

Town of Leeds

Agenda

Town of Leeds Work Session Wednesday, July 26, 2023

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council and Planning Commission will hold a **PUBLIC MEETING** on Wednesday, July 26, 2023, at 5:00 pm. The Planning Commission and Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Work Session 5:00pm

Evaluate and update the Town of Leeds Consolidated Fee Schedule

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting;

The undersigned Clerk/Recorder does hereby certify that the above notice was posted July 24 2023 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leadstown.org.**


Aseneth Steed, Clerk/Recorder

TOWN OF LEEDS

ORDINANCE 2023-__

Amending Ordinance 2016-08

ADOPTING THE CONSOLIDATED FEE SCHEDULE FOR THE TOWN OF LEEDS

WHEREAS, the Town of Leeds staff reviewed and made recommendations on the Consolidated Fee Schedule, which changed _____

WHEREAS, at the Town Council Meeting on _____, the Town Council discussed the Consolidated Fee Schedule; and,

WHEREAS, the Consolidated Fee Schedule established by Ordinance 2016-08 requires an update;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, that the attached Consolidated Fee Schedule, be adopted, and be effective as of Thursday, _____.

THE REVISED ORDINANCE, PASSED AND ADOPTED by the Town Council, of Leeds Town, Utah this __ day of _____, 2023

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	_____	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	_____	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	_____	_____	_____	_____
COUNCILMEMBER: KOLE Furley	_____	_____	_____	_____

This Ordinance shall be effective _____

Mayor, Bill Hoster

ATTEST:

Aseneth Steed, Clerk/Recorder

TOWN OF LEEDS

CONSOLIDATED FEE SCHEDULE

Revised by Ordinance 2016-08

Effective Date: December 15, 2016

If review of an application or permit by outside professional service providers is required (in the Town's sole discretion) the Town will provide an estimate of such costs to the applicant. Upon the applicant's payment of the estimated cost, the professional services will be provided. Final issuance of the approval or permit requested will not be given until payment in full of the actual cost of professional services is received by the Town.

1. ADMINISTRATION

- a. Certified Mail \$5.00
- b. Certified Mail regarding delinquent account \$10.00
- c. Copies — Customer Provided
 - 1) 8.5" x 11" \$.10 per page
 - 2) 8.5" x 14" \$.15 per page
 - 3) 11" x 17" \$.20 per page
- d. Copies — Legal / Official Documents
 - 1) 8.5"x 11" \$.20 per page
 - 2) 8.5" x 14" \$.30 per page
 - 3) 11" x 17" \$.40 per page
 - 4) Electronic Copy of Public Meeting \$30.00 each
- e. Copies — Maps
 - 1) 8.5" x 11" Black and White \$5.00
 - 2) 8.5" x 11" Color \$7.00
 - 3) 11" x 17" Black and White \$8.50
 - 4) 11" x 17" Color \$10.00
 - 5) 17" x 22" Black and White \$12.00
 - 6) 17" x 22" Black and White \$15.00
- f. Fax Transmissions
 - 1) 1st page sending or receiving \$2.00
 - 2) Each additional page \$1.00 each
- g. GRAMA Requests
 - 1) Request must be in writing, using GRAMA Request Form
 - 2) Once request is received, the Town Office has ten (10) days to fill the request
 - 3) First 15 minutes of research time No Charge
 - 4) After initial 15 minutes \$20.00 per hour
 - 5) Applicant will pay for all additional expenses associated with the government records request, including research, supplies to grant the request, travel expenses, professional fees etc.
- h. Notary Service
 - 1) Resident of Leeds No Charge
 - 2) Non-Resident \$5.00 per signature
- i. Return Check Fee
 - 1) Any returned check \$25.00 per item
 - 2) Certified Mail to notify of delinquent account \$10.00
- j. Staff /Administration Time \$30.00 per hour

