

WHITE CITY COUNCIL MEETING AGENDA

**Thursday, May 2, 2024
6:00 PM**

White City Water Improvement District
999 E Galena Drive, White City 84094

*****AMENDED*****

PUBLIC NOTICE IS HEREBY GIVEN that the White City Council will hold a regular meeting on the **2nd day of May 2024** at the White City Water Improvement District, 999 E Galena Drive, White City, Utah as follows:

This meeting will be held at the anchor location and electronically for members of the staff and/or public that cannot attend. Those interested in attending electronically should follow the information noted at the end of this agenda. **Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

6:00 PM – WORKSHOP

1. Discussion/Clarification of Agenda Items
2. Discuss Conflict of Interest Forms and Ethics Pledge *[Rori Andreason, City Administrator]*
3. Discuss future agenda items.
4. Close Workshop Meeting

BUSINESS MEETING

1. **Welcome and Determine Quorum**
2. White City Financial Report *[Dave Sanderson, Financial Manager]*
3. Unified Fire Authority *[Battalion Chief Kenneth Aldridge]*
4. Unified Police Department *[Detective Josh Smith, Chief Randy Thomas]*
5. **Public Comments** -- (**Limited to 3 minutes per person**) Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the Council at this point by coming to the table and giving their name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.**

ACTION/DISCUSSION ITEMS

- A. Consider Approval of the February 1, 2024 Minutes *[Nichole Watt, Clerk]*
- B. Consider Rezone Request from Alex Smith for property located at 1226 East 10600 South from A-2 (Agriculture) to CMU (Corridor Mixed Use) *[Curtis Woodward/Shad Cook, Planners]*

ACTION: Consider Proposed Ordinance No. 2024-O-01 Rezoning property located at 1226 East 10600 South from A-2 (Agriculture) to CMU (Corridor Mixed Use)

- C. ***Discuss Fiscal Year 2025 Tentative Budget and set date and time [May 16, 2024 at 6:00 p.m.] for a public hearing to consider adoption of the White City FY2025 Tentative Budget. *[Rori Andreason, Administrator/Dave Sanderson, Financial Manager]*

- D.** Set date and time [June 6, 2024 at 6:00 p.m.] for a Public Hearing to Consider an Increase to the Salaries of the Elected and Appointed Officials of White City **[Rori Andreason, City Administrator]**
- E.** Consider **Resolution No. 2024-05-02** Establishing the 2024 Firework Restrictions in White City **[Rori Andreason, Administrator/Kenneth Alldridge, UFA]**
- F.** ***Discuss Safe Streets for all 2024 Demonstration Grant for traffic calming measures on parts of Sego Lily, Carnation, Larkspur, and Galena **[Morgan Julian, Long Range Planner]**
- G.** Discuss Municipal Energy, Sales, and Use Tax and Municipal Telecommunications License Tax and set date and time [June 6, 2024 at 6:00 p.m.] for a public hearing to consider proceeding with adoption of the Municipal Energy, Sales, and Use Tax and Municipal Telecommunications License Tax **[Paul Ashton, Attorney]**
- H.** Discuss FY2025 White City Municipal Fee Schedule and set date and time [June 6, 2024 at 6:00 p.m.] for a public hearing to Consider Adoption of the FY2025 White City Municipal Fee Schedule **[Rori Andreason, Administrator]**

7. ADMINISTRATOR REPORT

8. COUNCIL REPORTS

- A.** Greater Salt Lake Municipal Services District/Council of Governments **[Mayor Paulina Flint]**
- B.** Unified Fire Authority/Unified Fire Service Area **[Council Member Tyler Huish]**
- C.** Mosquito Abatement/Salt Lake County Animal Control **[Council Member Linda Price]**
- D.** Unified Police Department/SLVLESA **[Council Member Phillip Cardenaz]**
- E.** Wasatch Front Waste & Recycling District **[Council Member Greg Shelton]**

9. CLOSED SESSIONS IF NEEDED AS ALLOWED UNDER UTAH CODE ANN. 52-4-205)

- A.** Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual.
- B.** Strategy sessions to discuss pending or reasonably imminent litigation.
- C.** Strategy sessions to discuss the purchase, exchange, or lease of real property.
- D.** Discussion regarding deployment of security personnel,
- E.** Other lawful purposes as listing in Utah Code 52-4-205

10. ADJOURN

ZOOM MEETING

White City Council Meeting is inviting you to a scheduled Zoom meeting.

Time: May 2, 2024 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/84320406895?pwd=Q5d9WXhABrNdibUcgw9a1bONt1bBgU.1>

Meeting ID: 843 2040 6895

Passcode: LqQk4X

Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of White City, will make reasonable accommodations for participation in the meeting. To request assistance, please call (385) 468-6703 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: White City website at whitecity.utah.gov and the State Public Notice Website at <http://pmn.utah.gov>. Pursuant to State Law and White City Ordinance, Councilmembers may participate electronically. Pursuant to Utah Code Ann. § 52-4-205, Parts of Meetings may be Closed for Reasons Allowed by Statute.

POSTED: April 30, 2024

White City Township

Budget Report Yearly

25.00%

3/31/2024

Revenues	Actual to 3/31/2024	FY 2023 Budget	Projected
Sales tax	227,665	900,000	900,000
Franchise tax	3,317	7,500	7,500
Transportation sales tax	22,294	85,000	85,000
Class C road funds	35,000	230,000	230,000
Liquor allotment	-	2,900	2,900
Business licenses	888	1,000	1,000
Building permits	4,837	25,000	25,000
Other permits	-	10,000	10,000
Zoning-land use permits	-	-	-
Grants care funds	-	-	-
ARPA funding	-	-	-
Engineering services	-	1,000	1,000
Planning services	1,340	25,000	25,000
Code enforcement fines	-	1,500	1,500
Justice court fines	-	30,000	30,000
Miscellaneous	-	-	-
Interest earnings	18,580	-	60,000
Transfers in	222,366	444,731	444,731
Total Revenues	\$ 536,287	\$ 1,763,631	\$ 1,823,631
Expenses - Administration			
Wages	8,612	66,000	66,000
Employee Benefits	659	6,486	6,486
Awards, Promotions & Meals	387	-	1,000
Subscriptions/Memberships	3,143	4,070	4,070
Printing/Publications/Advertising	79	5,000	5,000
Office expense and supplies	59	1,070	1,070
Attorney-civil	13,282	75,000	75,000
Attorney- land use	-	10,000	10,000
Training and seminars	-	7,070	7,070
Web page development/maint	-	13,000	13,000
Software streaming	159	500	500
Payroll processing fees	67	900	900
Communications	-	4,000	4,000
Contributions/special events	-	38,000	38,000
Credit card and bank expenses	-	535	535
Insurance	-	16,000	16,000
Workers comp insurance	816	1,200	1,200
Postage	-	2,000	2,000
Professional & technical	15,250	103,500	103,500
UFA Emergency services	2,573	13,000	13,000
SL (Client) County support services	1,711	65,000	65,000
Cares act expenses	-	-	-
ARPA expense (Move to CP)	-	-	-
Justice Court remediation -UPD	-	5,000	5,000
Rent	-	2,400	2,400
Non classified expenses	-	5,000	5,000
Total Administration	\$ 46,797	\$ 444,731	\$ 445,731

