

BRIGHTON

APRIL 2024 TICKETS

TOTAL = 18



HEALTH/SAFETY=1



TRAFFIC=17

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

BRIGHTON

APRIL 2024 TICKETS



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BRIGHTON


APRIL 2024 CALLS

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

BRIGHTON

APRIL 2024 CALLS

TOTAL = 98

-  ASSAULT=1
-  BURGLARY ALARM=2
-  DAMAGED PROP=1
-  FRAUD=1
-  HEALTH/SAFETY=6
-  INV OF PRIVACY=1
-  LARCENY=3
-  PUBLIC ORDER=67
-  PUBLIC PEACE=4
-  TRAFFIC=12

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

TOWN OF BRIGHTON
RESOLUTION NO. 2024-R-5-2

RESOLUTION REPEALING AND REPLACING RESOLUTION 2023- R-11-1,
TOWN OF BRIGHTON FEE SCHEDULE DATED NOVEMBER 14. 2023, WITH THE UPDATED 2024
TOWN OF BRIGHTON FEE SCHEDULE DATED AND EFFECTIVE MAY 14, 2024

WHEREAS, the Brighton Council ("Council) met in a regular session on November 14, 2023 and adopted Resolution 2023-R-11-1;

WHEREAS, the Town of Brighton contracts with the Municipal Services District (MSD) to provide community development services;

WHEREAS, the MSD Board recently approved changes to the 2024 fee schedule;

WHEREAS, the Town of Brighton has repealed and replaced Title 19 Zoning and some of the updates create a need to update the fee schedule;

WHEREAS, the Town of Brighton wishes to adopt most of the approved changes to be consistent with the MSD fee schedule and include changes the Town has made for specific circumstances in the Town of Brighton;

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

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

SECTION 2. REPEALED. Resolution 2023-R-11-1 dated November 14, 2023 is hereby repealed.

SECTION 3. Effective Date. This resolution shall be effective upon adoption.

PASSED AND APPROVED this 14th Day of May, 2024.

TOWN OF BRIGHTON

By: _____
Dan Knopp, Mayor

ATTEST:

Kara John, Town Clerk

Exhibit 1: Town of Brighton Fee Schedule dated and effective May 14, 2024.

2024

Fee Schedule for the Town of Brighton

adopted [and effective May 14, 2024](#)

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2024



CELESTIAL SALT LAKE
**Municipal Services
District**



TOWN OF BRIGHTON

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The Town of Brighton 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 Town of Brighton.

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
Temporary and Seasonal Business License	For business operations of up to 180 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	Administrative Citation (Operating a Business other than a short term rental without a current license or with an expired license). See below for Short term rental license fees.	\$300.00
Business License Renewals	All license renewals including Short Term Rentals	\$150.00
Business License Appeal	To either Town Council or Hearing Examiner	\$1,000.00

Notes regarding business license fees:

- Withdrawn applications are subject to a charge of 25% of the fee amount.
- Licenses must be renewed prior to the expiration date.
 - Licenses renewed within 30 days of expiring will not be charged a penalty.
 - Licenses renewed 31-60 days of expiring will be charged a penalty of 25% of the general license fee.
 - Licenses renewed more than 60 days of expiring will be charged a penalty of 100% of the general license fee
- For appeals, if the appeal is found in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

Short-term and Long Term Rental Licenses

Fee Type	Description	Amount
Short-term Rental License	For rentals less than 30 consecutive days (includes land use review)	\$325.00
Long term Rental License	For rentals 30 consecutive days or more	\$150.00
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

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.	\$500 300.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$300 500.00