2. PROFESSIONAL FEES (Attorney, Engineer, other) Actual Cost to Town

TOWN OF LEEDS

CONSOLIDATED FEE SCHEDULE

Revised by Ordinance 2016-08

Effective Date: December 15, 2016

7. PARKS AND BUILDING USE

- a. Peach Pit Pavilion
 - 1) Cleaning Deposit (Refundable, within 7 days) \$50.00
 - 2) Rental to Town of Leeds Residents (Non-Refundable)
 - 4 hours or less, each day \$25.00
 - Over 4 hours, each day \$50.00
 - 3) Rental to Non-Residents (Non-Refundable)
 - 4 hours or less, each day \$50.00
 - Over 4 hours, each day \$100.00
 - 4) Rental to Non-Profit Organizations No Charge
- b. Building Rental as allowed by Town Resolutions
- c. Festival Booth Fees \$35.00 for 10X10 non-electric, \$55.00 with power

8. PERMITS

- a. Encroachment Permit (Ordinance 2007-08)
 - 1) Application Fee \$125.00
 - 2) Completion Guarantee Deposit
 - Pavement Surface (including chip/seal) \$3,000.00 up to 70 sq. ft.
 - Pavement Surface (including chip/seal) \$45.00 per sq. ft. over 70 sq. ft.
 - Gravel Surface \$6.00 per sq. ft.
 - Unimproved Surface \$3.00 per sq. ft.
- b. Handbill Permits
 - 1) Permit \$30.00
 - 2) Cleanup Bond (Refundable within 7 days) \$200.00
 - 3) Non-Profit Organizations \$1.00
 - 4) Open Air Display Permit \$125.00
- c. Peddler, Solicitor, or Itinerant Permit
 - 1) Per Week \$100.00
 - 2) Per Year \$400.00
- d. Sign Permits
 - 1) Permanent, Each \$50.00
 - 2) Temporary, Each \$25.00
 - 3) Special Event Permit \$100.00

9. PLANNING / DEVELOPMENT FEES (Non-Refundable)

- a. Annexation Application \$800.00
- b. Development and/or Annexation Agreement \$500.00
- c. Appeal Application \$550.00
- d. Conditional Use Permit (Ordinance 2008-04; 7.5.)
 - 1) Category 1 \$100.00
 - 2) Category 2 \$350.00
 - 3) Category 3 \$650.00
 - 4) Category 4 \$1,000.00
- e. General Plan Amendment Application \$1,000.00
- f. Hillside Permit Review \$200.00
- g. Lot Line Adjustment \$200.00
- h. Ordinance Amendment Application \$1,000.00
- i. Sign Review Board \$100.00



Administrative Code Enforcement Implementation Process

Index of Town Code Violation Types with Recommended Fines

Note: This index provides a general overview of common town code violation types. It is essential to refer to the specific Leeds Town Code or Ordinance for accurate and detailed information regarding the violations and corresponding penalties.

1. Building and Zoning Violations

- 1.1 Unauthorized construction or alterations - Code: BZ-UC - Fine: \$500-\$2,000
- 1.2 Failure to obtain permits - Code: BZ-FP - Fine: \$200-\$1,000
- 1.3 Violations of building codes - Code: BZ-BC - Fine: \$500-\$2,500
- 1.4 Zoning ordinance violations - Code: BZ-ZV - Fine: \$250-\$1,500
- 1.5 Illegal occupancy - Code: BZ-IO - Recommended Fine: \$500-\$2,000

2. Nuisance Violations

- 2.1 Noise disturbances - Code: NV-ND - Recommended Fine: \$100-\$500
- 2.2 Accumulation of trash or debris - Code: NV-ATD - Recommended Fine: \$200-\$1,000
- 2.3 Unsightly or abandoned properties - Code: NV-UAP - Recommended Fine: \$250-\$1,500
- 2.4 Illegal dumping - Code: NV-ID - Recommended Fine: \$500-\$2,000
- 2.5 Failure to maintain property - Code: NV-FMP - Recommended Fine: \$200-\$1,000

