

RESOLUTION NO. 2021-R-12-1

RESOLUTION REPEALING AND REPLACING RESOLUTION 2021-R-09-3,
DATED SEPTEMBER 14, 2021

WHEREAS, the Brighton Council ("Council) met in a regular session on September 14, 2021 and adopted Resolution 2021-R-09-3, an amended consolidated fee schedule;

WHEREAS, the Municipal Service District which administers the Community Development Departments requested certain updates to the Fee Schedule;

WHEREAS, the Town of Brighton wishes to update those updates to the fee schedule;

NOW, THEREFORE, BE IT RESOLVED by the Brighton Town Council that the Council resolves as follows:

SECTION 1. FEE SCHEDULE AMENDMENTS. The Town of Brighton Consolidated Fee Schedule is hereby re-adopted with changes as outlined in Exhibit 1.

SECTION 2. REPEALED. Resolution 2021-R-09-3, dated September 14, 2021 is hereby repealed.

SECTION 3. Effective Date. This Resolution shall take effect immediately.

PASSED AND APPROVED this 14th Day of December, 2021.

TOWN OF BRIGHTON

By: 
Dan Knopp, Mayor



ATTEST:


Kara John, Town Clerk

Exhibit 1: Town of Brighton Fee Schedule dated December 14, 2021

Town of Brighton Fee Schedule

ADOPTED DECEMBER 14, 2021

TOWN



G R E A T E R S A L T L A K E

Municipal Services
District

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Greater Salt Lake Municipal Service District

Addressing Fee Schedule

Service	Service Detail	Fee	
		Flat Fee	*Per Lot
Assignment of Address (A-1)	Provide assignment of address information on recorded subdivision plat and/or for individual parcel/building addresses. Ensure address information meets addressing standards and address information is suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00	\$40.00
Correction of Address (A-2)	Provide correction of addresses. Document the correction properly by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, public safety dispatch and the Salt Lake County Treasurer of the address change.	\$25.00	\$15.00
Street Name Change (A-3)	Confirm petition meets required number of signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, public safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00	\$50.00
<p>* Per lot fee is an addition to flat fee. For example, Assignment of Address fee for a single lot would be \$100 + \$40. For more than a one lot, the fee would be \$100 + (number of lots x \$40).</p>			

Planning and Development Services

Business License Fees

Services	Fee Activity Detail	Fee
Licensing Fees	General License Fee	\$150.00
	Per Employee Fee	\$6.00
	Umbrella Short Term License Fee (Main License)	\$500.00
	Umbrella Sub Fee (Each Individual Unit)	\$50.00
	Seasonal License	\$120.00
	Solicitor ID	\$65.00
	Accessory Dwelling Unit (ADU) License	\$50.00
	Sexually Oriented Business - excluding Outcall Services	\$300.00
	Outcall Service Businesses	\$500.00
	25% Penalty	25% of General License Fee
	100% Penalty	100% of General License Fee
	Application Withdrawal Fee	25% of License Fee
Alcohol Related Licensing Fees	Single Event	\$150.00
	Off-Premise Beer Retailer	\$250.00
	Beer-Only Restaurant	\$350.00
	On-Premise Beer Tavern	\$350.00
	Resort	\$500.00
	Wholesale Beer	\$300.00
	Restaurant Liquor	\$500.00
	Manufacturing	\$350.00
	Recreational On-Premise Beer Retailer	\$350.00
	Limited Restaurant Liquor	\$500.00
	Club Liquor	\$600.00
	Banquet & Catering	\$500.00