	25.00%	3/31/2024	
	Actual to 3/31/2024	FY 2023 Budget	Projected
Expenses - Transfers			
Transfer from General fund	-	-	-
Transfer to General fund	314,445	1,318,900	1,318,900
Transfer to Capital projects	-	-	-
Total Transfers	\$ 314,445	\$ 1,318,900	\$ 1,318,900
Total Expenses	\$ 361,242	\$ 1,763,631	\$ 1,764,631
Surplus/Deficit	\$ 175,045	\$ -	\$ 59,000

	25.00%	3/31/2024	
	Actual to 3/31/2024	FY 2023 Budget	Projected
Cares Act			
Cash - Zions cares	-	-	-
Covid Expense and supplies	-	-	-
Cares Expense and supplies	-	-	-
Total Cares Act	\$ -	\$ -	\$ -

APRA balance as of June 30, 2023	682,646
Cares balance as of June 30, 2023	184,685

DATE THURSDAY FEBRUARY 1, 2024

THE WHITE CITY METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON THURSDAY, FEBRUARY 1, 2024, PURSUANT TO ADJOURNMENT ON THURSDAY, JANUARY 4, 2024, AT THE HOUR OF 6:00 P.M. THE MEETING WAS HELD AT THE WHITE CITY WATER IMPROVEMENT DISTRICT AT 999 EAST GALENA DRIVE, WHITE CITY, 84094.

COUNCIL MEMBERS

PRESENT:

LINDA PRICE
PHILLIP CARDENAZ
GREG SHELTON
TYLER HIUSH
PAULINA FLINT, Mayor

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL
RORI ANDREASON, ADMINISTRATOR
NICHOLE WATT, DEPUTY CLERK

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Mayor Paulina Flint, Chair, presided.

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Workshop

Law Enforcement Bureau Presentation

Chief Jason Ackerman, Salt Lake County Sheriff's Office, delivered a PowerPoint presentation entitled: Re-Established Law Enforcement Bureau (Model Contract for Salt Lake Valley Law Enforcement Service Area (SLVLESA)). He reviewed transition goals, general observations regarding the budget and organizational chart, SLVLESA model contract budget, proposed organizational chart, and contracting philosophy related to goals.

White City Website

Maridene Alexander, Communications Manager, Greater Salt Lake Municipal Services District (MSD), delivered a PowerPoint presentation reviewing the cost to host a website through Municode, migration fee from Drupal 8 to Drupal 10, features included with a Drupal 10 update, MuniDocus, CivicPlus set up and design costs, and reviewed other Utah cities that have CivicPlus websites.

Code Enforcement Officers

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Alicia Gonzales, Code Enforcement Supervisor, Greater Salt Lake Municipal Services District (MSD), introduced the MSD Code Enforcement Officers Mike Milne and Maxwell Chavez.

Rental Units

Morgan Julian, Long Range Planner, Greater Salt Lake Municipal Services District (MSD), stated she emailed case studies on long and short-term rental business license requirements.

Mayor Flint stated she would like a group created to work on rentals.

Council Member Price stated some cities require business licenses and inspections to be able to rent out properties. She suggested looking into those types of requirements.

Ms. Julian stated short-term rentals are required to do a land use review upfront and a building inspection before a license is issued. Short-term rentals and long-term rentals are different in how they are processed. She will continue to work with legal counsel on rental units.

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Business Meeting

White City Financial Report

Dave Sanderson, Financial Manager, reviewed the financial report to date.

Paul Ashton stated when White City is converted to a city, it will move to a fiscal budget year.

Council Member Price, seconded by Council Member Shelton, moved to accept the financial report. The motion passed unanimously.

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Unified Fire Authority

Chief Kenneth Aldridge stated Unified Fire Authority (UFA) divisions have submitted new budget requests for the next budget year. Chief Burchett has conducted a 10 percent stress test on the budget and will finalize the budget proposals over the next few months. Salary surveys are also being collected from neighboring departments. The UFA Legislative Committee is monitoring 27 bills. Recruit Camp 57 starts this month with 33 new recruits. The 2024-2026 Strategic Plan is being worked on. He reviewed various promotions.

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Unified Police Department

Detective Josh Smith reviewed January statistics, noting that there was a slight increase in calls for service with the majority of them being calls for suspicious activity. He encourages residents to continue calling in with suspicious activities.

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Public Comments

None.

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Action/Discussion Items

Consideration of Minutes

Council Member Shelton, seconded by Council Member Price, moved to accept the minutes of the White City Metro Township Council meeting held on November 2, 2023. The motion passed unanimously.

Unified Fire Authority Alternate Board Member

The Council reviewed the following Resolution appointing Council Member Price to serve as an alternate member on the Board of Trustees of the Unified Fire Authority.

RESOLUTION NO. 2024-01-04

Date: February 1, 2024

A RESOLUTION OF THE WHITE CITY METRO TOWNSHIP COUNCIL
APPOINTING LINDA PRICE TO SERVE AS WHITE CITY'S ALTERNATE
MEMBER ON THE BOARD OF TRUSTEES OF THE UNIFIED FIRE AUTHORITY

WHEREAS, the White City Metro Township ("White City") is a Municipality pursuant to Utah Code §§ 10-2a-401 *et seq.*

WHEREAS, White City is part of the Unified Fire Authority ("UFA"), an interlocal entity consisting of various municipalities and Salt Lake County, and

WHEREAS, White City has the right and legal responsibility to appoint an alternate member of the Board of Trustees to the governing body of UFA, which appointment in the past has been Linda Price, and

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1, 2024

WHEREAS, on this date, the White City Metro Township Council, the legislative body of White City elected by the voters of White City, has determined it is in the best interest of White City to appoint Linda Price as White City's alternate member of the Board of Trustees to the governing body of UFA.

