes would be presented to the employees by November 1st.

Councilmember Freitag asked how often the plan was reviewed.

Jim said every year; he explained the review process.

JOINT DISCUSSION WITH PLANNING COMMISSION – LAND USE AND HOUSING POLICIES, GENERAL PLAN – COUNCIL RESOLUTION ON MULTI-FAMILY DEVELOPMENT

Mayor Stevenson welcomed the Planning Commission.

Peter Matson, City Planner, said this was a review about multi-family housing data, the General Plan multi-family housing policies, and the growth scenarios and visioning project that would be starting very

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soon. He displayed 2010 census information about the percentages of various housing types; 78% to 80% of the City's housing stock was single family.

Peter displayed information about building permits over the last few years for single family and multi-family units.

Councilmember Brown said the majority of the multi-family permits in 2014 were the Legacy Cottages. She said that wouldn't necessarily be included in the apartment category because it was senior living.

Peter said that was correct.

Peter reviewed trends in residential permits from 1980 to 2014. He said the trends in the City were similar to State trends.

Mayor Stevenson said in 1983, 1984 and 1986 whoever was on the Council authorized a lot of apartments.

Peter said that was correct.

Council and Staff discussed things that impacted housing trends.

Commissioner Gilbert asked how many units were in the Stimson property project and the one on Hill Field Road.

Peter said there were 140 units on the Stimson property and 180 on Hill Field Road.

Mayor Stevenson asked about single family permits this year.

Bill Wright, Community and Economic Development Director, said there were about 250 so far this year. He said there had been good subdivision development making lots available.

There was discussion about what was considered multi-family; townhomes, duplexes, condominiums, etc.

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Peter indicated that vacancy rates for rental units in Davis County and Layton City were 3% to 5 %, which was considered fully rented. With move-ins and move-outs, a 3% to 5% vacancy was very low.

Councilmember Brown asked about vacancy rates in Kays Creek.

Kent Andersen, Deputy Director of Community and Economic Development, said he understood that they were at 5%.

Peter said 650 of the new 900 units in Layton were considered Class “A” units.

Council and Staff discussed renting trends.

Peter displayed a map of the vacant multi-family zoned property in the City. He indicated that there was very little property left that a large apartment complex could build on, other than the downtown area.

Peter indicated that development on the Beecher Adams property had changed slightly; they were changing several multi-family units to cottage style single family units.

Councilmember Petro asked what the status of that development was.

Peter said they had been to the Design Review Committee and preliminary plat approval would be the next step in the process.

Councilmember Petro asked if the City would have any risk, similar to North Salt Lake.

Bill said there would be a tremendous amount of geotechnical work done before anything could be built. He said they could re-grade the entire site and let it sit for a year or two, and then come back for approval. Bill said they were now looking at the opportunity for phasing the re-grading and phasing the development. He said they were also lowering the total number of units. Bill said the situation in North Salt Lake was a little bit different; that property had been a gravel pit. He said the City went with the best engineering available; there were reviews by 3 different engineering groups.

Gary Crane, City Attorney, said the City required that the developer do a study, the City did an

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independent study, and a third outside review was done of both studies.

Commissioner Fitzpatrick asked if any new traffic studies would be done since Antelope Drive was being connected to Highway 89.

Gary said yes; new studies would have to be done.

Peter displayed a map of multi-family development relative to the street network; multi-family development was allowed along arterial streets.

Council and Staff discussed the development agreement attached to the Adams commercial property on 2200 West and Hill Field Road, which did not include a multi-family housing component.

Mayor Stevenson asked about the East Gate area; would it allow for a mixed use zone that would allow for apartments.

Peter said the conceptual plan discussed some housing in the area. He said the recommendation was to try and keep residential on the east side of 1700 East and not let it creep further to the west where it would be impacted by noise from the Base.

Mayor Stevenson asked if there would be some area available where Gordon Avenue would eventually tie into Highway 89; could it be mixed use to allow for residential.

Peter said the General Plan was fairly broad in that area identifying it as a feature center, probably some type of commercial node that may have some mixed use aspect to it.

There was discussion about various areas of the City that had potential for mixed use, and walkable areas.

Peter indicated that the General Plan recommendation was to have not more than 15% of housing stock in multi-family units, but the General Plan did not give a real definition of what multi-family was. Did it include a twin home in Peacefield, a condominium on south Main Street, or a typical walkup at East Gate? He said the General Plan also recommended no more than 5% in the R-H zone, which was the high density zone for typical walk-ups; the Seasons of Layton was an R-H zone. Peter said with single-family

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permits that had come in, the City was just under the 5% recommendation.

Council and Staff discussed the missing middle, including twin homes, mansion homes, bungalow court homes, etc. He displayed photos of these types of developments in other areas of the State. Peter said the real key in policies and directives moving forward into the future was determining what the mechanism or implementation tool was to see that they happened and that they happened in the right place. He said the visioning process could really be an assistance with this.

Peter said in previous discussions, the recommendation was single family at 73%, but having more detail to include typical single family homes, bungalow homes, patio homes, etc. He displayed various styles of single family and multi-family housing. Peter provided information about other types of housing such as Legacy Village. He said the recommended breakdown was 73% single family, 20% multi-family and 7% existing mobile homes. Peter discussed live/work developments; Kays Creek was the only work/live development in Layton at this time, but there were many in Salt Lake City.

Commissioner Gilbert asked if there were builders that were interested in all of the various types of developments; where did the builder want to be.

Peter said in general the City still saw that the majority of builders looked at a large piece of property and thought apartment complexes, or the smaller pieces maybe townhomes. He said the City tried to encourage builders to consider other housing types.

Mayor Stevenson asked if the City had the ability to fairly force people to do something on a specific piece of property.

Bill said absolutely; it was all about form and format.

Council and Staff discussed the trend of smaller lot sizes and walkable urban areas; there had been a shift in what people were wanting.

Peter said the Planning Commission and Council would be contacted to be part of the stakeholder group for the growth scenarios and visioning project.

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Mayor Stevenson asked if the City would be wise to refine this so that there was a good understanding of what the City wanted and how to do it.

Bill said there were a couple of approaches, one being to weave some or all of this study into the visioning project. He said he felt that it would be important to incorporate what had already been done into the visioning project.