Planning and Development Services

Building Permit Fees

Services	Fee Activity Detail	Fee
Administrative Fees	Cancelled Building Permit Fee	25% of Building Permit Fee
	Building w/o permit	2x Building Permit Fee
	Reinstatement Fee	½ of Building Permit Fee
	Reinstatement Fee (Final Inspections Only)	\$200.00
State Surcharge	Applicable State Surcharge on all Permits	1% of Building Fee
Inspection Fees	Reinspection	\$50.00
	Pre-Inspection (post fire or disaster)	\$70.00
	Overtime/After Hour (per hour)	See hourly rate
	Multi-unit Inspection	\$100.00
Permit Types	Building Permit Fee (Val)	Based on valuation
	Demolition Fee	Based on valuation
	Mechanical, Plumbing & Electrical Permits (Circuit, Electrical Service Charge, Power to Panel, Temporary Panel), Reroof (Shingles)	\$70.00
	Additional appliance, fixture, etc.	\$20.00
	Grading Permit	Based on valuation
	Retaining Wall	Based on valuation
	Manufactured Home Permit	\$200.00
Plan Check	<i>All plan check fees include up to 4 reviews. Additional reviews will incur additional costs billed at the Hourly Plan Check Fee rate.</i>	
	Grading Plan Check	Based on valuation
	Hourly Plan Check Fee	See hourly rate
	Plan Check Fee (FCOZ)	65% of Building Permit Fee
	Land-Use Review Fee	\$110.00
	Card File plan check fee (listed as plan check fee)	\$150.00
	Plan Check Fee for smaller projects	\$100.00
	Plan Check Fee (Res)	40% of Building Permit Fee
	Plan Check Fee (Com)	65% of Building Permit Fee

Planning and Development Services

Additional Building Permit Fees

Services	Fee Activity Detail	Fee
Solar*	Base Permit Cost (Charged with KWA fee	\$70.00
	KWA (Additional Permit Cost per KWA being produced)	\$30.00
	Plan Check	\$150.00
	Battery Storage System per battery	\$2.00
	<i>*Other fees may apply depending on extent of information to check</i>	
Reroof Permits	Reroof with Sheathing (decking)	\$110.00
	Reroof fee (without sheathing)	\$70.00
	Reroof (Com) based on valuation below	
	\$1-\$9,999	\$150.00
	\$10,000-\$49,999	\$300.00
	\$50,000-and up	\$500.00
Window and Door (Replacement with no other work)	Window and Door (Res)	\$70.00
	Window and Door (Com)	Based on valuation – permit fee calculation based on declared value and normal building permit fee calculation

Planning and Development Services
 Building Type Rate Valuation Table
 Square Foot Construction Costs
 (This is updated as the new standards are published)

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	298.55	288.43	280.93	269.54	253.09	245.77	260.87	235.34	226.84
A-1 Assembly, theaters, without stage	273.51	263.39	255.89	244.51	228.06	220.73	235.84	210.31	201.80
A-2 Assembly, nightclubs	233.39	226.42	220.85	211.80	199.64	194.14	204.26	180.65	174.48
A-2 Assembly, restaurants, bars, banquet halls	232.39	225.42	218.85	210.80	197.64	193.14	203.26	178.65	173.48
A-3 Assembly, churches	276.84	266.72	259.22	247.83	231.83	225.68	239.17	214.08	205.57
A-3 Assembly, general, community halls, libraries, museums	231.62	221.50	213.00	202.61	185.16	178.84	193.94	167.42	159.91
A-4 Assembly, arenas	272.51	262.39	253.89	243.51	226.06	219.73	234.84	208.31	200.80
B Business	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
E Educational	253.16	244.50	238.07	227.82	212.65	201.92	219.97	185.88	180.09
F-1 Factory and industrial, moderate hazard	142.51	135.81	128.20	123.31	110.60	105.32	118.02	91.13	85.44
F-2 Factory and industrial, low hazard	141.51	134.81	128.20	122.31	110.60	104.32	117.02	91.13	84.44
H-1 High Hazard, explosives	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	N.P.
H234 High Hazard	133.05	126.35	119.74	113.85	102.42	96.14	108.56	82.95	76.26
H-5 HPM	240.93	232.14	224.41	213.38	194.94	187.44	204.97	171.50	163.65
I-1 Institutional, supervised environment	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
I-2 Institutional, hospitals	403.60	394.81	387.08	376.05	356.54	N.P.	367.65	333.11	N.P.
I-2 Institutional, nursing homes	280.29	271.50	263.77	252.74	235.00	N.P.	244.34	211.57	N.P.
I-3 Institutional, restrained	273.98	265.19	257.46	246.43	229.58	221.08	238.03	206.14	196.29
I-4 Institutional, day care facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
M Mercantile	174.08	167.12	160.55	152.50	140.10	135.60	144.96	121.12	115.94
R-1 Residential, hotels	242.77	234.53	227.63	218.55	200.90	195.42	218.82	180.35	175.00
R-2 Residential, multiple family	203.34	195.11	188.20	179.12	162.64	157.15	179.40	142.08	136.73
R-3 Residential, one- and two-family ^d	189.34	184.22	179.47	175.04	169.94	163.79	172.07	157.66	148.33
R-4 Residential, care/assisted living facilities	240.35	232.11	225.21	216.12	198.77	193.28	216.40	178.22	172.87
S-1 Storage, moderate hazard	132.05	125.35	117.74	112.85	100.42	95.14	107.56	80.95	75.26
S-2 Storage, low hazard	131.05	124.35	117.74	111.85	100.42	94.14	106.56	80.95	74.26
U Utility, miscellaneous	104.03	98.14	92.46	88.40	79.71	73.77	84.55	62.84	59.88

