

City Council Staff Report

June 17, 2015

Applicant: Mapleton City

Location: N/A

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Yes

Zone: N/A

Attachments:

1. Fee schedule.

REQUEST

Consideration of a Resolution amending the Community Development Fee Schedule.

BACKGROUND AND PROJECT DESCRIPTION

The Community Development Fee Schedule establishes the fees for various applications and services performed by the department including subdivisions, building permits, business licenses, conditional use permits, etc. Staff is not proposing changes to the majority of the fees in the schedule. However, some changes are proposed for the following reasons:

- 1) Update the fee schedule to include fees that have traditionally been charged, but were not included on the fee schedule (business license, connection fees, minor building permits, temporary use permits, etc.);
- 2) Amending fees to address changes to state code requirements (building permit plan check);
- 3) New application types (telecommunications permit, discussion item request, single lot metes and bounds plat); and
- 4) Amending fees to reduce disincentives for master planned developments or TDRs (TDR overlay zone, planned development zones).

RECOMMENDATION

Adopt the attached Resolution.

**RESOLUTION NO. 2015-
A RESOLUTION AMENDING THE FEE SCHEDULED FOR THE
COMMUNITY DEVELOPMENT DEPARTMENT**

WHEREAS, the City provides a variety of services to the public; and

WHEREAS, fees are established to recoup some or all of the costs associated with those services; and

WHEREAS, the Community Development Fee Schedule is being amended to add fees that were not previously part of the schedule, amend existing fees, add fees for new services or application types and to address changes in state code requirements.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend the Community Development Fee Schedule as described in Exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 17th Day of June, 2015.

Brian Wall, Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"

| PURPOSE OF APPLICATION: | Existing FEE: | NEW/UPDATED FEE: |
|---|---------------------|----------------------------------|
| Only those fees shown highlighted are being updated. All other fees remain the same. | | |
| General | | |
| Miscellaneous Service | \$ 100.00 | |
| Road, Water, Sewer Extension | \$ 50.00 | |
| Amendment to the General Plan Text | \$ 375.00 | |
| Amendment to the General Plan Maps | \$ 475.00 | |
| Miscellaneous | | |
| Home Occupation (Planning Commission Approval) | \$ 100.00 | |
| Home Occupation (Administrative Approval) | \$ 50.00 | |
| Sign Permit Application (up to \$6,000 value) | \$ 40.00 | |
| Sign Permit Application (up to \$20,000 value) | \$ 150.00 | |
| Temporary Use Permit | \$ 100.00 | |
| Home Occupation | | \$100.00 plus 25.00 per employee |
| Business License | | \$100.00 plus 25.00 per employee |
| Business License/Home Occupation Renewal | | \$50.00 plus 25.00 per employee |
| Transient Business License (per day) | \$ 50.00 | |
| Transient Business License (up to 6 days) | \$ 300.00 | |
| Beer Sales License Class A & B | | \$ 200.00 |
| Beer Sales License Class C | | \$ 300.00 |
| Map Copies (General Plan, Zoning, Transportation, etc.) | | \$ 10.00 |
| Subordination/Boundary Line Agreement | \$ 25.00 | |
| TDR Certificate Creation Fee | | |
| TDR Certificate Transfer Fee (per certificate) | \$ 15.00 | |
| TDR Certificate Cancellation Fee (per certificate) | \$ 5.00 | |
| Up to 10 Certificates | \$ 25.00 | |
| Telecommunications Permit (permitted use) | | \$100 |
| More than 10 (per certificate fee in excess of 10) | \$ 5.00 | |
| Annexation Fees (price includes notification fees) | | |
| Annexation Declaration Text and Map Amendment | \$ 375.00 | |
| Land Owner Initiated Boundary Line Adjustment | \$ 575.00 | |
| Annexation | | |
| Up to 10 Acre Lots | \$ 800.00 | |