Mayor Stevenson said he would agree with that.

Peter said the visioning project would provide some implementation tools that would help target those types of housing at specific locations.

Council and Staff discussed involvement of the stakeholder group as part of the visioning project.

The meeting adjourned at 6:32 p.m.

Thieda Wellman, City Recorder

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

2014 Comprehensive Annual Finance Report (CAFR) and Audit Reports

Background:

State statute requires an annual audit of the financial records by a qualified certified public accountant. Federal regulations require an audit under the "Single Audit Act" when \$500,000 or more of Federal grant money is expended in the year. The City did not have grant expenditure over \$500,000 this year and a single audit was not performed. Hansen, Bradshaw, Malmrose and Erickson, P.C. was engaged to perform these audits and has completed the work fulfilling the requirements. Their opinion and reports are included within the CAFR.

The Audit Committee has met with the auditors and reviewed the financial report, audit findings and reports on compliance. The City has received a favorable opinion on the financial statements contained in the CAFR. This means that the financial statements present fairly, in all material respects, the financial position of the City at June 30, 2014.

Tracy Probert, Finance Director, will make a few comments about the financial report and answer any questions. Mr. Ed Erickson, Partner and Mr. Robert Wood, principal, in the certified public accounting firm of Hansen, Bradshaw, Malmrose and Erickson, P.C. will present a brief report on the audit and will respond to questions, if any.

Alternatives:

Alternatives are to 1) Accept the audit reports and the financial report by passing a motion to that affect; or 2) Request additional information from the auditor or Staff.

Recommendation:

The Audit Committee and Staff recommend that the Council pass a motion accepting the audit reports and financial report as presented.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.B.

Subject:

Authorize the Execution of an Addendum to an Agreement Between Layton City and Harris ERP for the Innoprise Financial System - Resolution 14-74

Background:

In October 1997, Layton City entered into a contract with Systems Consulting Inc., now Harris ERP to provide a financial system to the City. The proposed addendum is for installation and training on a new financial system called Innoprise. The addendum will allow the City to take advantage of their software-for-life guarantee and discounts. The list price for the above mentioned software modules is \$280,709. The City's software-for-life discount reduces that one-time cost for software by \$242,934 to \$37,775. The cost of professional services are included in the addendum at \$213,000, which includes all the necessary hours of service and training to convert from one system to the other. This system will integrate the GEMS financial/payroll system and the Diamond utility billing system into one system.

Alternatives:

Alternatives are to 1) Adopt Resolution 14-74 approving the addendum to the agreement between Layton City and Harris ERP; 2) Adopt Resolution 14-74 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 14-74 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 14-74 approving the addendum to the agreement between Layton City and Harris ERP and authorize the Mayor to sign the necessary documents.

RESOLUTION 14-74

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ADDENDUM TO AN AGREEMENT BETWEEN LAYTON CITY AND HARRIS ERP FOR THE INNOPRISE FINANCIAL SYSTEM

WHEREAS, Layton City contracted with Systems Consulting Inc., now Harris ERP, in 1997 to provide a financial system to the City in an agreement entitled *Systems Consultants, Inc. Contract Agreement*, dated the 9th day of October, 1997, (the Harris ERP contract); and

WHEREAS, Layton City has received satisfactory results from the use of the system since entering into the initial contract; and

WHEREAS, Harris ERP has developed a new financial system called Innoprise; and

WHEREAS, the City has determined that Innoprise is necessary to assist the City with its financial systems; and

WHEREAS, an addendum to the contract is required in order for the existing contract to include the Innoprise system.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That Layton City adopt and approve the addendum to the Harris ERP contract, which addendum is entitled *Addendum Regarding City of Layton, UT*, which is attached hereto and incorporated herein by this reference.
2. That the Mayor be authorized to execute said agreement.

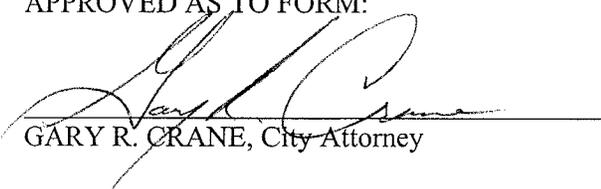
PASSED AND ADOPTED by the City Council of Layton, Utah, this ____ day of _____, 2014.

ROBERT J STEVENSON, Mayor

ATTEST:

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM:



GARY R. CRANE, City Attorney

Addendum Regarding City of Layton, UT

**DOCUMENT WAS
RECEIVED FROM
OUTSIDE SOURCE**

This Addendum (“Addendum”) is made and entered into on _____, 2014 by and between Harris ERP an unincorporated division of Harris Systems USA Inc. (formerly Government eManagement Solutions, formally Systems Consultants, Inc..) and The City of Layton, UT (“Customer”).

WHEREAS, Harris Systems USA Inc., formerly Government Management Solutions, Formerly Systems Consultants, Inc. entered into an agreement with Layton City entitled Systems Consultants Inc. Contract Agreement, dated the 9th day of October, 1997, (hereafter “the Original Agreement”) for the provision of licensed program services and associated products, which Original agreement is still in full force and affect; and

WHEREAS, this Addendum Regarding City of Layton shall be considered an addendum to the Original Agreement and the provisions contained herein shall be considered additions to that Original Agreement. All other provisions of the Original Agreement shall remain the same until otherwise amended or addended as provided therein; and

WHEREAS, in addition to the software, services and other items provided by HARRIS ERP to Customer under the Agreement, Customer desires to order from HARRIS ERP certain Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications, maintenance services, and/or hardware as described in this Addendum to the Agreement (“Addendum”).

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereby mutually promise, covenant and agree as follows:

1. The recitals above are made a part of the parties’ agreement.

2. The following definitions shall apply to this Addendum:

(a) “Designated Computer System” shall mean the Customer’s platform and operating system environment which is operating the Licensed Programs.

(b) “Licensed Program” or “Licensed Programs” shall mean program material in machine-readable or interpreted form, and may include, where appropriate, listings of either machine code or source code and related materials, including operating instructions and documentation provided by HARRIS ERP to Customer, and including any such programs previously provided to Customer by Systems pursuant to the Agreement, and including all copies made by Customer.