THEREFORE, BE IT RESOLVED by the White City Metro Township Council, the Council formally appoints Linda Price to serve as White City's alternate member of the Board of Trustees of the government body of the Unified Fire Authority; and

BE IT FURTHER RESOLVED the Council hereby directs staff to provide a copy of this Resolution to the governing body of the Unified Fire Authority to inform them of the appointment.

APPROVED AND ADOPTED in the White City Metro Township, Salt Lake County, Utah this 1st day of February 2024.

BY: /s/ PAULINA FLINT
Mayor

ATTEST:

/s/ NICOLE WATT
Metro Township Deputy Clerk/Recorder

Council Member Huish, seconded by Council Member Shelton, moved to adopt Resolution No. 2024-01-04. The motion passed unanimously.

White City Subdivision Ordinance

The Council reviewed the following Ordinance amending subdivision provisions and procedures:

ORDINANCE NO. 2024-O-01

Date: February 1, 2024

AN ORDINANCE OF THE WHITE CITY METRO TOWNSHIP COUNCIL AMENDING SUBDIVISION PROVISIONS AND PROCEDURES

WHEREAS, the White City Metro Township is a municipality and has authority to regulate subdivisions in general pursuant to Utah Code Ann. Subsection 10-3c-103(2); and

WHEREAS, revisions to the existing Subdivision Ordinance of the White City Metro Township are required to comply with Senate Bill 174 (2023); and

WHEREAS, the White City Metro Township has authority to adopt subdivision regulations and procedures pursuant to Utah Code Ann. § 10-9a-501 or identify other statute or ordinance that provides authority in accordance with the Municipal Lane Use, Development, and

DATE THURSDAY FEBRUARY 1, 2024

Management Act, Title 10, Chapter 9a, Utah Code, to establish an administrative land use authority for subdivisions and other provisions as necessary and appropriate to comply with Senate Bill 174 (2023); and

WHEREAS, the White City Metro Council deems it necessary to amend its ordinances accordingly, and for the protection and preservation of public health, safety, and general welfare.

NOW THEREFORE, BE IT ORDAINED BY THE WHITE CITY METRO TOWNSHIP COUNCIL as follows:

1. Title 18 is repealed and replaced to read as shown on Attachment A to this Ordinance;
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be served from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this 1st day of February 2024.

WHITE CITY METRO TOWNSHIP

BY: /s/ PAULINA FLINT
Mayor

ATTEST:

/s/ NICOLE WATT
Metro Township Deputy Clerk/Recorder

Council Member Price, seconded by Council Member Cardenaz, moved to adopt Ordinance No. 2024-O-01. The motion passed unanimously.

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Administrator Report and Quarterly Postcard

Rori Andreason stated Municode is pushing to get the website finished. How would the Council like to proceed with the website?

Council Member Shelton stated Drupel 10 is better for security purposes. People use images to find what they are looking for so tile buttons would be beneficial. The current website is heavily text-based and that discourages users from using it.

Ms. Andreason stated two planning commission member terms are expiring. She has had advertising up for these seats all of January and has not received any interest.

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Council Member Huish asked if a link to the information could be posted on Facebook.

Mayor Flint stated if a postcard is sent out soon, planning commission information can be put on it.

Ms. Andreason stated Maridene Alexander, Communications Manager, Greater Salt Lake Municipal Services District (MSD), is creating a postcard with information regarding the metro township converting to a city.

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Legislative Update

Paul Ashton stated HB 35 – Metro Township Modifications has been assigned to the Senate Public Subdivision Committee. He anticipates it will be in front of the committee next Wednesday. Utah League of Cities and Towns has its Legislative Policy Committee meeting on Monday at noon.

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Council Reports

Greater Salt Lake Municipal Services District (MSD)

Mayor Flint stated the MSD has created a timeline so when the conversion bill gets passed everyone knows what has to happen and when. The metro townships will need to go through a completely new budget. The new chair of the MSD Board is Keith Zuspen, Town of Brighton, and the Vice-Chair is Sean Clayton, Copperton. The MSD is looking at another potential building to house staff.

Unified Fire Authority (UFA)/Unified Fire Service Area (UFSA)

Council Member Huish stated former Council Member Allen Perry was recognized for his service on UFA and UFSA. He will be formally added to the board at the upcoming meeting this month.

South Salt Lake Valley Mosquito Abatement District

Council Member Price stated new officers were elected for the year. Staff are getting set up to train new employees in April. The assistant manager was promoted to district manager.

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Salt Lake County Animal Services

Council Member Price stated Animal Services held a fundraiser and raised enough money to fund the pet pantry for 2024. The district as a new website to register pets. An additional vet was hired at the shelter. The mobile unit is up and running. Communities can submit a request to have it in their communities.

Unified Police Department (UPD) & Salt Lake Valley Law Enforcement Service Area (SLVLESA)

Council Member Cardenaz stated Sheriff Rivera delivered a presentation. The UPD and the SLVLESA Boards appointed new leadership.

Wasatch Front Waste and Recycling District (WFWRD)

Council Member Shelton stated WFWRD received a new truck last week. A recycling truck caught on fire from what they believe was an incorrectly disposed of battery. The driver was not injured and there was approximately \$189,000 in damage.

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Closed Session

Council Member Shelton, seconded by Council Member Huish, moved to close the meeting to discuss the deployment of security personnel, devices, or systems, and the character, professional competence, or physical and mental health of an individual. The motion passed unanimously.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned.