3. Health and Sanitation Violations

- 3.1 Failure to properly dispose of waste - Code: HS-FDW - Recommended Fine: \$100-\$500
- 3.2 Pest infestation - Code: HS-PI - Recommended Fine: \$250-\$1,000
- 3.3 Lack of sanitation facilities - Code: HS-LSF - Recommended Fine: \$500-\$2,500
- 3.4 Contamination of water sources - Code: HS-CWS - Recommended Fine: \$500-\$2,500
- 3.5 Failure to comply with health regulations - Code: HS-FCHR - Recommended Fine: \$250-\$1,500

4. Environmental Violations

- 4.1 Improper disposal of hazardous materials - Code: EV-IDHM - Recommended Fine: \$500-\$2,500
- 4.2 Pollution of air, water, or soil - Code: EV-PAWS - Recommended Fine: \$500-\$2,500
- 4.3 Unauthorized tree removal - Code: EV-UTR - Recommended Fine: \$200-\$1,000 per tree
- 4.4 Wetland or protected area violations - Code: EV-WPV - Recommended Fine: \$500-\$2,500
- 4.5 Failure to comply with environmental regulations - Code: EV-FCE - Fine: \$250-\$1,500



Administrative Code Enforcement Implementation Process

5. Traffic and Parking Violations

5.1 Illegal parking or blocking of driveways - Code: TP-IP - Recommended Fine: \$50-\$200

6. Business and Licensing Violations

6.1 Operating without a valid business license - Code: BL-OB - Recommended Fine: \$500-\$2,000

6.2 Violations of specific business regulations - Code: BL-VBR - Recommended Fine: \$250-\$1,500

6.3 Failure to comply with health and safety standards - Code: BL-HSS - Fine: \$200-\$1,000

6.4 Illegal signage or advertising - Code: BL-ISA - Recommended Fine: \$100-\$500

6.5 Failure to obtain necessary permits for events or sales - Code: BL-FP - Fine: \$200-\$1,000

7. Animal Control Violations

7.1 Violations of leash laws - Code: AC-LL - Recommended Fine: \$50-\$200

7.2 Animal noise disturbances - Code: AC-ND - Recommended Fine: \$100-\$500

7.3 Failure to properly care for animals - Code: AC-CARE - Recommended Fine: \$250-\$1,000

7.4 Keeping prohibited or exotic animals - Code: AC-PE - Recommended Fine: \$500-\$2,500

7.5 Failure to obtain required pet licenses - Code: AC-PL - Recommended Fine: \$50-\$200

8. Fire Code Violations

8.1 Blocked fire exits - Code: FC-BFE - Recommended Fine: \$100-\$500

8.2 Inadequate fire safety equipment - Code: FC-ISE - Recommended Fine: \$250-\$1,000

8.3 Failure to maintain fire alarm systems - Code: FC-FMAS - Recommended Fine: \$200-\$1,000

8.4 Storage of flammable materials in prohibited areas - Code: FC-SFM - Fine: \$200-\$1,000

8.5 Non-compliance with fire safety regulations - Code: FC-NCFR - Recommended Fine: \$100-\$500

*Please note The recommended fines provided are generated based on general knowledge and common practices related to code enforcement violations. Leeds authorities and legal professionals will determine the accurate and up-to-date recommended fines for code enforcement violations with in Leeds jurisdiction.