(c) “Reimbursable Expenses” shall refer to the expenses for travel (including one-way travel time spent by any HARRIS ERP employee), lodging, meals, car rental, mail charges (including overnight courier service), and related expenses incurred by HARRIS ERP in connection with rendering the maintenance services and any other services described in this Addendum. These will be billed as used and occur at actual costs.

3. Customer hereby orders from HARRIS ERP, and HARRIS ERP agrees to deliver to Customer, the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications and related hardware, if any (collectively, the “Innoprise ERP Applications”) listed and described on Addendum A attached hereto, for the prices listed on Addendum A. HARRIS ERP shall install the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications on the Designated Computer System for the installation price described on Addendum A. Customer shall reimburse HARRIS ERP for any Reimbursable Expenses incurred by HARRIS ERP in connection with HARRIS ERP’ delivery, installation and maintenance of the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications. HARRIS ERP shall deliver invoices to Customer for amounts due under this Addendum in accordance with HARRIS ERP’ customary invoicing procedure. Customer shall make prompt payment of initial License fees (listed on Addendum A) due thirty (30) days from contract signing. Professional service fees will be invoiced, as consumed, on a monthly basis with the final invoice payable on the earlier of one hundred and twenty days (120) from contract signing or upon the completion of End User Training. The annual maintenance fees for the Innoprise Financial and Payroll Applications (listed on Addendum A) During implementation CUSTOMER will be covered under the Regular maintenance of the GEMS product until live on the Innoprise applications, at which time any unused prepaid GEMS maintenance will be credited to CUSTOMER and CUSTOMER will be invoiced on a pro-rated basis for Innoprise Maintenance from when they go live on Innoprise through July of that year. Starting in August of the year after going live on Innoprise, and in subsequent years the maintenance charge will be for Innoprise only.

4. HARRIS ERP grants to Customer and Customer hereby accepts a personal, non-exclusive, non-transferable right and license to use the software included in the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications on the Designated Computer System. All Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications shall constitute a Licensed Program, and all of the terms of the Agreement applicable to the Licensed Program(s) shall also apply to the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications, and are fully incorporated herein by reference. HARRIS ERP may terminate the license granted under this Addendum upon default by Customer under any of the terms of the Agreement or this Addendum.

5. HARRIS ERP agrees to render for Customer, and Customer agrees to accept from HARRIS ERP, maintenance services for the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications. Such maintenance services shall be rendered during the same maintenance year previously established by Systems or HARRIS ERP pursuant to the Agreement. Customer shall pay to HARRIS ERP an annual maintenance fees for such maintenance services (as listed on Addendum A attached hereto), which shall be included and payable along with Customer's payment of the maintenance fees for the other Licensed Programs as set forth in the Agreement. The annual maintenance fees for the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications (listed on Addendum A) shall be subject to the same increases and other adjustments to the other annual maintenance fees as provided for in the Agreement. Maintenance fees are due on the earlier of one hundred and twenty days (120) from contract signing or upon the completion of End User Training.

6. HARRIS ERP and Customer shall each have the same rights and remedies with respect to the maintenance services for the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications as provided in the Agreement for all other maintenance services. Notwithstanding the foregoing, HARRIS ERP may terminate the maintenance services for the Innoprise Finance, Cash Receipts, Payroll/Human Resources, & Utility Billing Applications by giving at least one hundred twenty (120) days' prior written notice to Customer or immediately upon written notice to Customer if Customer defaults in any of its obligations of the Agreement or this Addendum.

7. This Addendum shall be binding and inure to the benefit of the parties hereto, and to their respective successors and assigns.

8. In the event of any conflict between the terms of this Addendum and the Agreement, this Addendum shall control.

Harris ERP
(An unincorporated division of Harris Systems USA Inc.)

City of Layton, UT

By: _____
Dennis Asbury, Executive Vice President

By: _____

Date: _____

Date: _____

Approved as to Form
By: [Signature]
Date: 11/23/2014

Addendum A
CUSTOMER

Date of Issuance: September 25,2014

City of Layton, UT
Innoprise Software Applications
Price Summary

Description	One Time Cost
Application License Fees	\$ 280,709
Professional Services	\$ 213,000
License Fees/ Preferred Customer Discounts	\$ (242,934)
Total Software and Services	\$ 250,775
Travel (Estimated, Actual is billed as incurred)	
Harris ERP Application and Software	\$ 15,085
First Year Maintenance (see note below)	
Harris ERP Application and Software - Year 1	\$ 56,142
Harris ERP Application and Software - Year 2	\$ 58,949
Harris ERP Application and Software - Year 3	\$ 61,896
Harris ERP Application and Software - Year 4	\$ 64,991
Harris ERP Application and Software - Year 5	\$ 68,241

Notes:

Price adjustments are subject to final configuration and vendor pricing policies.

Travel is billed at actual with per diem being charged at the GSA per diem rate. Weekend travel per diem is billed at \$110/day.

Pricing expires December 31, 2014

Modules	License	License	Discounted
Module	List	Discount	License Fee
			Net
Totals	280,709	242,934	37,775
Financials			
General Ledger, Project Tracking & Workflow	\$ 56,184	\$ 56,184	\$ -
Accounts Payable	\$ 14,614	\$ 14,614	\$ -
Budgeting	\$ 16,858	\$ 16,858	\$ -
Purchasing & Requisitions	\$ 23,410	\$ 23,410	\$ -
Inventory	\$ -	\$ -	\$ -
Fixed Assets	\$ 16,858	\$ 16,858	\$ -
Centralized Cash Receipting			
Central Cash Receipts	\$ 19,700	\$ 19,700	\$ -
Payroll/Human Resources			
Payroll	\$ 27,445	\$ 27,445	\$ -
Human Resources	\$ 25,000	\$ 25,000	\$ -
Employee Self Service	\$ 11,250	\$ 5,625	\$ 5,625
Citizen Access - Applicant Tracking	\$ 13,500	\$ 6,750	\$ 6,750
State Reporting	\$ 5,000	\$ 2,500	\$ 2,500
CIS/Utility Billing			
Utility Billing	\$ 30,400	\$ 15,200	\$ 15,200
Miscellaneous Accounts Receivable	\$ 7,490	\$ 7,490	\$ -
Citizen Access	\$ 5,000	\$ 2,500	\$ 2,500
Interfaces			
CIS - Meter Data Management	\$ 4,500	\$ 1,575	\$ 2,925
Citizen Access Credit Card (w/Innoprise Provider), inclusive of bill payment	\$ 1,250	\$ 438	\$ 813
Fuel Interface	\$ -	\$ -	\$ -
Custom Batch (Import or Export)	\$ -	\$ -	\$ -
Batch File - Advanced	\$ -	\$ -	\$ -
Payment Import (Lockbox, ACH)	\$ 2,250	\$ 788	\$ 1,463
Document Management	\$ -	\$ -	\$ -

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.C.