| PURPOSE OF APPLICATION: | Existing FEE: | NEW/UPDATED FEE: |
|--|---------------------------------|-------------------------------|
| Up to 20 Acres Thereafter (per acre fee) | \$ 30.00 | |
| Up to 70 Acres Thereafter (per acre fee) | \$ 15.00 | |
| Up to 100 Acres Thereafter (per acre fee) | \$ 10.00 | |
| 200 Acres or More Thereafter (per acre fee) | \$ 5.00 | |
| Boundary Line Adjustment (between est. city boundaries) | \$ 800.00 | |
| Building Fees (includes related fees) | | |
| Water Connection Fee 1" | \$ 600.00 | |
| Water Connection Fee 1.5" | \$ 850.00 | |
| Water Connection Fee 2" | \$ 1,000.00 | |
| Water Connection Fee 3" | \$2,280.67 | |
| Secondary Irrigation Inspection Fee | \$ 150.00 | |
| Secondary Connection Fee 1"(developer installed) | \$ 150.00 | |
| Secondary Connection Fee 1" (city installed) | | \$ 400.00 |
| Secondary Connection Fee 1 1/2" (city installed) | | \$ 800.00 |
| Secondary Connection Fee 2" (city installed) | | \$ 1,600.00 |
| Sewer Connection Fee | \$ 250.00 | |
| Plan Check Review | 65% of Bldg. Permit Fee | 25% of Bldg Permit Fee |
| Plan Revision (after permit is issued) | | \$ 50.00 |
| Building Permit - Minor (Electrical, plumbing, windows, demo etc.) | | \$ 55.00 |
| Building Permit - Basement Remodel | Based on RSMeans (see attached) | \$ 300.00 |
| Building Permit - Major | Based on RSMeans (see attached) | Based on IBC & 75% multiplier |
| Zoning & Rezone Request | | |
| Zoning Ordinance Text Amendment | \$ 450.00 | |
| Base Zone Change up to 15 acres | \$ 450.00 | |
| Base Zone Change up to 16-46 acres | \$ 575.00 | |
| Base Zone Change over 46 acres | \$ 675.00 | |
| Overlay Zone Change for TDR-S or OP-P (from CE-1 only) | FREE | |
| Overlay Zone Change for TDR-R | \$450 | \$ 200.00 |
| Zone Change for SDP, PD or PRC | \$1,000.00 | \$ 450.00 |
| Variance (Board of Adjustment) | \$ 175.00 | |
| Appeals (All) | \$ 175.00 | |
| Conditional Use Permit - Planning Commission Approval | \$ 175.00 | |

| PURPOSE OF APPLICATION: | Existing FEE: | NEW/UPDATED FEE: |
|---|---|-------------------------|
| Temp Use Permit - Planning Commission Approval | \$ 100.00 | |
| Temp Use Permit - Administrative | | \$ 50.00 |
| Zone Verification (Written) | \$ 25.00 | |
| Concept Plan/Discussion Item | | \$100.00 |
| Subdivision and Development | | |
| Subdivision Ordinance Amendment | \$ 375.00 | |
| Preliminary Plat - Multi-lot Subdivision (up to 20 Lots) | \$ 770.00 | |
| Preliminary Plat - Multi-lot Subdivision (up to 40 Lots) | \$ 975.00 | |
| Preliminary Plat - Multi-lot Subdivision (more than 40 Lots) | \$ 1,275.00 | |
| Per Lot Fee (Beyond 50 lots) | \$ 45.00 | |
| Final Plat | \$300+\$45/lot in excess of one | |
| Single Subdivision Submittal (Prelim and Final up to 20 lots) | \$ 900.00 | |
| Per Lot Fee | \$ 45.00 | |
| Minor Subdivisions - 3 lots or less (includes prelim and final plat) | \$350+\$45/lot | |
| SDP - Final Plat | \$350+\$45 per lot or pad site in excess of one | |
| Amended Plat (Administrative Approval) | \$ 150.00 | |
| Amended Plat (Planning Commission or Council Approval) | \$ 200.00 | |
| Single Lot Metes & Bounds Plat | | \$ 150.00 |
| Recording Fee (payable to Utah County Recorders Office) | \$30+\$1 per lot | |
| Restrictive Covenants | \$8+\$2 per page and \$1 per lot | |
| Project Plan/Site Plan Approvals | \$ 300.00 | |
| Project Plan Amended/Addition | \$ 100.00 | |
| Development Fees (fees to be paid prior to the plat recording) | | |
| Engineering Inspection up to 5 Lots (per lot fee) | \$ 200.00 | |
| Up to 6-50 Lots | \$ 170.00 | |
| 51-100 Lots | \$ 120.00 | |
| Over 100 Lots | \$ 100.00 | |
| Street Light Fee (per Lot) | \$ 450.00 | |
| Water Share | -1 share per lot- | |
| Testing | | |
| California Bearing Test | \$ 700.00 | |

| PURPOSE OF APPLICATION: | Existing FEE: | NEW/UPDATED FEE: |
|-----------------------------------|----------------------|-------------------------|
| Density Test (per test as needed) | \$ 15.00 | |
| General Plan/Zoning Maps | | |