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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
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Building Permit – Minimum Fee		\$70.00
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 (Per hour)
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 or grading without a permit	Base fee equal to 200% of building permit fee, plus daily fees commencing 10 business days after notice of violation. Example, if the permit fee would have been \$100, then building or grading without a permit would result in a \$200 permit fee.	200% of permit fee, plus 1% of permit fee per day (\$50 max per day)
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- ^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}									
Group (2021 International Building Code)	IA	IB	IIA	IB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	398.88	327.46	319.76	307.89	289.42	289.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.88	261.71	269.48	239.82	231.07
A-2 Assembly, nightclubs	276.08	266.89	258.34	250.51	231.96	235.26	241.51	213.57	205.65
A-2 Assembly, restaurants, bars, banquet halls	274.06	265.99	257.94	249.54	232.06	237.26	243.54	211.57	203.85
A-3 Assembly, churches	314.86	303.24	285.53	283.41	265.86	266.00	274.02	244.61	236.05
A-3 Assembly, general community halls, libraries, museums	281.44	267.02	249.32	237.18	218.26	219.31	227.00	197.22	189.65
A-4 Assembly, arenas	318.12	287.00	268.00	277.07	258.96	260.71	268.48	237.62	230.07
B Storage	269.16	253.51	244.15	233.85	213.00	204.95	224.07	187.98	179.49
F Educational	210.42	200.00	183.00	182.34	205.54	203.84	213.64	205.07	189.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	99.83
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	150.15	143.36	134.04	129.00	115.17	107.96	122.07	83.06	N.P. ^c
H-2 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	89.28
H-3 HPM	283.06	253.51	244.15	233.05	213.00	204.85	224.67	187.80	179.49
I-1 Institutional, supervised environment	284.60	255.57	246.04	238.11	217.84	211.83	238.15	195.02	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	389.98	N.P.	369.78	361.97	N.P.
I-2 Institutional, nursing homes	314.86	285.22	268.08	275.55	258.23	N.P.	268.32	231.21	N.P.
I-3 Institutional, restrained	268.67	289.02	279.66	269.36	260.30	249.95	260.18	225.26	214.80
I-4 Institutional, day care facilities	284.60	255.57	246.04	238.11	217.84	211.83	238.15	195.02	189.67
M Mercantile	216.22	187.08	188.47	189.87	184.00	159.13	171.87	143.44	137.53
R-1 Residential, single	267.42	268.06	249.38	249.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	229.81	214.25	205.52	198.79	177.77	171.76	198.02	155.95	149.02
R-3 Residential, one- and two-family ^d	211.77	205.94	200.89	197.13	180.36	183.32	193.70	177.67	167.37
R-4 Residential, converted into suites	264.88	265.67	246.84	238.11	217.64	211.63	235.10	195.82	189.67
S-1 Storage, moderate hazard	149.65	149.58	139.84	128.00	113.17	108.98	121.02	91.08	85.25
S-2 Storage, low hazard	148.86	141.36	132.84	127.08	113.17	105.96	120.87	81.96	84.28
U Utility, miscellaneous	115.48	108.06	102.84	98.13	88.49	81.89	93.98	69.78	68.48

a. Private Garages and Utility, miscellaneous
 b. For steel only buildings, deduct 30 percent
 c. N.P. = not permitted
 d. Unfinished basements (Group R-3) = \$21.50 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. \$70.00
\$2,00 <u>19</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>19</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>19</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>19</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>19</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>19</u>	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

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

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.
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Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, special exception , 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 violations unless specified otherwise including Operating a Business (other than a short term rental) without a current license or with an expired license, noise and nuisance violations). See below for Short term rental license fees. All minor violations unless specified otherwise.	\$300.00 \$400.00 per violation
Civil Penalty	Violations of zoning regulations.	As provided in Section 19.94.070 \$300.00 per violation per day
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/Abatement Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$400 \$300 .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

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		Amount

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		Amount
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		Amount
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		Amount
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 Town of Brighton the following areas require~~ the submittal of an application: ~~Town of Brighton, Emigration Canyon, Kearns, Magna, Unincorporated Salt Lake County, and White City.~~

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 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 application form a traffic detour and parking plan that will accommodate affected residents and emergency access, 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.