Subject:

Amend the Consolidated Fee Schedule – Ordinance 14-25

Background:

The City has consolidated most fees and charges into one place within the Municipal Code, which is adopted and amended by ordinance. As a result of a comprehensive staff review of the Business License and Fire Inspection procedures, processes and fees, an amendment to the Consolidated Fee Schedule is necessary. See attached changes.

Alternatives:

Alternatives are to 1) Adopt Ordinance 14-25 amending the Consolidated Fee Schedule as proposed; 2) Adopt Ordinance 14-25 with modifications; 3) Not adopt Ordinance 14-25 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 14-25 amending the Consolidated Fee Schedule as proposed.

Proposed Consolidated Fee Schedule Changes

Fees/Permits/Inspections	Current Fee	Proposed Fee
1. Home Occupation Base Fee	\$40	\$60
2. Home Occupation Inspection Fee	\$26.50	\$50
3. Business License Inspection Fee	\$47	\$50
4. Building Permit Inspection Fee	\$47	\$50
5. Fireworks Sales Permit Fee	\$300	\$500
6. Fireworks Sales Permit – Refundable Deposit	\$150	\$500
7. Alarms: Responsible Party Non-response Fee	\$25	\$100
8. Fire Department – Commercial/Non-Residential False Alarm Fees	\$50, \$75, \$100	\$250, \$350, \$450
9. Fire Re-inspection Fee	\$0	\$100

Explanations Below

1. Home Occupation Base Fee

Staff proposes an increase to the base fee for Home Occupations from \$40 to \$60 to better cover Staff costs for regulating home occupation businesses. A survey of 15 Utah cities revealed the average fee charged is approximately \$65. Staff recommends maintaining the renewal fee at \$40. Home occupation fees have not been modified since 1996.

2. Home Occupation Inspection Fee

With certain home occupation classifications, a \$26.50 inspection fee is currently required. To better cover costs, Staff proposes that this fee is raised to \$50. Staff also recommends that the one-time inspection fee be expanded to include occupations where customers come to the home to receive a service or when the business has outdoor storage of vehicles, potential for noise, odors, hazards, etc.

3. Business License Inspection Fee

With certain business classifications, an inspection fee of \$47 is required. It is recommended that an initial one-time inspection be conducted by the Fire Department on all Commercial businesses. Staff also recommends the inspection fee be established at \$50.

4. Building Permit Inspection Fees

To be consistent with inspection fees for business licenses and better cover costs, it is recommended that all building inspection fees be changed to \$50. The permit inspection fee amount has not changed since the Consolidated Fee Schedule was adopted in 1994.

5. Fireworks Sales Permit Fee

The fireworks permit fee has been \$300 for the past 18 years. Due to changes in the State Code in 2011 for the sale of fireworks, significantly more staff time is required to regulate the sales of fireworks. The increase in this fee offsets city costs for the increased number of inspections at individual sales locations.

6. Fireworks Sales Permit – Refundable Deposit

The current refundable deposit that is charged for the clean-up of outdoor fireworks sales sites is \$150. The current deposit would not cover the costs of clearing the site. To cover costs, Staff proposes increasing this deposit to \$500. The proposed deposit increase is based on an equipped fire engine with a four person company for two hours. The deposit would be refunded after any cost incurred by the city is subtracted. This deposit has not increased in 20 years.

7. Alarms: Responsible Party Non-response Fee

The proposed changes separate Residential and Commercial/Non-residential fees. Under the current fee structure, it is less expensive for a business to pay \$25, rather than respond to the alarm as required. Therefore, Staff proposes a new Commercial/Non-residential fee to be \$100. Residential fee would remain the same at \$25.

8. Fire Department - Commercial/Non-residential False Alarm Fees

Current fees that are charged for the third, fourth, and fifth false alarm per quarter are appropriate for residential alarms. However, the fees for a commercial false alarm are insufficient to persuade a business owner to repair their alarm system. The purpose of these revised fees is to motivate the business/building owner to repair and maintain their alarm system. The proposed fee amount is the cost for the engine company to respond, investigate, and help correct the immediate problem with the system. The incremental increases are to further motivate the owner to correct the problem long-term.

9. Fire Re-inspection Fee

An initial Fire inspection and one re-inspection for a business/building are provided annually at no charge. The Fire Prevention Division is experiencing an increasing number of businesses that require additional re-inspections due to the business owner failing to comply with fire code violations. Staff must return to the business for these additional re-inspections. This fee is necessary to cover the staff and equipment cost for a re-inspection. Each re-inspection performed beyond the initial re-inspection would be charged \$100.

ORDINANCE 14-25

**AMENDING TITLE 3, CHAPTER 15 OF THE LAYTON MUNICIPAL CODE,
AMENDING FEES OF THE CONSOLIDATED FEE SCHEDULE**

WHEREAS, Layton City charges various fees which are collected by different departments and divisions of the City; and

WHEREAS, these fees are collected to offset the expense of providing certain municipal services and to pay the cost of regulating certain businesses; and

WHEREAS, the City Council has determined to include fees associated with business license inspections and fire alarms; and

WHEREAS, the City Council has determined to update the fees associated with business license inspections, building permit inspections, firework sales permits, and fire alarms; and

WHEREAS, the City Council of Layton City finds that the fees set forth herein are reasonable, and should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Enactment. Title 3, Chapter 15 of the Layton Municipal Code is hereby amended as set forth in the Consolidated Fee Schedule of Layton City Corporation, as attached hereto and made a part of this ordinance as though set forth in full herein.