MAYOR
WHITE CITY METRO TOWNSHIP COUNCIL

DATE THURSDAY FEBRUARY 1, 2024

LANNIE CHAPMAN
METRO TOWNSHIP CLERK

By _____
Deputy Clerk

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Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
msd.utah.gov

File #REZ2023-001047

Rezone Summary and Recommendation

Public Body: White City Metro Township Council

Meeting Date: May 2nd, 2024

Parcel ID: 28-17-427-029-0000

Current Zone: A-2 – Agriculture

Proposed Zone: CMU – Corridor Mixed Use

Property Address: 1226 E 10600 S

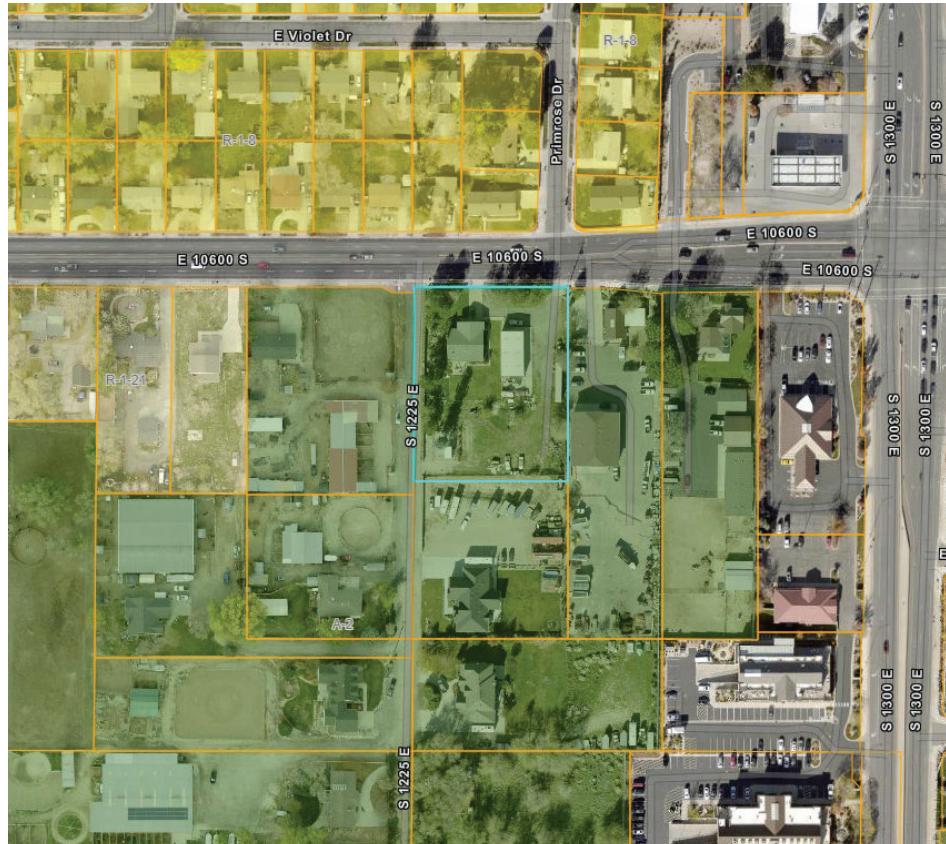
Request: Rezone

Planner: Shad Cook/Curtis Woodward

Applicant Name: Alex Smith

PROJECT DESCRIPTION

The applicant, Alex Smith, is requesting to rezone the property at 1226 E 10600 S. The property is currently zoned A-2 and has recently received approval for a plant nursery. The applicant hopes to rezone the property to the Corridor Mixed Use zone (CMU) in order to accommodate an existing ambulance crew office use that has been operating without approval. The CMU allows a number of residential and commercial uses, including retail, restaurants, medical care, and recreational facilities. The zone allows up to four-family dwelling structures, but only two dwellings are allowed per lot.



SITE & VICINITY DESCRIPTION

The property is located west of 1300 E and fronts on 10600 S. The west property line contains a portion of a private road, which provides access to around ten homes. This property is adjacent to the “southern spur” area of White City, which is predominately agricultural.

Many households in this area raise and ride horses. The properties immediately to the east, while also zoned A-2, are legal noncomplying contractor businesses. There are single-family homes in the R-1-8 zone across the street to the north.

GENERAL PLAN CONSIDERATIONS

The White City Metro Township General Plan, which was adopted in 2022, recommends long and short-term land use goals for different areas within the township based on character areas. This property is part of the 10600 Corridor character area.

Character Area: 10600 Corridor

"In the near future, residential and accessory uses such as churches, remain the primary use of this area. Limited changes may include infrastructure upgrades, such as: street calming measures, high visibility crosswalks, landscaping, welcome signs, and bike and pedestrian infrastructure. As UDOT and Sandy have jurisdiction over parts of 106 S, collaboration is needed to make the greater corridor work for all effected communities. Changes to some parts of 106 S are outside of White City control."

In the long-term future, small-scale mixed uses (residential plus commercial or institutional) following strict guidelines could be introduced (per property owner's desire and following proper administrative and legal channels). Specifically, "one or two unit - above commercial/institutional" spaces would be appropriate... Together with walkability improvements, this area would attract foot traffic from residential areas. Uses such as cafes would provide places for positive community interaction and desired amenities." (White City 2022 General Plan, pg. 54)

The General Plan includes guidelines as to what might be considered near-term (0-5 years) and long-term (15+ years).

General Plan Recommendation:

This rezone could be considered consistent with White City's long-term goals for the 10600 S Corridor area. The scope of the CMU zone appears to be intended provide the framework for the introduction of mixed-use developments at appropriate locations in harmony with the General Plan. The recent Title 19 update provides some additional context regarding the Township's current goals for the consideration of mixed-use projects in stating that the intention of the CMU zone is to, *"promote compact and walkable development, some housing options, and proximity to shopping and services along transit corridors..."* (19.36.020(2), White City Code).

LAND USE CONSIDERATIONS

Chapter 19.36 of the White City Township Code of Ordinances includes standards for the CMU zone. This

Lot Size	53,143 sq. ft.	8,000 sq. ft.
Front Yard	~45 Feet	25 Feet
Side Yard	~44 Feet	20 Feet
Rear Yard	~160 Feet	25 Feet

proposal complies with the zoning ordinance in terms of lot size and yard requirements.

Chapter 19.16 contains the procedure and approval guidelines for rezones.