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

Planning and Development Services

Supplemental Building Type Rate Valuation Table

Type	Per	Fee
Unfinished basements	Square Foot	\$22.45
Basements Finished	Square Foot	\$39.00
Decks (any type)	Square Foot	\$21.00
Carport/Covered Patio	Square Foot	\$21.00
Roof Conversions	Square Foot	\$21.00
Fence (any type)	Lineal Foot	\$19.00
Retaining Wall (any type)	Lineal Foot	\$56.00
Exterior Finish	Square Foot	\$4.50
Fire Sprinklers	Square Foot	\$5.50
Remodel/Alteration	Square Foot	\$37.00
Basement TI	Square Foot	\$26.50
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvement	Calculated	35% of the valuation
Shell Only	Calculated	80% of the valuation

Planning and Development Services

Building and Inspection Fees

Fees based on total valuation rate

Services	Fee Activity Detail	Fee
Total Valuation	Less than \$2,000	\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to and including \$2,000.
	\$2,000 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.
	\$25,000 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
	\$50,000 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
	\$100,000 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
	\$500,000 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
	Over \$1,000,000	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Planning and Development Services

S.W.P.P.P. Fee, Penalty and Fine Schedules

Services	Fee Activity Detail	Fee
S.W.P.P.P	Base Fee per project (Power to panel, furnace, solar and internal only items will be charged only if needed)	\$200.00
	Plus per acre	\$50.00
Control Measure Fines	<i>All Penalty and fines are subject to Double Fee's for second offense, third offense; maybe turn over to District Attorney for further action.</i>	
	Primary Boundary Control - Per day per violation	\$1,000.00
	Secondary Boundary Control - Per day per violation	\$500.00
	Exit Control - Per day per violation	\$500.00
	Waste Control - Per day per violation	\$500.00
	Material Storage Control - Per day per violation	\$250.00
	Fugitive Dust Control - Per day per violation	\$250.00
	Safety Control - Per day per violation	\$250.00
	Plan administration (Each LDP requires SWPPP administration and written documentation such as but not limited to; inspections, training, SWPPP amendments, closeout documents etc.)	\$1,000.00
	Working without a permit (Per day Per violation/ Subject to Double fee's)	\$1,000.00
Illicit Discharge	<i>Storm water violation schedule for illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge. Illicit discharges are divided into the following categories</i>	
	Sediment - Per day per violation	\$1,000.00
	Cementations material - Per day per violation	\$500.00
	Paints and Solvents - Per day per violation	\$500.00
	Solid Waste - Per day per violation	\$500.00
	Sanitary Waste - Per day per violation	\$2,000.00
	Fuels - Per day per violation	\$1,000.00
	Fertilizers - Per day per violation	\$500.00
	Organics - Per day per violation	\$250.00
	Cleanders - Per day per violation	\$500.00
	Hazardous material <i>Any illicit discharge could be bumped to this category depending on the impact.</i>	\$5,000.00