SECTION II: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION III: Effective Date. This Ordinance shall become effective immediately upon passing hereof.

PASSED AND ADOPTED by the City Council of Layton, Utah this 4th day of December, 2014.

ATTEST:

THIEDA WELLMAN, City Recorder

ROBERT J STEVENSON, Mayor

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT:



GARY CRANE, City Attorney



WILLIAM T. WRIGHT, Director
Community and Economic Development

LAYTON CITY

CONSOLIDATED FEE

SCHEDULE

Effective July 1, 2014

Consolidated Fee Schedule

Layton City Corporation

July 1, 2014

Fire:

Fire investigation report	\$25 each
Fireworks sales permit (note: a business license is also required)	\$300 <u>\$500 non-refundable</u> per location plus; <u>\$150</u> \$500 refundable deposit
Ambulance and paramedic fees as currently established by the Bureau of Emergency Medical Services	
Fire standby services for special events:	
One certified emergency medical technician with basic first aid equipment	\$75 per hour
Equipped ambulance with two-person certified medical team	\$150 per hour
Equipped fire engine with four-person engine company	\$250 per hour
Automatic fire extinguishing system fee schedule and plan review fee:	
Original/initial submittal for new installations:	
All buildings except single family, two family and manufactured homes:	
0 - 3,000 sq. ft.	\$250 per plan
3,001 - 10,000 sq. ft.	\$350 per plan
10,001 sq. ft. and greater	\$350, plus \$.005 per sq. ft. over 10,000
Single family, two family and manufactured homes:	
0 - 3,000 sq. ft.	\$175 per plan
3,001 - 7,000 sq. ft.	\$225 per plan
7,001 sq. ft. and greater	\$225, plus \$.005 per sq. ft. over 7,000
Original/initial submittal for existing system remodels:	
All buildings except single family, two family and manufactured homes:	
0 - 3,000 sq. ft.	\$100 per plan
3,001 - 10,000 sq. ft.	\$150 per plan
10,001 sq. ft. and greater	\$150, plus \$.005 per sq. ft. over 10,000
minor relocation of 10 sprinkler heads or less	\$50 per plan
Single family, two family and manufactured homes:	
0 - 3,000 sq. ft.	\$100 per plan
3,001 - 7,000 sq. ft.	\$150 per plan
7,001 sq. ft. and greater	\$150, plus \$.005 per sq. ft. over 7,000
minor relocation of 10 sprinkler heads or less	\$50 per plan
Re-review of corrected or rejected plans: 3,000 sq. ft. and greater	
All buildings except single family, two family and manufactured homes:	\$175 per plan
0 - 3,000 sq. ft.	\$125 per re-review
3,001 - 10,000 sq. ft.	\$175 per re-review
10,001 sq. ft. and greater	\$175, plus \$.005 per sq. ft. over 10,000 per re-review
Single family, two family and manufactured homes: 0 - 3,000 sq. ft.	
3,001 - 7,000 sq. ft.	\$100 per re-review
7,001 sq. ft. and greater	\$150 per re-review
10,001 sq. ft. and greater	\$150, plus \$.005 per sq. ft. over 7,000
Fire alarm system:	
original/initial review fee	\$300 per plan
re-review of corrected/rejected plans	\$200 per plan
Alarms: Responsible party non-response fee	<u>\$25</u>
<u>Residential</u>	<u>\$25</u>
<u>Commercial/Non-residential</u>	<u>\$100</u>
False alarm fees:	

Residential:		
3rd false alarm per quarter		\$50
4th false alarm per quarter		\$75
5th false alarm per quarter		\$100
Commercial/Non-residential		
3rd false alarm per quarter		\$250
4th false alarm per quarter		\$350
5th false alarm per quarter		\$450
Additional false alarm per quarter	incremental by \$100 for each additional alarm	
Fire Re-inspection Fee:		
Additional re-inspection of a single business/building		\$100

Fire: (continued)

Fire training tower rental fees:

Training without "Live Fire" (includes one instructor from Layton City Fire Department, use of the tower and theater smoke machine, and generator use)	\$75 per hour
Training with "Live Fire" (includes use of burn rooms, use of theater smoke and smoke machine, and use of generator)	
Requires a minimum of three "Live Fire" instructors from Layton City Fire Department	
Pallets and burn materials will be provided by the department using the facility	\$1,000 per 4 hour session

Community Development:

Business license fees:

Residential Solicitation (Door to Door Sales): Fee for each Solicitor	\$35
Home Occupation:	
base fee	\$4060
renewal fee	\$40
additional service fee for Day Care, Pre School, Educational Services with 5 or more students at one time	\$26.50
inspection fee for occupations in which clients come to the place of business to receive a service or the business has outdoor storage of vehicles, parking concerns, potential for noise, odors, hazards, etc. including, but not limited to: Daycares, Preschools, Educational Services, Salons – hair, nail, waxing, massage, etc., Dance Studios, Photography Studios, Law Offices, Consultants, Personal Trainers, Therapy Offices, Lessons – swim, piano, tumbling, dance, voice, etc., Landscaping/Yard Care, and Construction – unless a home office.	\$50
Apartments:	
base fee	\$40
additional service fee	\$3 per unit
inspection fee	\$50
Small Commercial (under 10,000 square feet including outdoor sales area):	
base fee	\$120
additional for:	
beer or liquor permit	\$300
tobacco sales	\$50
inspection fee	\$50
Medium Commercial (10,000 to 40,000 square feet including outdoor sales area):	
base fee	\$120
additional for:	
police services	\$50
beer or liquor permit	\$300
tobacco sales	\$50
inspection fee	\$50
Large Commercial (over 40,000 square feet including outdoor sales area):	
base fee	\$120
additional for:	
police services	\$100
beer or liquor permit	\$300
tobacco sales	\$50
inspection fee	\$50
Bar/Tavern/Private Club:	
base fee	\$120
additional for:	
police/enforcement services	\$200
beer or liquor permit	\$450
inspection fee	\$50
Manufacturing/Warehousing:	
base fee	\$120
additional for:	
police services	\$50
inspection fee	\$50
Single Event/Off-Site Sales:	
base fee	\$120
additional for:	

enforcement services	\$80
beer or liquor permit	\$150
inspection fee	\$47
vendor fee	\$10 per vendor
inspection fee	\$50