3. Action by Planning Commission.

- a. *The Planning Commission shall consider a proposed zoning map or text amendment in a public hearing.*

b. *After the close of the public hearing, the Planning Commission may evaluate the application against the applicable standards in Subsection D below and shall make a recommendation to the Council for approval, modified approval, or denial.*

4. *Action by Council.*

- a. *The Council shall consider the application within forty-five (45) days of receiving a recommendation from the Planning Commission.*
- b. *After considering the recommendation of the Planning Commission at a public meeting, the Council may approve, deny, alter, or remand for further review and consideration any application.*

D. *Approval Standards. The Planning Commission recommendation and the Council decision on any zoning map or text amendment are matters of legislative discretion. In making a recommendation and decision, the Planning Commission and the Council, respectively, may consider one or more of the factors in Table 19.16-2 below.*

1. *The proposed amendment is compatible with the Adopted General Plan.*
2. *The proposed amendment promotes the public health, safety and welfare.*
3. *The proposed amendment is a more suitable zoning classification for the property than the current classification.*
4. *The proposed amendment is compatible with the intent and general purposes of this Ordinance.*
5. *The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.*
6. *The proposed amendment benefits the citizens of the Municipality as a whole.*
7. *The proposed amendment does not create a significant number of nonconformities.*
8. *The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.*

ISSUES OF CONCERN/PROPOSED MITIGATION

The applicant is intending to retain the existing use and structures. This creates a few nonconformities:

- The recently approved nursery use is not listed as an allowed use in the CMU zone.
- The existing structures are consistent with single-family home styling. Chapter 19.36 includes design standards, including first floor transparency standards, that are not met by the existing structure.
- Residential uses are only allowed on the second floor above a commercial use or behind the commercial use and not facing the street.

The CMU zone lists Pre-Existing Structures and Pre-Existing Uses as permitted uses in the Schedule of Permitted Uses.

NEIGHBORHOOD RESPONSE

Multiple citizens attended the March 28th Planning Commission Meeting to voice concern with this rezone application. Other objections were received by email. Generally, the neighboring citizens are concerned about protecting the agricultural characteristics of the neighborhood, the increased business traffic and damage on 1225 E, drainage problems, as well as other potential issues.

REVIEWING AGENCIES RESPONSE

This rezone application has been sent to a number of agency reviewers. The rezone proposal has been verified to comply with all applicable ordinances. Any future use will be reviewed for compliance prior to land use approval.

PLANNING COMMISSION RESPONSE

This item was heard at the March 28, 2024 meeting. The three commissioners in attendance voted unanimously to recommend denial of the rezone, due to concerns that the rezone was not consistent with the General Plan.

CONCLUSION AND POSSIBLE ACTIONS

While the subject property is within the 10600 South Corridor character area of the White City general plan, the character areas within the plan do not dictate a specific path for specific parcels within those areas. Rather, the plan contemplates potential changes over time within those areas as deemed appropriate by the Council.

Questions the Council may wish to consider are:

- Is the subject property one on which a mixed-use development following the requirements of the CMU zone would be beneficial to White City?
- Given the short-term and long-term goals in the general plan, is the timing right for a rezone of this property, or are short-term projects such as the listed infrastructure upgrades a necessary precursor to such a change?

As a legislative decision, the White City Metro Township Council may vote to approve, approve with conditions, or deny the rezone application.

Attachments:

1. Aerial Photograph
2. Narrative
3. Layout Plan

1226 E 10600 S



March 21, 2024

REZONE

PROPERTY: 1226 E 10600 S.

APPLICATION # REZ2023-001047

DATE 1-28-2024

EARTHSCAPES / ALEX SMITH

THIS APPLICATION IS FOR THE REZONE FROM A2 (AGRICULTURAL 2) TO CMU (CORRIDOR MIXED USE) WE INTEND TO BETTER UTILIZE THIS PROPERTY SITTING ON A BUSY 10600 S. WHICH WAS ONCE A OLD COUNTRY ROAD AND WITH THE EXPANSION OF THE CITY AND POPULATION 10600 S. IS NO A BUSY THOROUGHFARE AND SO WE ENVISION A BETTER FIT FOR THE PROPERTY ADJACENT DIRECTLY TO (3) OTHER COMMERCIAL BUSINESSES TO A LOCAL COMMERCIAL NURSERY AND HOME FOR RENT FOR NOW AND IN TIME TO A PERSONAL INSTRUCTION STUDIO OR A MEDICAL OFFICE TO HELP CONTRIBUTE TO SANDY AND WHITE CITY AREA. WE AIM TO UP KEEPS THE PROPERTY AND HAVE IT BUILD UP THE COMMUNITY. WE HOPE THAT WE WILL BE ABLE TO PROCEED WITH THIS VENTURE AND HELP THE COMMUNITY

WHITE CITY, UTAH

PROPOSED ORDINANCE NO. 2024-O-01

**AN ORDINANCE OF THE WHITE CITY COUNCIL AMENDING
THE ZONING MAP TO CHANGE THE ZONING OF A
CERTAIN PROPERTY LOCATED IN WHITE CITY FROM THE
A-2 (AGRICULTURAL) TO THE CMU (MIXED-USE) ZONE**

WHEREAS, the Greater Salt Lake Municipal Services District provides services to six municipalities and the unincorporated areas of Salt Lake County; and

WHEREAS, White City is a municipality and has authority to regulate Land Use in general pursuant to Utah Code Ann. Subsection 10-9a-104 (1); and

WHEREAS, White City has authority to adopt zoning ordinances, including a zoning map pursuant to Utah Code Ann. § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, (“MLUDMA”), Title 10, Section 9a, Utah Code, to establish zones within the city; and

WHEREAS, the Council deems it necessary to amend its zoning map in order to accommodate the proposed rezone request from the A-2 (Agriculture) Zone to the CMU (Mixed-Use) Zone for the subject parcel located at: 1226 E 10600 S.; and for the protection and preservation of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE WHITE CITY COUNCIL as follows:

Section 1: Section 19.14.020, The Zoning Map of White City, White City Municipal Code of Ordinances 2024, is hereby amended, as follows:

The property described in application **REZ2023-001047** filed by Alex Smith and located at 1226 E 10600 S, within White City, is hereby reclassified from the A-2 zone to CMU zone, said property being described as follows:

PARCEL #:28-17-427-029-0000

LEGAL DESCRIPTION:

LOT 1, BRINKERHOFF SUB. 1.220 AC. 10392-7264 11368-2975

CONTAINS 1.22 ACRES IN AREA

Section 2: The map showing such change shall be filed with the White City Planning Commission in accordance with Section 19.14.020 of the White City Municipal Code of Ordinances, 2024.

Section 3: This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this _____ day of _____ ,2024.