Planning and Development Services

Land Use Fees Schedule

Review Process	Fee Activity Detail	Fee
Agency Review Meeting	<p>Required for:</p> <ul style="list-style-type: none"> • New Development on property over 1 acre • Re-Development on property over 1 acre • All new FCOZ* Development • All development proposals which will require more than one review process. • As requested by an applicant <p>Conditional Use Permitted Use PUD (Planned Unit Development) SFD in FCOZ (Foothills and Canyons Overlay Zone) Subdivision</p>	\$455.00
Permitted Uses (Administrative Decisions, Staff Decision)	<p>Staff Site Plan Review; Reviews which require an Agency Review from other agencies. Includes 4 reviews. <i>Any additional reviews will incur an additional plan review fee of \$535.00.</i></p> <ul style="list-style-type: none"> • Permitted Uses • SFD in FCOZ(Foothills and Canyons Overlay Zone) • Sign Permit 	\$535.00
	<p>Staff Reviews which do not require an Agency Review from other agencies.</p> <ul style="list-style-type: none"> • Condominium Conversion • Home Daycare or Pre-School • Lot line adjustment [18.18.020] • Lot Consolidation [18.08.020] • Minor Site Plan Amendments • Modify a Cell Tower • Non-Complying Structure [19.88.150] • Sign Permit Mobile Store 	\$175.00
	<p>Staff Reviews approved per a request for an Agency Review for a Building Permit or Business License.</p> <ul style="list-style-type: none"> • Change of Use (Tenant Change (Permitted) or a Conditional Use which is subordinate to a Previously Approved Conditional Use) • Home Business • SFD in an approved subdivision (Non-FCOZ) • Sign Permit 	\$110.00
	<p>Development Services Director Review</p> <ul style="list-style-type: none"> • Extension of Time - Subdivision (18.08.015) • Extension of Time - Conditional Use (19.84.050.4) • Waiver of FCOZ Standards (19.72.060.A) • Takings Relief Petition (19.93.030) 	\$275.00

Land Use Fees Schedule Continued

Continued: Permitted Uses (Administrative Decisions, Staff Decision)	<p>Final Approval /Technical Review/ An Agency Review Includes 4 reviews. Any additional reviews will incur an additional plan review fee of \$535.00.</p> <ul style="list-style-type: none"> • Boundary Line Adjustments [18.18.020] (Lot Line Adjustment or Lot Consolidation) • Conditional Use Technical Review [19.84.095] • PUD (Planned Unit Development) [19.84.095] • Subdivision Final Plat 	\$535.00
Public Body Review	<p>Planning Commission Meeting [19.05.040]</p> <ul style="list-style-type: none"> • Conditional Uses • Waiver of FCOZ Standards [19.72.060.B and C] • PUD (Planned Unit Development) [19.84] • Special Exception to have Use Violation declared legal (19.88.140) • Signs Permit • Subdivisions (Preliminary Plat) • Re-Zone • General Plan Amendment 	\$650.00
	<p>Mayor's Meeting (Planning Commission's recommendation to the Mayor)</p> <ul style="list-style-type: none"> • Subdivision Amendment to create additional lots (608 hearing) (18.18.040) • Subdivision Amendment to remove easements etc. (no preliminary plat required). (608 hearing) (18.18.050) • Subdivision Preliminary Plat • Subdivision Amendment to Vacate a Public Street (14.48, 18.18) • Street Dedication (for streets not reviewed as part of a Subdivision Plat) [15.28.030.B] • PUD Subdivision Preliminary Plat (Planning Commission approval for the PUD is required prior to consideration of the preliminary plat) • Exception to Road Improvements [15.28.070] 	\$115.00
	<p>Council Meeting: (Planning Commission's recommendation to the Council.</p> <ul style="list-style-type: none"> • General Plan and General Plan Amendment Ordinances • Re-Zone up to 10 Acres (Zoning Map Amendment) [19.90.050] (Re-Zones greater than 10 acres require consideration of an Area Amendment to the General Plan prior to acceptance of the Re-Zone application. See General Plan Amendment). • Takings Relief Petition [19.93.040] 	\$115.00