Kiosks (unmanned):	
base fee	\$40
inspection fee	\$50

Seasonal Outdoor Vendor:	
base fee	\$40
inspection fee	\$4750

Community Development: (continued)
Business license fees: (continued)

Snow Shack:	
base fee	\$40
inspection fee	\$4750

Street Vendor:	
base fee	\$40
inspection fee	\$4750

Tent Vendor:	
auto glass repair	\$120
base fee	\$120
inspection fee	\$50

produce stand:	
base fee	\$40
inspection fee	\$4750

Other Tent Vending:	
base fee	\$40
inspection fee	\$4750

Sexually Oriented Business:	
base fee	\$240
additional for:	
police/enforcement services	\$250
inspection fee	\$50

Mobile Home Parks:	
base fee	\$2 per pad
inspection fee	\$50

Distressed Goods Sales:	
thirty (30) day license fee for each separate sale	\$25 plus \$2 for each \$1,000 of sale inventory
thirty (30) day renewal fee	\$50 per renewal
inspection fee	\$50

Junk Dealer	base fee	\$100
inspection fee		\$50

Second Hand Dealer	base fee	\$100
inspection fee		\$50

Pawn Dealer	base fee	\$100
inspection fee		\$50

Swap Meet Organizer (requires \$1,000 performance bond in addition to license)	base fee	\$150
inspection fee		\$50

Swap Meet Seller	base fee	\$1 each per day
inspection fee		\$50

Duplicate Business License \$10 each

Late payment fee:

if license is paid 16 to 45 days beyond renewal due date	\$40
if license is paid 46 or more days beyond renewal due date	\$65

Planning & zoning fees:

Site plan review:		
base fee		\$250 each plan
plus acreage fee 0 to 5 acres		\$25 per acre
plus acreage fee 5.01 to 10 acres		\$10 per acre
plus acreage fee 10.01 and above		\$2 per acre
maximum site plan review fee		\$500 each
Revised site plan and amendment waiver requests		\$100 each
Recording fees		cost charged by County Recorder
Site plan review for kiosks, mobile stores & recycling operations		\$50 each

Community Development: (continued)

Planning & zoning fees: (continued)

Conditional use permit		site plan fee plus \$100 each
amendments to conditional use permit		\$100 each
Exception: aid dog applications are exempt from the permit fee		
Public & Private Subdivision review:		
Preliminary or conceptual:		
base fee		\$100 each submittal
plus lot fee		\$25 per lot
Final review:		
base fee		\$250 each submittal
plus lot fee		\$60 per lot
Revised preliminary or conceptual:		
base fee		\$50 each submittal
plus lot fee		\$15 per lot
Final revised review:		
base fee		\$100 each submittal
plus lot fee		\$25 per lot
Amendments after recording:		
base fee		\$100 each submittal
plus lot fee		\$20 per lot
PRUD review:		
Conceptual or rezone:	base fee	\$300 each submittal
	plus lot fee	\$15 per lot/bldg
Preliminary base fee		\$50 each submittal
plus lot fee		\$10 per lot/bldg
Final review:	base fee	\$250 each submittal
	plus lot fee	\$50 per lot/bldg
Revised plan (any stage):	base fee	\$100 each submittal
	plus lot fee	\$25 per lot/bldg
Zoning ordinance amendment (including rezones):	map	\$200 each
	text	\$200 each

Master plan amendment	\$200 each
Annexation or boundary adjustment request: If annexation and rezone are combined	\$700 add \$100
Street vacation, street name change, or street dedication	\$250 each
Fee for extra Planning Commission meetings requested by developers	\$125 per meeting
Board of Adjustments appeal filing fee	\$250 each
Completion of on-site/off-site improvements bond	\$1,000 minimum
Residential remodel or addition bond	\$200 minimum
Residential/single family storm water pollution prevention bond	\$500 minimum
Commercial/Industrial/Residential multi-family storm water pollution prevention bond	\$1,000 minimum +\$250 per each additional acre
Commercial completion bond	125% of landscaping costs

Community Development: (continued)

Building permit fees:

General:

Building valuation:

from \$1 to \$500	\$23.50
from \$501 to \$2,000	\$23.50 plus \$3.05 each additional \$100 or fraction thereof
from \$2,001 to \$25,000	\$69.25 plus \$14.00 each additional \$1,000 or fraction thereof
from \$25,001 to \$50,000	\$391.75 plus \$10.10 each additional \$1,000 or fraction thereof
from \$50,001 to \$100,000	\$643.75 plus \$7.00 each additional \$1,000 or fraction thereof
from \$100,001 to \$500,000	\$993.75 plus \$5.60 each additional \$1,000 or fraction thereof
from \$501,000 to \$1,000,000	\$3,233.75 plus \$4.75 each additional \$1,000 or fraction thereof
from \$1,000,000 up	\$5,608.75 plus \$3.65 each additional \$1,000 or fraction thereof

Pools, tubs and spas:

public pool	\$150 each
private pool	\$125 each

Landscape sprinkling system \$30 each

Mobile homes \$100 each

Plan check fee:

Commercial	65% of the building permit fee
Residential and pools	40% of the building permit fee

Permit inspection fees:

outside normal business hours	\$4750
re-inspection	\$4750
inspections for which no fee is specifically indicated	\$4750
additional plan review required by revisions	\$4750

Home daycare or pre-school plan check and inspection fee \$25 each

Duplicate Certificate of Occupancy Permit \$10

Moving a building bond:	minimum bond	\$5,000
	maximum bond	\$10,000

Subdivision street sign fees \$90 each

Regulatory signs in subdivisions \$65 each

Sign permit fees:

General:

Sign valuation:

from \$1 to \$500	\$23.50*
from \$501 to \$2,000	\$23.50 plus \$3.05 each additional \$100 or fraction thereof
from \$2,001 to \$25,000	\$69.25 plus \$14.00 each additional \$1,000 or fraction thereof
from \$25,001 to \$50,000	\$391.75 plus \$10.10 each additional \$1,000 or fraction thereof
from \$50,001 to \$100,000	\$643.75 plus \$7.00 each additional \$1,000 or fraction thereof
from \$100,001 to \$500,000	\$993.75 plus \$5.60 each additional \$1,000 or fraction thereof
from \$501,000 to \$1,000,000	\$3,233.75 plus \$4.75 each additional \$1,000 or fraction thereof
from \$1,000,000 up	\$5,608.75 plus \$3.65 each additional \$1,000 or fraction thereof

*Minimum sign fee is based on inspection fees plus 20% plan check fee.