WHITE CITY COUNCIL

By: _____
Paulina F. Flint, Mayor

ATTEST

Lannie Chapman
Salt Lake County Clerk

APPROVED AS TO FORM:

ATTORNEY

Voting:

Mayor Paulina Flint	voting _____
Council Member Phillip Cardenaz	voting _____
Council Member Greg Shelton	voting _____
Council Member Linda Price	voting _____
Council Member Tyler Huish	voting _____

The Greater Salt Lake Municipal Services District
FY 2025 Proposed Budget
White City

Greater Salt Lake Municipal Services District
 Budgeting Worksheet
 White City



	2023 Actual	2024 Approved Budget	FY 2025		Budgeting Notes
			Proposed Budget		
Change In Net Position					
Revenue:					
Taxes					
Sales taxes					
3100.300 Sales Tax	920,947.48	900,000.00	900,000.00		
Total Sales taxes	<hr/> 920,947.48	<hr/> 900,000.00	<hr/> 900,000.00		
Franchise taxes					
3100.401 Google Franchise Fee	12,220.00	7,500.00	7,500.00		
Total Franchise taxes	<hr/> 12,220.00	<hr/> 7,500.00	<hr/> 7,500.00		
Total Taxes	933,167.48	907,500.00	907,500.00		
Intergovernmental revenue					
Intergovernmental Other					
3100.350 SB 136 Sales Tax	85,966.12	85,000.00	85,000.00		
Total Intergovernmental Other	<hr/> 85,966.12	<hr/> 85,000.00	<hr/> 85,000.00		
B&C Road Fund Allotment					
3100.560 B&C Road Fund Allotment	252,392.66	230,000.00	230,000.00		
Total B&C Road Fund Allotment	<hr/> 252,392.66	<hr/> 230,000.00	<hr/> 230,000.00		
State liquor fund					
3100.580 State Liquor Fund Allotment	-	2,900.00	2,900.00	Revenue comes from the Liquor/Beer fund	
Total State liquor fund	<hr/> -	<hr/> 2,900.00	<hr/> 2,900.00		
CARES Act					

The Greater Salt Lake Municipal Services District
FY 2025 Proposed Budget
White City

Greater Salt Lake Municipal Services District
 Budgeting Worksheet
 White City



	2023 Actual	2024 Approved Budget	FY 2025		Budgeting Notes
			Proposed Budget		
3100.325 Grants-CARES	1,735.00	-	-	-	
3100.327 Grants-CARES 2	-	-	682,646.00		
3100.323 Grants-ARPA	-	-	-		
Total CARES Act	1,735.00	-	682,646.00		
 Total Intergovernmental revenue	 340,093.78	 317,900.00	 1,000,546.00		
 Licenses and permits					
Business licenses					
3100.130 Business Licenses	2,402.00	1,000.00	1,000.00		
Total Business licenses	2,402.00	1,000.00	1,000.00		
Building permits					
3100.260 Building Permit	58,302.88	25,000.00	25,000.00		
Total Building permits	58,302.88	25,000.00	25,000.00		
Other license and permits					
3100.261 Other Permits	110.00	10,000.00	10,000.00		
3100.264 Zoning-Land Use Permit	200.00	-	-		
Total Other license and permits	310.00	10,000.00	10,000.00		
 Total Licenses and permits	 61,014.88	 36,000.00	 36,000.00		
 Charges for services					
Charges other					
3100.420 Engineering Services	9,724.00	1,000.00	1,000.00		
3100.450 Planning Services	2,585.00	25,000.00	25,000.00		

The Greater Salt Lake Municipal Services District
FY 2025 Proposed Budget
White City

Greater Salt Lake Municipal Services District
 Budgeting Worksheet
 White City



	2023 Actual	2024 Approved Budget	FY 2025		Budgeting Notes
			Proposed Budget		
Total Charges other	12,309.00	26,000.00	26,000.00		
Total Charges for services	12,309.00	26,000.00	26,000.00		
Fines and forfeitures					
Code enforcement fines and fees					
3100.240 Code Enforcement Fines and Fees	-	1,500.00	1,500.00		
Total Code enforcement fines and fees	-	1,500.00	1,500.00		
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	6,933.03	30,000.00	30,000.00		
Total Justice court fines/forfeitures	6,933.03	30,000.00	30,000.00		
Total Fines and forfeitures	6,933.03	31,500.00	31,500.00		
Interest					
3600.100 Interest Earnings	54,652.56	-	-		
Total Interest	54,652.56	-	-		
Miscellaneous revenue					
Miscellaneous other					
3600.900 Other Revenue	-	-	-		
Total Miscellaneous other	-	-	-		
Total Miscellaneous revenue	-	-	-		
Contributions and transfers					

The Greater Salt Lake Municipal Services District
FY 2025 Proposed Budget
White City

Greater Salt Lake Municipal Services District
 Budgeting Worksheet
 White City



	2023 Actual	2024 Approved Budget	FY 2025		Budgeting Notes
			Proposed Budget		
3800.100 Contribution from GF	384,989.00	444,731.00	502,892.18		
Total Contributions and transfers	384,989.00	444,731.00	502,892.18		
 Total Revenue:	 1,793,159.73	 1,763,631.00	 2,504,438.18		
 Expenditures:					
Administration					
4100.100 Wages	76,542.93	66,000.00	82,500.00		
4100.130 Employee Benefits	796.74	6,486.00	9,000.00		
4100.150 Social Security Tax	4,471.72	-	-		
4100.160 Medicare	1,045.80	-	-		
4100.200 Awards, Promotional & Meals	1,774.70	-	-		
4100.210 Subscriptions/Memberships	3,184.48	4,070.00	4,070.00		
4100.220 Printing/Publications/Advertising	1,560.75	5,000.00	5,000.00		
4100.240 Office Expense and Supplies	433.49				
4100.250 Vehicle Expense and Supplies	8.23	1,070.00	1,070.00		
4100.255 Computer Equip/software	0	-	-		
4100.310 Attorney-Civil	47,295.00	75,000.00	75,000.00		
4100.320 Attorney-Land Use	0	10,000.00	10,000.00		
4100.330 Training and Seminars	0	7,070.00	7,070.00		
4100.360 Web Page Development/Maintenance	2,940.00	13,000.00	17,686.00		
4100.370 Software/Streaming	618.98	500.00	500.00		
4100.390 Payroll Processing Fees	604.7	900.00	900.00		
4100.410 Communications	0	4,000.00	4,000.00		
4100.420 Contributions/Special Events	38,000.00	38,000.00	53,161.18	Includes \$1,161.18 for donation to ACCT	
4100.470 Credit card and Bank Expenses	0	535.00	535.00		
4100.510 Insurance	9,886.41	16,000.00	16,000.00		

The Greater Salt Lake Municipal Services District
FY 2025 Proposed Budget
White City