Land Use Fees Schedule Continued

Continued: Public Body	General Plan or General Plan Amendment	
	• Text Amendment	\$300.00
	• Area Amendment (base)	\$1500.00 plus per acre fee
	• Greater than 10 to 50 Acres	Base Fee plus \$200.00 per acre
	• 50 to 100 Acres	Base Fee plus \$300.00 per acre
	• Larger than 100 acres	To be determined prior to acceptance of the application
	• Suggested Projects	No Fee
Land Use Hearing Officer Review	<ul style="list-style-type: none"> • Appeals of Conditional Use Decisions [19.92.030] • Appeals of a zoning decision or interpretation [19.92.050] • Special Exceptions [19.92.060] <ul style="list-style-type: none"> ○ Adjusting a zone boundary line ○ Enlargement or addition to a noncomplying structure ○ Relocation or reconstruction of a noncomplying structure • Variances from the terms of the zoning ordinance [19.92.040] • Appeal of a final decision on a Subdivision [18.08.040] • Appeals of a waiver or modification decision [19.72.060.C.9] <p><i>Note: In the case of appeals: if the Land Use Hearing Officer finds in favor of the appellant/applicant then the \$1000.00 shall be refunded less a \$100.00 administration fee. (To be clear \$900.00 shall be refunded).</i></p>	\$1,000.00
	• Double fee (if construction has started)	\$2,000.00

Planning and Development Services

Code Enforcement Fees Schedule

Activity	Fee Schedule Activity	Fee
Administrative Fee	Weed, tree removal, debris.	\$100.00
Civil Penalty		Based on number of days
Clean-up Fees	Billed costs from Public Works for clean up as well as an administrative fee as noted above.	Based on size
Post Compliance Penalty		Based on number of days
Daily Violation Fee for Short Term Rental Violation (other than operating without a business license)	Per infraction	\$100/day/ infraction
Nuisances	Per infraction	\$100/day/ infraction
Noise	Per infraction	\$100/day/ Infraction
Operating short-term rental Without a business license	Per day	\$650/day/ Infraction
Operating short-term rental for less than two nights for each stay	Per day	\$650/day/ Infraction
First violation Holding special event held at a short-term rental	Per day	\$650/day/ infraction
Second or more violations		\$1300/day/ Infraction

Planning and Development Services

Bond Fees Schedule

Services	Fee Activity Detail	Fee
Bond Administration Fees	Bond Processing (must be paid prior to acceptance of the bond)	\$100.00
	Bond Forfeiture (will be called upon if improvements not done by expiration date)	Based on Bond Amount
	Deferred Curb and Gutter	Based on Size
	Bond Reinspection (This is used for ENG and CODE. This is also used for a Partial Bond Release. Will be added if applicant fails bond inspection twice.)	\$100.00
	Overtime/After Hour inspection fee	See hourly rate

Planning and Development Services

Additional Fee Schedule

Additional Services/Costs	Fee Activity Detail	Fee
Development Agreement		\$1,000.00
Hourly Rate	Per hour fee (Overtime/After Hours/Plan Check/Etc.	\$120.00 per hour
Geology and Natural Hazards Review	Initial Site Assessment	\$75.00
	Review of a technical report for a single-family dwelling and all other development types.	Full cost of review completed by contracted agency.
GRAMA	Research and compiling fees	Charged actual costs for research and materials per MSD Records Access and Management Policy.
Material Costs	Copies (up to 11x17in)	\$0.20
	Copies (Larger than 11x17in)	\$5.00
	Large Format Color Map	\$50.00
	Large Format Black and White Map	\$20.00
	CDs, USB Thumb Drives, etc.	\$20.00
Research	Types of Research offered: <ul style="list-style-type: none"> • Legal status of a lot or parcel • Zoning compliance letter • Administrative decision 	\$25.00 plus \$25.00 per hour
Salt Lake County Health Department Review	Health Department	\$25.00
Postage	Postage (for noticing mailings this is charged per meeting)	Varies by project
Newspaper notice	Noticing costs for meeting before councils	Varies by project