Temporary sign:

30 day	\$30
1 year	\$100

Community Development: (continued)

Building permit fees: (continued)

Sign permit fees: (continued)

Sign reclaiming fee: Temporary signs which are confiscated for code violations may be reclaimed by paying:

first offense	\$0
second offense	\$30
third offense	\$60
fourth offense – no reclaiming any signs	

Plan check fee:

Signs 20% of building permit fee

Development impact fees:

Park impact fee:

Residential:

single family structure	\$1,873 each
multiple family structure	\$1,381 per unit
mobile home	\$1,369 per pad

Water impact fee:

5/8" meter	\$600 each
3/4" meter	\$900 each
1" meter	\$1,500 each
1½" meter	\$3,000 each
2" meter	\$8,550 each
3" meter	\$14,400 each
4" meter	\$22,500 each
6" meter	\$51,000 each
8" meter	\$105,000 each

Storm sewer impact fee:

East Area:

Agriculture and open space area x .20 modifier x \$6703 per sq. ft.

Residential:

Zoned R-1-6, includes multiple family up to 5 units per acre area x .45 modifier x \$.6703 per sq. ft.

Zoned R-1-8 area x .43 modifier x \$.6703 per sq. ft.

Zoned R-1-10 area x .40 modifier x \$.6703 per sq. ft.

Zoned R-S area x .35 modifier x \$.6703 per sq. ft.

Multiple family, more than 5 units per acre and less than 10 units per acre area x .60 modifier x \$.6703 per sq. ft.

Multiple family, more than 10 units per acre area x .65 modifier x \$.6703 per sq. ft.

Mobile homes	area x .70 modifier x \$.6703 per sq. ft.
Non-Residential:	
Zoned CP, CH, P-B	area x .90 modifier x \$.6703 per sq. ft.
Zoned B-RP	area x .75 modifier x \$.6703 per sq. ft.
Zoned M-1, M-2	area x .90 modifier x \$.6703 per sq. ft.
Schools	area x .40 modifier x \$.6703 per sq. ft.
Churches	area x .70 modifier x \$.6703 per sq. ft.
Hospitals	area x .90 modifier x \$.6703 per sq. ft.

Community Development: (continued)

Development impact fees: (continued)

Storm sewer impact fees: (continued)

Central Area:	
Agriculture and open space	area x .20 modifier x \$.2324 per sq. ft.
Residential:	
Zoned R-1-6, includes multiple family up to 5 units per acre	area x .45 modifier x \$.2324 per sq. ft.
Zoned R-1-8	area x .43 modifier x \$.2324 per sq. ft.
Zoned R-1-10	area x .40 modifier x \$.2324 per sq. ft.
Zoned R-S	area x .35 modifier x \$.2324 per sq. ft.
Multiple family, more than 5 units per acre and less than 10 units per acre	area x .60 modifier x \$.2324 per sq. ft.
Multiple family, more than 10 units per acre	area x .65 modifier x \$.2324 per sq. ft.
Mobile homes	area x .70 modifier x \$.2324 per sq. ft.
Non-Residential:	
Zoned CP, CH, P-B	area x .90 modifier x \$.2324 per sq. ft.
Zoned B-RP	area x .75 modifier x \$.2324 per sq. ft.
Zoned M-1, M-2	area x .90 modifier x \$.2324 per sq. ft.
Schools	area x .40 modifier x \$.2324 per sq. ft.
Churches	area x .70 modifier x \$.2324 per sq. ft.
Hospitals	area x .90 modifier x \$.2324 per sq. ft.
West Area:	
Agriculture and open space	area x .20 modifier x \$.5902 per sq. ft.
Residential:	
Zoned R-1-6, includes multiple family up to 5 units per acre	area x .45 modifier x \$.5902 per sq. ft.
Zoned R-1-8	area x .43 modifier x \$.5902 per sq. ft.
Zoned R-1-10	area x .40 modifier x \$.5902 per sq. ft.
Zoned R-S	area x .35 modifier x \$.5902 per sq. ft.
Multiple family, more than 5 units per acre and less than 10 units per acre	area x .60 modifier x \$.5902 per sq. ft.
Multiple family, more than 10 units per acre	area x .65 modifier x \$.5902 per sq. ft.
Mobile homes	area x .70 modifier x \$.5902 per sq. ft.
Non-Residential:	
Zoned CP, CH, P-B	area x .90 modifier x \$.5902 per sq. ft.
Zoned B-RP	area x .75 modifier x \$.5902 per sq. ft.
Zoned M-1, M-2	area x .90 modifier x \$.5902 per sq. ft.
Schools	area x .40 modifier x \$.5902 per sq. ft.
Churches	area x .70 modifier x \$.5902 per sq. ft.
Hospitals	area x .90 modifier x \$.5902 per sq. ft.

Transportation impact fee:

Residential dwelling units:	
single family detached	\$2,399 per unit
condo/townhome	\$1,178 per unit
high rise apartment (4 or more floors)	\$821 per unit
low rise apartment (3 or less floors)	\$1,508 per unit
mobile home	\$1,279 per unit
Commercial/Retail:	
convenience store	\$7,904 per 1,000 sq. ft.
convenience store with car wash	\$12,684 per 1,000 sq. ft.
car wash	\$1,356 per stall

service station	\$3,698 per pump
fast food	\$8,751 per 1,000 sq. ft.
sit down restaurant	\$7,408 per 1,000 sq. ft.
supermarket	\$2,737 per 1,000 sq. ft.
bank	\$9,584 per 1,000 sq. ft.
day care center	\$10,895 per 1,000 sq. ft.
clinic/doctor	\$6,867 per 1,000 sq. ft.
shopping center	\$3,730 per 1,000 sq. ft.