Greater Salt Lake Municipal Services District
 Budgeting Worksheet
 White City



	2023 Actual	2024 Approved Budget	FY 2025		Budgeting Notes
			Proposed Budget	Budget	
4100.520 Workers Comp Insurance	1,026.62	1,200.00	1,200.00		
4100.590 Postage	1,429.23	2,000.00	2,000.00		
4100.600 Professional and Technical	56,230.37	103,500.00	132,900.00		
					Paid out of the General Fund, budget not needed here
4100.625 UFA Emergency Services	11,392.24	13,000.00			
4100.650 SL (Client) County Support Services	16,143.49	65,000.00	65,000.00		
4100.850 Beer Funds	0	-	2,900.00		Paid from Liquor/Beer funds
4100.861 Justice Court Remediation	0.00	5,000.00	5,000.00		
4100.870 Rent	2,100.00	2,400.00	2,400.00		
4100.880 Non-Classified Expenses	1,019.15	5,000.00	5,000.00		
Total Administration	278,505.03	444,731.00	502,892.18		
COVID Related Expenses					
4100.241 COVID Expense and Supplies	-	-	-		
4100.242 CARES 2 Expense and Supplies	1,735.00	-	-		
4100.243 ARPA Expense			682,646.00		
4100.929 Contribution to General Fund COVID	-	-	-		
Total COVID Related Expenses	1,735.00	-	682,646.00		
Transfers					
4100.928 Contribution to General Fund	1,406,435.73	1,318,900.00	1,318,900.00		
4100.930 Contribution to Capital Fund	-	-	-		
Total Transfers	1,406,435.73	1,318,900.00	1,318,900.00		
Total Expenditures:	1,686,675.76	1,763,631.00	2,504,438.18		
Total Change In Net Position	106,483.97	-	-		

WHITE CITY, UTAH

RESOLUTION NO.: 2024-05-02

**A RESOLUTION ESTABLISHING THE 2024 FIREWORK
RESTRICTIONS MAP IN WHITE CITY**

WHEREAS, White City (City) is a body corporate and politic of the State of Utah; and

WHEREAS, in 2018, the Utah Legislature modified State regulations regarding the authority of local governments to regulate the sale and discharge of fireworks and can primarily be found in Utah Code Ann. §15A-5-202.5 and §53-7-225; and

WHEREAS, Utah Code Ann. §15A-5-202.5 provides that a municipality may restrict ignition sources if its fire code official finds that existing conditions necessitate controlled use of any ignition source, including fireworks; and

WHEREAS, the White City Council finds that certain areas of White City present dangerous conditions relating to fire danger; and

WHEREAS, the City's fire code officials have provided an opinion to the City that the above-referenced findings of the City are accurate and the fire danger within certain areas of the City is significant and that such danger would be reduced by prohibiting the discharge of personal fireworks within those certain areas of the City; and

WHEREAS, this recommendation complies with the requirements of Utah Code Ann. §15A-5-202.5 as it only restricts fireworks around defined hazardous areas, designates the restricted area along readily identifiable features, ensures that the boundary of the designated restricted area is as close as is practical to the defined hazardous area, and identifies the restricted area through a map readily available to the public; and

WHEREAS, the White City Council has determined that the minimal restriction on public convenience which would occur through a restriction on the use of personal fireworks is significantly outweighed by the need to protect public health and safety and to take precautions to guard against the existing fire danger.

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

Section 1. **Restriction on Personal Fireworks.** Pursuant to the provisions of Utah Code Ann. §15A-5-202.5, and based on the findings as noted above, the use of personal fireworks is hereby prohibited in the areas of White City described below and depicted in the attached map:

- a.** All streets that border Dimple Dell will have fire restrictions on both sides of the street.
- b.** This prohibition shall remain in effect until terminated or superseded by resolution by White City Council. This restriction shall not apply to permitted public fireworks displays authorized

by the City and approved by the City's fire code official.

Section 2. This Resolution shall take effect immediately.

APPROVED AND ADOPTED in the White City Council, Salt Lake County, Utah this 2nd day of May 2024.

By: _____

PAULINA F. FLINT, MAYOR

ATTEST

LANNIE CHAPMAN
SALT LAKE COUNTY CLERK
CITY CLERK/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON
CITY ATTORNEY

VOTING


MAYOR FLINT

COUNCIL MEMBER PRICE

COUNCIL MEMBER SHELTON

COUNCIL MEMBER CARDENAZ

COUNCIL MEMBER HUISH

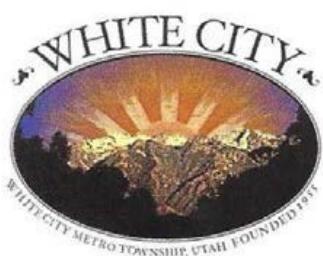


2024

Fee Schedule for the White City Metro Township

adopted June~~December~~ 6, 2024~~43~~,
effective date July~~January~~ 1, 2024

2024



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White City Metro Township contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the White City Metro Township.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD's General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot ^a ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required 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 base fee plus \$50.00 per lot

^a The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees

General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	For commercial business locations. Includes inspections and verification of zoning compliance.	\$150.00
General Business License – Home-Based Business (simple)	For home-based businesses <u>without</u> on-site visitors and customers.	No Fee
General Business License – Home-Based Business	For home-based businesses with on-site visitors and customers. Includes inspections and verification of zoning compliance.	\$150.00
Per-employee Fee	Includes verification of EIN documentation.	\$6.00
Seasonal Business License	For business operations of up to ___ days per year. Includes inspections and verification of zoning compliance.	\$120.00
Solicitor ID	Includes photograph of applicant and issuance of ID card.	\$65.00
Accessory Dwelling Unit (ADU) License		\$50.00
Administrative Citation	Issued for operating a business without a license or with an expired license.	\$300.00

Notes regarding business license fees:

1. Withdrawn applications are subject to a charge of 25% of the fee amount.
2. Licenses must be renewed prior to the expiration date.
 - o Licenses renewed within 30 days of expiring will not be charged a penalty.
 - o Licenses renewed 31-60 days of expiring will be charged a penalty of 25% of the general license fee.
 - o Licenses renewed more than 60 days of expiring will be charged a penalty of 100% of the general license fee

Short-term Rental Licenses

To the extent allowed under Municipal Code the following applies for the White City Metro Township.