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
1. ADMINISTRATION								
	a. Certified Mail	\$ 5.00						
	b. Certified Mail (Delinquent Account)	\$ 10.00				\$ 10.00		
	c. Copies - Customer Provided:							
	1) 8.5" x 11"	\$ 0.10	\$ 0.25	\$ 0.10	\$ 0.25	\$ 0.25	\$ 0.10	
	2) 8.5" x 14"	\$ 0.15	\$ 0.30		\$ 0.35	\$ 0.35		
	3) 11" x 17"	\$ 0.20	\$ 0.50			\$ 0.60		
	d. Copies - Legal/Official Documents							
	1) 8.5" x 11"	\$ 0.20			\$ 0.50			
	2) 8.5" x 14"	\$ 0.30			\$ 0.60			
	3) 11" x 17"	\$ 0.40						
	4) Electronic Copy of Public Meeting	\$ 30.00			\$ 5.00	\$ 3.00		
	e. Copies - Maps							
	1) 8.5" x 11" Black and White	\$ 5.00						
	2) 8.5" x 11" Color	\$ 7.00						
	3) 11" x 17" Black and White	\$ 8.50						
	4) 11" x 17" Color	\$ 10.00						
	5) 17" x 22" Black and White	\$ 12.00						
	6) 17" x 22" Color	\$ 15.00						
	f. Fax Transmissions							
	1) 1st Page Sending or Receiving	\$ 2.00		\$ 2.00	\$ 1.00			
	2) Each Additional Page	\$ 1.00		\$ 1.00	\$ 1.00			
	g. GRAMA Requests							

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
	1) Request must be in writing, using GRAMA Request Form.			Charge determined by UCA 63-2-203	\$1.00 per page plus Employee wage per State Code		Charge determined by UCA 63-2-203	\$1.00 per page plus Employee wage per State Code
	2) Once GRAMA Request Form is received, the Town Office has (10) business days to fill the request.							
	3) First 15 Minutes of Research Time	No Charge						
	4) After Initial 15 Minutes	\$20 per hr		\$ 30.00	\$20 per hr over 10 Minutes			
	5) Applicant will pay all additional expenses associated with the government records request, including research, supplies to grant the request, travel expenses, professional fees etc.							
	h. Notary Service							
	1) Resident of Leeds	No Charge						
	2) Non-Resident	\$ 5.00		No charge				
	i. Return Check Fee							
	1) Any-Per Returned Check	\$ 25.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 35.00	\$ 20.00	
	2) Certified Mail to notify of delinquents account	\$ 10.00						
	Duplicant - See 1. Administration, b.							
	j. Staff/Administration Time	\$ 30.00						

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
2. PROFESSIONAL FEES								
	a. Legal, Engineer, Other	Actual Cost			\$75 per hr			
3. BUILDING PERMITS AND IMPACT FEES	See Individual Town/City							
	a. Building Permit							
	1) Application & Packet	\$ 5.00				\$ 125.00		
	2) Building Permit Filing Fee	\$ 100.00				None	\$ 250.00	
	Commercial/Instrustrial (including multi-family residential)						Actual fee charged by 3rd party plan review company (fee quoted to commencement)	
	3) Building Permit Fee	Based on Valuation				See attached Table 1-A	Based on current Building Valuation Data (BVD) issued by the ICC - multiplied by .85	
	4) Building Permit Extension Fee	1% of Valuation of Home						
	b. Excavation Permit	Based on volume of earth removed						
	c. Excavation Plan Review	Based on volume of earth removed						
	d. Impact Fees							

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
	1) Park Impact Fee	\$ 1,300.00						
	2) Road Impact Fee	\$ 3,295.00						
4. CEMETERY								
	a. Cemetery Plot							
	1) Resident	\$ 400.00	\$ 550.00	\$ 300.00	\$ 550.00	\$ 350.00	\$ 410.00	
	2) Non-Resident	\$ 800.00	\$ 750.00	\$ 600.00	\$ 850.00	\$ 1,600.00	\$ 710.00	
	b. Exhumation	\$ 500.00	\$ 1,000.00			\$ 500.00		
	c. Interment Open & Closing of Grave	\$ 550.00	\$275 Weekday \$400 Saturday/Holi days		\$300 Weekday \$500 Weekends		\$400 Weekday \$600 Saturday	
	d. Moving Headstones	Actual Cost						
	e. Sale of Plot Back to Town	\$ 100.00		\$ 50.00				
5. CIVIL PENALTIES FOR VIOLATION OF ORDINANCES	See Individual Town/City							
	a. Abatements Costs							
	1) Removal of noxious weeds; garbage, refuse, deleterious objects or structures, including staff time.	\$50 per hour					\$50 per hour, per person, plus equipment fees at current rate	
	b. Penalties	Civil Penalties assessed for multiple offenses for previously cited violations within a twelve (12) month period shall be <u>in addition</u> to the civil penalties assessed on the prior citations for the same offense)						