The following are exempt from Special Event fees pursuant to Brighton Code 14.56.090 (D):

1. Political Events;
2. Parades of less than one mile in length;
3. Events sponsored in whole or in part by the town;
4. Private non-commercial weddings;
5. Block parties; and
6. Revenue-raising events where the revenue flows to the direct benefit of the town.

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 Brighton 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.

Town of Brighton Lease to Locals Program
May 2024

I. Purpose of program:

- A. Provide a financial incentive via a grant program for existing Short Term Rentals to provide long term housing for employees who work in the Town of Brighton

II. Who is eligible?

- A. Any property currently operating with a valid license for a short term rental that converts the property to use as a long term rental. Qualified tenants of the long term rental must be an employee of a business located in the Town of Brighton. (proof of employment will be required).

III. Program details

- A. Participation in the grant program requires the property owner to relinquish their STR license with the possibility to reapply for the STR license at a later date if licenses are available.
- B. The more employees housed in the rental, the bigger the incentive.
 - a. All adult renters must be listed on the lease whether they qualify as an employee or not.
 - b. The number of renters must not exceed fire department, town and county codes.
- C. Leases must be a minimum of 6 or 12 months with grant amounts corresponding to the length and number of qualified tenants involved.

Grant amounts:

Lease time frame	1 employee	2 employees or 1 employee with a child or children	3 employees or 2 employees with a child or children	4 employees or 3 employee with a child or children
6 month lease	\$2,000	\$4,000	\$6,000	\$8,000
12 month lease	\$4,500	\$9,000	\$13,500	\$18,000

IV. .Grant Administration: The Town will issue grant payments to property owners as follows: landlords must submit an invoice every 3 months with verification of employment of their renters for the prior 3 months.

V. [Grant Application](#)

VI. Definitions

- A. Qualifying Tenants:

- a. A child or children (under 18 years old) in the household can be considered as **one** additional qualifying tenant (even if there is more than one child).
 - b. A qualifying tenant(s) employee may not be an immediate family member (son, daughter, brother, sister, parent, including step or in-law relations) of the owner.
 - c. Qualified tenant employee shall work at least 20 hours per week for an employer located within the Town of Brighton. While tenant adults not working locally can live at properties participating in the program, only locally employed adults may count towards the property owner receiving the grant.
- B. Employee
- a. An employee of a business located in the Town of Brighton. (proof of employment will be required).
 - b. The following do not qualify as employees:
 - i. Home businesses
 - ii. Remote workers
 - iii. Workers who work less than 20 hours per week for a business in the Town of Brighton.

1. _____ of property owner.
First name Last name
2. _____
Address of rental property
3. Number of bedrooms in the house _____. Number of qualified renters leasing under the Lease to Locals Program _____. Number of children _____. Number of total renters _____.
4. Will the lease be 6 months or 12 months (Circle 1)
5. Using the table below, how much are you requesting in grant money? \$ _____

Lease time frame	1 employee	2 employees or 1 employee with a child or children	3 employees or 2 employees with a child or children	4 employees or 3 employees with a child or children
6 month lease	\$2,000	\$4,000	\$6,000	\$8,000
12 month lease	\$4,500	\$9,000	\$13,500	\$18,000

*Numbers reflect a total grant pay out (not a monthly amount). To receive a grant, landlords must submit an invoice every 3 months with verification of employment of their renters for the prior 3 months.

6. Required documentation:
 - a. Copy of Lease
 - b. Proof of employment of more than 20/hr per week of employee(s) within the Town of Brighton (employment contract or pay stub)
 - c. Copy of the business license of the short term rental (must be rescinded)
7. Affirmation of Property Owner:

I hereby affirm that I am the owner of the above property and that I have a current valid short term rental license with the Town of Brighton and by entering into this program I am rescinding this license. I understand that if I want to reapply for a short term rental license in the future, I may do so if I meet all requirements and licenses are available.