Fee Type	Description	Amount
Umbrella Short-term Rental License Fee – main license	Primary license for short-term rental management companies with multiple rental units/locations.	\$500.00
Umbrella Short-term Rental License Fee – per unit	Includes inspections and verification of zoning compliance.	\$50.00
Short-term Rental License Fee – homeowner	Short-term rental license for homeowners renting their primary residence. Includes verification of zoning compliance.	\$500.00

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00
Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
<u>Building Permit – Minimum Fee</u>		<u>\$70.00</u>
Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d
Reroofing Permit Fees		
Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$50.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$120.00 <u>(Per hour)</u>
Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)

Building <u>or grading</u> without a permit	Base fee equal to 200% of building permit fee, plus daily fees commencing 10 business days after notice of violation. <u>Example, if the permit fee would have been \$100, then building or grading without a permit would result in a \$200 permit fee.</u>	200% of permit fee, plus 1% of permit fee per day (\$50 max per day)
---	--	--

- ^a Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.
- ^b Permit fees for grading are based on the number of cubic yards of earth cut or filled.
- ^c Permit fees for retaining walls are based on the size of the project in lineal feet.
- ^d Permit fees for demolition and window/door replacement are based on declared valuation.
- ^e Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

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	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family ^d	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

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) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than <u>and including</u> \$2,000	\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to and including \$2,000. <u>\$70.00</u>
\$2,00 <u>10</u> 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. <u>Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50</u>
\$25,00 <u>10</u> 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.
\$50,00 <u>10</u> 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.
\$100,00 <u>10</u> 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.
\$500,00 <u>10</u> 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 \$1,000,00 <u>10</u>	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Commented [BH1]: Example included for added clarity of what "fraction thereof" means.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction		40% of building permit fee
Plan Check Fee – commercial construction		65% of building permit fee
Plan Check Fee – smaller projects		\$100.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00
Plan Check Fee – hourly		\$80.00 per hour

Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review Fees

Fee Type	Description	Amount
Stormwater Review – base fee	Base fee per project.	\$200.00
Stormwater Review – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00

SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

Penalty Type	Description	Amount
Primary Boundary Control Violation	Per day per violation.	\$1,000.00
Secondary Boundary Control Violation	Per day per violation.	\$500.00
Exit Control Violation	Per day per violation.	\$500.00
Waste Control Violation	Per day per violation.	\$500.00
Material Storage Control Violation	Per day per violation.	\$250.00
Fugitive Dust Control Violation	Per day per violation.	\$250.00
Safety Control Violation	Per day per violation.	\$250.00

SWPPP Plan Administration	Each land disturbance permit (LDP) requires SWPPP administration and written documentation such as but not limited to inspections, training, SWPPP amendments, closeout documents, etc. Per day per violation.	\$1,000.00
Working Without a Permit	Per day per violation.	\$1,000.00

SWPPP Illicit Discharge Fines

The table below lists 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.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious 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
Cleansers	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00
Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00

Simple Conditional Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00
Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00

Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00
Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayors meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
Lot Line Adjustments	Includes limited staff review.	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00
Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre
Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.

Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.	\$1,000.00 ^a
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review.	\$275.00
Special Exception to have Use violation declared legal	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour
General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$100.00 plus actual costs
Parking violation - minor	Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140	\$75.00 per violation
Parking violation - major	Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135	\$150.00 per violation
Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day

Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations		\$1,300.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Civil Penalties for Violation of Zoning Regulations

Violation of the provisions of Title 19 of the Magna Metro Township Municipal Code shall result in civil penalties pursuant to the following schedule:

CIVIL PENALTIES FOR VIOLATION OF ZONING REGULATIONS

WARNING PERIOD: 28 DAYS FOR ALL VIOLATIONS.

Type of Zone	Classification of Violation	Fine Per Day (after warning period)
Residential Zones R-1's R-2's R-4-8.5 RMH	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit for approval	\$150
Mixed Zones R-M MD's S-1-G	Conditional use without a permit Other violations	\$100
	Non-permitted use Violation of permit or approval	\$200
Commercial/Manufacturing Zones C's M's O-R-D	Conditional use without a permit Other violations	\$150
	Non-permitted use Violation of permit or approval	\$300
Agricultural Zones A's	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit or approval	\$150
Overlay Zones AOZ	Violation of provisions	\$200

Each day a violation is continued or maintained after receipt of notice shall give rise to a separate civil penalty for each day of violation.

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost b
Newspaper Notices	Notices of meetings before Councils.	Actual cost b

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

^b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot

Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	Calculated ^a
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$150 upon submittal then Calculated ^b
Other Fees		
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00
Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review
Traffic Impact Review Fees		
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review

^a Prior to review, 35% of 6% of improvement estimate, default of \$90 per lot, minimum of \$10 or the appropriate calculation. Prior to recording or construction, 100% of 6% of improvement estimate minus fee already paid.

^b Prior to approval or construction, 4.5% of total improvement estimate for off-site, and on-site storm drainage minus \$150 fee already paid.

Public Works – Engineering Special Events

Special Events within the following areas require the submittal of an application: Big Cottonwood Canyon, Emigration Canyon, Kearns, Magna, Unincorporated Salt Lake County, and White City.

PW Engineering does not provide special event permitting services to Copperton Metro Township or any incorporated city outside the District.

Insurance certificates, maps, and fees will need to be submitted to the Permit Specialist before your request can be fully processed. See fee schedule below.

Special Event Permit Fees (for municipalities within the District)	
# of Participants	Fee per day
0 to 100	\$50.00
100 to 200	\$100.00

200 to 400	\$200.00
400 to 600	\$500.00
Over 600	\$1,000.00
Filming Fees	\$200.00

- \$50 fee for Big Cottonwood Canyon and any Unincorporated Salt Lake County areas.
- Special events or Filming held on any state roadway(s) may also require an additional permit from Utah Department of Transportation.
- Special events or Filming held in any canyon may also require an additional permit from United States Department of Agriculture, Forest Service Division.
- Sponsors of block parties will also be required to submit paperwork with the signatures of affected neighbors' concurrence of the road closure. This paperwork should reflect the addresses of each resident, as well as their signature indicating agreement for the road closure. Barricades and security are the responsibility of the applicant.

Glossary of Terms

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.

Director: The Director of Planning and Development or designee.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare / Pre-school Application Fees: Although a home daycare or pre-school may be 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 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.

MSD: Means the Greater Salt Lake Municipal Services District, which the Town of _____ has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

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, Conditional Use and a Subdivision Preliminary Plat review would be required , 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.

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 requiring 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 a project.