

Brief Summary of Comments from Developer/Builder Open House (12/8/11) and Survey

Development Fees/Process:

- Should not be just comparing to other cities and trying to be average
- Need for an expedited development review process to get projects in the ground fast
- Assessment of how much are trails used/valued, how much are parks used/valued to necessitate fee structure

Builder Fees/Process:

- Top soil – amount, spec adds cost and inspection that has no flexibility
- Copper water hook-up instead of PVC adds cost
- Plumbing for sump pump expel from house adds cost
- Air test for sewer and water hook-up adds cost
- Radon barrier rock in basement requirement adds cost
- Silt fence requirement –street and pond fenced vs whole lot when neighboring lots are vacant
- Building permit fees viewed as fair, process viewed as generally builder friendly, special inspections for top soil and silt fence can be punitive
- The ability to do e-permits would help the process –prevents a trip to city hall, expedites process for builder
- The ability to defer building permit fees to C of O would help cash flow

Survey results for measured responses as of Thursday, December 8th, 2011:

Builder/Contractor Survey:

Overall, how would you characterize the building permits fees relative to surrounding communities?

Response choices:

Much lower, Somewhat lower, Average, Somewhat higher, Much higher

8 responses – Average

Developer Survey:

How would you characterize the development fees associated with projects in Ramsey?

Response choices:

Well below surrounding communities, Slightly below surrounding communities, About the same as surrounding communities, Slightly above surrounding communities, Well above surrounding communities

1 response – Slightly above

1 response – Well above

How would you characterize the value received as part of the development fees paid?

Response choices:

Well below surrounding communities, Slightly below surrounding communities, About the same as surrounding communities, Slightly above surrounding communities, Well above surrounding communities

1 response – slightly below

1 response – well below