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
	1) First Offense	\$ 100.00					Depends on Violation	
	2) Second Offense	\$ 250.00					Fine per day Doubles	
	3) Third Offense or More	\$ 500.00					Fine per day Quadrauples	
6. LICENSES								
	a. Alcohol License							
	1) On & Off Premise, Beer Only	\$ 200.00	\$ 300.00	\$ 250.00	\$ 200.00	\$ 300.00		
	2) On Premise, Restarurant Wine and Beer	\$ 200.00		\$ 250.00		\$ 300.00		
	3) Full Service			\$ 250.00		\$ 300.00		
	b. Animal License							
	1) Dog, each license, up to 4 dogs	\$ 5.00						
	Spayed/Neutered		\$ 10.00	\$ 5.00	\$ 10.00	\$ 5.00	\$10 each for 2 dogs	
	Unspayed/Unneutered		\$ 25.00	\$ 10.00	\$ 22.00	\$ 40.00	\$22 each for 2 dogs \$25 for 3rd dog \$30 for 4th dog	
	2) Kennel License, for over 4 dogs	\$ 25.00					\$ 150.00	
		plus \$5.00 each dog license						
	3) Commercial Kennel License	CUP Category fee, plus Business License Fee				\$ 40.00		
	4) Late Fee, beginning February 1st	\$ 5.00	\$ 20.00		\$ 20.00		\$ 20.00	

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
		per month/ per dog						
	5) Replacement of Lost Dog Tag	\$ -	\$ 2.00				\$ 5.00	
	c. Business License							
	1) General Commercial Only	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 100.00	\$ 50.00	
	2) Home Occupation Only	\$ 50.00		\$ 50.00	\$ 65.00	\$ -	\$ 125.00	
	3) Late Fee, beginning February 1st	10% of License Fee	\$ 20.00		\$ 15.00	\$ 25.00	\$ 20.00	
	Special Event					\$ 100.00		
7. PARKS AND BUILDING USE								
	a. Peach Pit Pavilion							
	1) Cleaning Deposit (Refundable, within seven (7) days)	\$ 50.00		\$ 500.00	\$ 200.00	\$ 150.00		
	2) Rental to Town of Leeds Residents (Non-Refundable)	\$ 25.00		\$ 50.00	\$ 50.00	\$ 50.00	\$100/100 Attendees \$200/200 Attendees \$300/300 + Attendees	
	3) 4 hours or less, each day	\$ 50.00			\$ 50.00			
	4) Over 4 hours, each day	\$ 100.00			\$ 75.00			
	5) Rental to Non-Profit Organizations	No Charge						
	6) Non-Residential Rental	-				\$ 200.00		
	b. Building Rental							
	As Allowed By Town Resolutions							
	Deposit						\$ 75.00	

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
	Anything less than 4 hours (considered 1/2 day)						\$ 50.00	
	Anything more than 4 hours (considered 1 day)						\$ 100.00	
	c. Festival Booth Fees							
	Non-Electric, 10' x 10'	\$ 35.00						
	With Electric Power	\$ 55.00						
8. PERMITS	See Individual Town/City							
	a. Encroachment Permit (Ordinance 2007-08)							
	1) Application Fee	\$ 125.00						
	2) Completion Guarantee Deposit							
	Pavement Surface (including chip/seal)	\$3,000 up to 70 sq. ft.						
	Pavement Surface (Including chip/seal)	\$45.00 per sq. ft. over 70 sq. ft.						
	Gravel Surface	\$6.00 per sq. ft.						
	Unimproved Surface	\$3.00 per sq. ft.						
	b. Handbill Permits							
	1) Permit	\$ 30.00						
	2) Cleanup Bond (Refundable with seven (7) days.	\$ 200.00						
	3) Non-Profit Organizations	\$ 1.00						
	4) Open Air Display Permit	\$ 125.00						
	c. Peddler, Solicitor or Itinerant Permit							
	1) Per Week	\$ 100.00	\$ 180.00	\$ 25.00				
	2) Per Year	\$ 400.00						
	d. Sign Permits							