Signature of Property Owner

Date:

Mailing Address:

Phone Number:

Email:

Town of Brighton

Turns for Tenants Program

May 14, 2024

ARE YOU AN INTERESTED LANDLORD OR HOMEOWNER?

Do you have an available house or spare bedroom in the Town of Brighton? Would you like to ski or ride this winter in Big Cottonwood at a significantly discounted rate? Agree to participate in the Town of Brighton's **Turns for Tenants program** and rent to an employee who works in the Town and be eligible for the incentives listed below.

To assist employees of local businesses in finding affordable housing, the Town of Brighton is offering incentives and partnering with the two Big Cottonwood resorts to offer local homeowners' incentives to rent to local employees through the **Turns for Tenants** program. **Turns for Tenants** is a community-based program aimed at benefiting both local homeowners and employees of businesses located within the Town of Brighton. We want to reward local homeowners for becoming landlords of longer term rentals that benefit the Big Cottonwood Community.

HOW DOES IT WORK?

1. Local homeowners who want to participate by becoming landlords fill out an application found on the Town of Brighton website to advertise their rental. The town pushes that information out to the resorts and other participating local businesses.
2. For those renting to resort employees, once the respective resort HR department receives a verification of a signed rental agreement with the local landlord, they will receive one of the following resort incentives of their choice. The chosen incentive is only respective to the resort where the housed employee(s) work:
 - o One 2023/2024 Unrestricted Resort Season Pass (Solitude or Brighton)
 - or
 - o Ten Unrestricted All Mountain Lift Tickets (Solitude or Brighton)

In addition to incentives from the ski resorts the Town of Brighton will offer the following **financial bonus** to property owners who are willing to long term rent to those employed within

the Town: The **Town of Brighton will pay property owners \$200 per month grant per employee** housed in the Town of Brighton. To receive the bonus landlords must submit an invoice to the town every 3 months for those 3 months with verification of employment for their renters.

DETAILS:

- I. Who is eligible: Anyone who owns property in the Town of Brighton and has not rented the property within the last twelve months. An owner will qualify if they participated in the lease to locals program the previous year.
- II. Program details
 - A. The more employees housed in the rental, the bigger the incentive. The Town of Brighton will pay property owners \$200 per month bonus per qualified tenant employee housed within the Town limits. That bonus will be in addition to incentives from the resorts.
 1. All adult renters must be listed on the lease whether they qualify as an employee or not.
 2. The number of renters must not exceed fire department, town and county codes.
 - B. Leases must be a minimum of 6 or 12 months.
 - C. Business licenses are required for long term rentals. Property must apply for and receive a long term rental business license.

III. Definitions

A. Qualifying Tenants:

1. A child or children (under 18 years old) in the household can be considered as one additional qualifying tenant (even if there is more than one child).
2. A qualifying tenant(s) employee may not be an immediate family member (son, daughter, brother, sister, parent, including step or in-law relations) of the owner.
- 3.. Qualified tenant employee shall work at least 20 hours per week for an employer located within the Town of Brighton. While tenant adults not working locally can live at properties participating in the program, only locally employed adults may count towards the property owner receiving the grant.

B. Employee

1. An employee of a business located in the Town of Brighton. (proof of employment will be required).
2. The following do not qualify as employees:
 - i. Home businesses
 - ii. Remote workers
 - iii. Workers who work less than 20 hours per week for a business in the Town of Brighton.

C. Grant Administration: The Town will issue bonus payments to property owners as follows:

1. The grant will be awarded as follows: landlords must submit an invoice to the town every 3 months for the prior 3 months with verification of employment for their renters.

D. A property may only qualify for one program (i.e. either the Lease to Locals or Turns for Tenants). However, those who convert from a short term rental (Lease to locals) may take advantage of the Turns for Tenants program the subsequent year.