Community Development: (continued)

Development impact fees: (continued)

Transportation impact fees: (continued)

Commercial/Retail: (continued)

discount superstore	\$4,042 per 1,000 sq. ft.
home improvement superstore	\$3,838 per 1,000 sq. ft.
pharmacy/drug store	\$6,231 per 1,000 sq. ft.
racquet club/gym facility	\$1,433 per 1,000 sq. ft.
hardware/paint store	\$3,240 per 1,000 sq. ft.
specialty retail	\$3,255 per 1,000 sq. ft.
retail – general merchandise	\$3,164 per 1,000 sq. ft.
elderly care/assisted living	\$285 per unit
dialysis center and similar specialty medical treatment center	\$3,622 per 1,000 sq. ft.
hospital	\$2,127 per 1,000 sq. ft.
hair salon	\$2,620 per 1,000 sq. ft.
nursery/garden center (indoor space only)	\$5,022 per 1,000 sq. ft.
Office:	
office building-single tenant	\$2,540 per 1,000 sq. ft.
office building-general	\$2,190 per 1,000 sq. ft.
office building-corporate headquarters	\$2,031 per 1,000 sq. ft.
business park	\$1,872 per 1,000 sq. ft.
office park	\$2,190 per 1,000 sq. ft.
research & development center	\$1,522 per 1,000 sq. ft.
medical office	\$6,740 per 1,000 sq. ft.
office shell	\$2,386 per 1,000 sq. ft.
dentist office	\$4,477 per 1,000 sq. ft.
Institutional:	
church	\$529 per 1,000 sq. ft.
junior/community college	\$1,917 per 1,000 sq. ft.
elementary school (public)	\$3,971 per 1,000 sq. ft.
elementary school (private)	\$3,775 per 1,000 sq. ft.
jr. high school (public)	\$3,207 per 1,000 sq. ft.
jr. high school (private)	\$3,011 per 1,000 sq. ft.
conference center	\$9,311 per 1,000 sq. ft.
Industrial:	
light industry	\$2,552 per 1,000 sq. ft.
heavy industry	\$1,543 per 1,000 sq. ft.
warehouse	\$1,102 per 1,000 sq. ft.
mini-warehouse	\$466 per 1,000 sq. ft.
industrial/warehouse shell	\$1,827 per 1,000 sq. ft.

Public safety impact fees:

Residential:	
single family	\$501 per dwelling unit
multi-family	\$391 per dwelling unit
mobile home	\$353 per dwelling unit
Hotel/Nursing Home:	
hotel/motel	\$539 per room/1,000 sq. ft.
nursing home	\$1,413 per room/1,000 sq. ft.
Business/Institutional:	
commercial (including hospitals)	\$655 per 1,000 sq. ft.

office
church
industrial

\$468 per 1,000 sq. ft.
\$145 per 1,000 sq. ft.
\$74 per 1,000 sq. ft.

Community Development: (continued)

Development impact fees: (continued)

Public safety impact fees: (continued)

Business/institutional: (continued)

Independent impact fee calculation review fee
Impact fee appeal filing fee
Administrative fee for impact fee refunds

\$150 each
\$50 each
3% of impact fee

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.D.

Subject:

Amend Title 16, Section 16.04.010, Amend the 2012 Edition of the International Fire Code to Require Businesses in Layton City to Submit Fire and Life Safety Inspection, Testing and Maintenance Paperwork Electronically - Ordinance 14-27

Background:

Layton City has maintained a Fire Department whose purpose is to protect life and property within Layton City from fires and dangers. Layton City has previously adopted and utilized the 2012 edition of the International Fire Code with amendments.

The Fire Department is proposing an amendment to Title 16, Chapter 16.04 and an additional amendment to the International Fire Code, 2012 edition. The proposed amendment will require that businesses conducting required inspections, tests, and maintenance on fire and life safety systems throughout the city submit their documentation to the Fire Department electronically in the manner, format, and timeline that is acceptable to the Fire Department.

Alternatives:

Alternatives are to 1) Adopt Ordinance 14-27 approving the amendments to Title 16 and to the 2012 edition of the International Fire Code; or 2) Not adopt Ordinance 14-27 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Ordinance 14-27 approving the amendments to Title 16 and to the 2012 edition of the International Fire Code.

ORDINANCE 14-27

AN ORDINANCE AMENDING TITLE 16, CHAPTER 16.04, SECTION 16.04.010 OF THE LAYTON MUNICIPAL CODE; AMENDING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE REQUIRING BUSINESSES PERFORMING REQUIRED INSPECTIONS, TESTS, AND MAINTENANCE ON FIRE AND LIFE SAFETY SYSTEMS THROUGHOUT THE CITY TO SUBMIT DOCUMENTATION OF SUCH WORK TO THE FIRE DEPARTMENT ELECTRONICALLY IN THE MANNER, FORMAT, AND TIMELINE ACCEPTABLE TO THE FIRE DEPARTMENT.

WHEREAS, Layton City has provided a Fire Department for the purpose of protecting life and property within Layton City from fires and other dangers; and

WHEREAS, Layton City has previously adopted and utilized the 2012 edition of the International Fire Code with amendments; and

WHEREAS, Layton City recognizes the need for documentation of inspections, tests, and maintenance conducted on fire and life safety systems in businesses throughout the city be submitted electronically in a manner, format, and timeline that is compatible with the needs of the Fire Department; and

WHEREAS, Layton City recognizes that this will improve the effectiveness and productivity of the Prevention Division of the Fire Department; and

WHEREAS, the proposed ordinance addresses these objectives and furthers the mission of the Layton City Fire Department.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith, they are hereby repealed.

SECTION II: Enactment. Title 16, Chapter 16.04, Section 16.04.010 of the Layton Municipal Code is hereby amended as follows:

901.6.2 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be ~~copied~~ submitted to the Fire Prevention Division of the Fire Department in a manner and format as prescribed by the fire code official upon request within five working days after the inspections, tests, and maintenance are completed.

PASSED AND ADOPTED by the City Council of Layton City, Utah, this **4th Day of December, 2014.**

ROBERT J STEVENSON, MAYOR

ATTEST:

THIEDA WELLMAN, CITY RECORDER

APPROVED AS TO FORM:



GARY CRANE, City Attorney

PREPARED BY:



KEVIN WARD, Fire Chief