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
	1) Permanent, Each	\$ 50.00		\$ 50.00	\$ 100.00	\$ 75.00		
	2) Temporary, Each	\$ 25.00		\$ 5.00		\$ -		
	3) Special Event Permit	\$ 100.00						
9. PLANNING/DEVELOPMENT FEES (Non-Refundable)	See Individual Town/City							
	a. Annexation Application	\$ 800.00			\$ 500.00			
	b. Development and/or Annexation Agreement	\$ 500.00						
	c. Appeal Application	\$ 550.00						
	d. Conditional Use Permit (Ordinance 2008-04; 7.5)							
	1) Category 1	\$ 100.00						
	2) Category 2	\$ 350.00						
	3) Category 3	\$ 650.00						
	4) Category 4	\$ 1,000.00		\$ 1,000.00				
	e. General Plan Amendment Application	\$ 1,000.00						
	f. Hillside Permit Review	\$ 200.00						
	g. Lot Line Adjustment	\$ 200.00		\$ 200.00	\$ 500.00	\$ 125.00	\$ 500.00	
	h. Ordinance Amendment Application	\$ 1,000.00						
	i. Sign Review Board	\$ 100.00						
	J. Site Plan Review							
	Site Plan Review is used for commercial, industrial and institutional developments; site plans to the Hillside Review Board; site plans that go to the Planning Commission. Exceptions are Public Schools and minor additions to existing buildings.	\$200.00 plus \$50.00 per acre						
	k. Subdivisions							
	1) Conceptual Review (Fees to be applied to Preliminary Plat Review	\$250.00 plus \$25.00 per lot						

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
	2) Preliminary Plat Review	\$500.00 plus \$25.00 per lot				\$400.00 plus \$25.00 per lot, plus Engineering and Fire Marshal Costs		
	3) Final Plat Review	\$500.00 plus \$75.00 per lot				\$600.00 plus \$25.00 per lot, plus Legal, Engineer, Fire District, and other Fees		
	4) Minor Subdivision	\$100.00 per lot			\$ 500.00			
	5) Plat Amendment Filing Fee	\$50.00 per lot				\$400.00 plus \$25.00 per lot, plus Engineer and other Associated Fees.		
	6) Subdivision Filing Fee	\$50.00 per lot						
	7) Inspection Fee	\$100.00 per lot						
	If the fund is exhausted before the completion of the subdivision, the developer shall pay the Town of Leeds an amount estimated by the Leeds Engineer or Inspector to be sufficient to cover completion.							
	l. Temporary Use Review	\$ 50.00						
	m. Variance Application	Add postage costs and admin time @ \$30.00 per hour						
	n. Zoning							
	1) Design Review Application	\$ 350.00						

FEE ANALYSIS

FEE	DESCRIPTION	LEEDS	HURRICANE	IVINS	LA VERKIN	SPRINGDALE	TOQUERVILLE	RECOMMENDED
	2) Zone Change Application	\$1,000.00 plus \$50.00 per acre						
	o. Project or Development Plan Changes	\$200.00 per change, plus professional fees			\$ 500.00	\$ 2,000.00		
10. RECORDING FEES								
		Paid by Applicant						
11. SERVICE CHANGE, UTILITY PERMITS								
		\$ 100.00						
MISCELLANEOUS FEES								
	a. Inspection, each hour, one (1) minimum							
	1) Residential	\$55.00 per hour						
	2) Commercial	\$75.00 per hour						