Planning and Development Services

Fees collected for the Engineering Division

Services	Fee Activity Detail	Fee
Administrative Charges	Bond Processing Fee (3.56.060)	\$100.00
	Bond Re-inspection Fee (3.56.080)	\$100.00
	Partial release (3.56.070)	\$100.00
	Compliance Fine	\$50.00
	Exception Request	\$250.00
	Express Checking	\$250.00
Right of Way Improvement Fee (3.48.010) No existing curb & gutter, design & stake, inspect by County (with or without sidewalk)	Curb, gutter, sidewalk & drive approaches	\$200.00 + \$2.00 per linear foot
	Curb, gutter & drive approaches	\$200.00 + \$2.00 per linear foot
	Sidewalk only	\$200.00 + \$2.00 per linear foot
	Drive approaches only	\$130.00 + \$2.00 per linear foot
No existing curb & gutter, design & stake, inspect by other, check and inspect by County (with or without sidewalk)	Curb, gutter, sidewalk & drive approaches	\$150.00 + \$1.00 per linear foot
	Curb, gutter & drive approaches	\$150.00 + \$1.00 per linear foot
	Sidewalk only	\$100.00 + \$1.00 per linear foot
	Drive approaches only	\$100.00 + \$0.50 per linear foot
Existing curb & gutter, design & stake, check and inspect by County	Sidewalk & Drive Approaches	\$20.00 + \$1.00 per linear foot
	Drive approaches only	\$20.00 + \$1.00 per linear foot
Replacement of existing improvements	Re-staking Fee where County does staking	
	Minimum	\$100.00
	Maximum	\$500.00
Final Subdivision Fees	Final Subdivision Fees	Equation
	Engineering Checking Fee	Equation based on bond amount
	Amended Subdivision Plat	\$350.00
Plat Filing and Engineering Checking Fee for Subdivisions	Prior to review, 35% of 6% of bond, default of \$90 per lot, minimum of \$180 or the appropriate calculation described above. Prior to recording or construction, 100% of 6% of bond minus fee already paid.	Equation
Engineering Checking Fee for Subdivision with no plat		\$200.00
Engineering Checking Fee for Non-Subdivision development	Prior to engineering review	\$150.00
	Prior to approval or construction, 4.5% of total bond for off-site, and on-site storm drainage minus fees already paid	Equation
Road dedication fees for non-subdivision development	Where dedication is required for street widening and improvements	\$150.00
	Street signs	\$180.45
	Urban Hydrology Checking Fee	\$150.00

Fees collected for the Engineering Division Continued

Geology/Natural Hazards Review Application Fees (3.52.160)	Initial Site Assessment	\$75.00
	Review of Technical Reports - Minor Report	Full cost of review completed by contracted agency.
	Review of Technical Reports - Major Report	Full cost of review completed by contracted agency.
Storm Drain Impact Fee	Landuse Storm Drain impact	Equation
Traffic Impact Review	Initial Site Assessment	\$75.00
	Review of a Minor Report (3.52.17)	Full cost of review completed by contracted agency.
	Review of a Major Report (3.52.17)	Full cost of review completed by contracted agency.

Planning and Development Services

Glossary

CODE: Code enforcement

Condominium Plat: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

COM: Commercial

ENG: Engineering

Equation: Used when the fee is based on an equation structure that cannot be easily defined in a table. Please contact the appropriate department for more detail on what that fee includes.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. This process is used only when it is demonstrated by the applicant that there has been a change in circumstances or other sufficient reasons to justify consideration. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare I Pre-school Application Fees: Although a home daycare I pre-school is operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

Modification to a Recorded Subdivision Plat: Utah Code, 17.27-808, requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include: Planning Commission Review, Additional Public Body Review, Technical Review.

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review and a Subdivision Preliminary Plat would be required (also a review by the Planning Commission), and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee.

Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (planning commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work). In cases where the General plan is not clear on the zoning designation which should be allowed, compliance with the General Plan must be considered as part of the re-zone application. The impacts of a re-zone which is for an

area of 10 acres or larger should be considered as part of a General Plan Amendment which must be completed prior to accepting the application for a property re-zone.

Res: Residential

Signs: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs which required Planning Commission review would be charged for 1 planning commission review. However, a business which had 1 sign which required planning commission review and another sign which did not, would be charged for 1 planning commission review and 1 staff review.

Subdivision: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for the project