

RESOLUTION NO. 2024-15

A RESOLUTION ADOPTING A FEE SCHEDULE FOR LAKE POINT

WHEREAS Lake Point is authorized to adopt fees and charges to cover Lake Point's costs of regulation;

WHEREAS the Lake Point City Council desires to establish a singular, consolidated fee schedule with all applicable fees charged by Lake Point, and to amend the same from time to time as required;

NOW, THEREFORE, BE IT RESOLVED by the Lake Point City Council as follows:

Section 1. The Lake Point City Council hereby adopts the fee schedule set forth in Exhibit A, attached hereto.

Section 2. This Resolution shall repeal, supersede, and replace all other fee schedules previously adopted by Lake Point.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED on the 13th day of November, 2024

Lake Point

By _____
Chair

Ryan Zumwalt

ATTEST:

City Recorder

Jamie Lee



Voting:

Alexis Wheeler
Kirk Pearson
Jonathan Garrard
Kathleen VonHatten
Ryan Zumwalt

Yea / Nay ___ Absent ___
Yea ___ Nay ___ Absent /
Yea ___ Nay / Absent ___
Yea / Nay ___ Absent ___
Yea / Nay ___ Absent ___

EXHIBIT A

Lake Point Consolidated Fee Schedule

All fees paid by personal check, cashier's check, or online with credit cards. \$50 additional fee (or such higher fee as established by City's contract with billing entity) for returned/bounced check.

Refunds shall only be permitted when no City work has been performed in connection with the fee, unless expressly set forth herein. Exceptions may be approved by the City Council in exceptional circumstances. Credit card fees and fees charged by or collected for another government entity shall not be refunded.

BUSINESS LICENSES

Class A – General Business License (Non-alcohol): Fee per business/location and per employee
\$25.00 per business
\$5 per employee

Class B – General Business License – Alcohol:

- i. \$100 per business, off-premise consumption, plus \$5 per employee
- ii. \$200 per business, on-premise consumption, with food, plus \$5 per employee
- iii. \$300 per business, on-premise consumption, no food sale requirement, may sell draft, plus \$5 per employee
- iv. \$500 special event with alcohol (no per employee cost)

Renewals, all Class B except special event: \$100, plus \$5 per employee

Class C – Temporary and Solicitor Business Licenses:

\$50 per business, \$10 each badge for individual solicitor
\$25 single event/temporary business, up to 7 calendar days
\$50 single event/temporary business, 8 to 30 calendar days

Class D – Residential Businesses:

\$20 per home
\$125 application for expanded home-based business

Late/Non-Compliance Fee: Penalty in the amount of the normal fee for the business, paid in addition to the normal fee for the business.

CITY SERVICES

Elections:

Election/Candidacy Declaration Filing: \$25

Late Financial Disclosure: \$50

Firework Permit: \$50

Nuisance Appeal: \$20

Garbage/Waste Collection Service

Monthly fees:

1st Can: \$14

Additional Cans: \$10

Incentives:

\$20 discount if payment made up front for 4 billing cycles

\$5 one-time discount for establishing auto-pay

City may impose additional fees charged to City by City's billing partner, as set out by City contract with billing partner, for problems with user payments (failed payment/returned check)

Late payment: Accounts remaining delinquent after 30 days, assess late penalty fee \$25 per quarter
One late penalty fee may be waived, but no more than one such fee may be waived in a rolling two-year period

New cans, Can Replacement, and Additional Can(s): \$70

New Account Setup: \$60

Account Restoration/Reconnection: \$25

Administrative Fee: \$25

GRAMA Requests

All costs set forth below, due prior to receipt of records. If fees are expected to exceed \$50, or if fees from a previous request have not been paid, pre-payment prior to collection, retrieval, or printing of records is required.

1. Printing or copying records: \$0.20 per single-sided standard 8.5" x 11" page. Special sizes will require payment of city's actual staff and printing costs.
2. Electronic records: No charge other than staff and equipment cost.
3. Staff time: Hourly charge for the cost of the lowest paid employee with skill and training to perform the request (search, retrieval, and other administrative efforts and costs), with the first 15 minutes not charged.
4. Equipment cost: Actual costs to compile, format, manipulate, package, summarize, or tailor the record, if other than record's current format or word processing document, to be itemized by city.

Right of Way/Excavation Permit:

If modification of water conveyance (ditch, canal, swale, etc.) is required (piping, culvert, bridging, swale re-grading or fill, etc.), applicant must submit plans to Lake Point to receive approval of modification in connection with permit, or applicant must submit documentation of third-party facility owner approval, if facility is owned by another entity or person. Permit must include plans for work, construction, and remediation, subject to review, revision, and approval of city engineer. Permit issued per site, valid for one month. Bond continues one year post-completion as guarantee.

SWPP may be required. Proof of insurance is required. Homeowner's insurance may cover work adjacent to residence. Work without permit will pay permit fee equal to two times the normal permit fee, and applicant will be required to remediate unauthorized work.

Permit Type	Permit Fee	Additional Fees	Bond for Restoration (Non-Government, Non-Utility)	Insurance
RoW Connection or Modification other than RoW Excavation (if not included in site plan) • Water Facility modification • Driveway/Curb Cut • Sidewalk	\$50	\$50 per additional RoW connection/curb cut Engineering and Inspection Fee: \$200 Road closure fee: \$100 per day, for closures over 30 minutes	\$1,000	Required
RoW Excavation – No Asphalt Impact (Unpaved Surface)	\$100	\$1.00/sq.ft. for cuts/digs over six inches in width, or per linear foot for cuts/boring/etc. under six inches in width Inspection Fee: \$500 Road closure fee: \$100 per day, for closures over 30 minutes	125% of estimated construction costs • Estimate based on bid or other documentation to be approved by city engineer • 10% of bond retained as guarantee for 1 year post-completion	Required
RoW Excavation – Asphalt Impact (Paved Surface)	\$300	\$1.00/sq.ft. road • Cuts in roads <5 YO restricted Inspection Fee: \$1,000 Road closure fee: \$100 per day, for closures over 30 minutes	125% of estimated construction costs • Estimate based on bid or other documentation to be approved by city engineer • 10% of bond retained as guarantee for 1 year post-completion	Required

RoW Low Impact No Asphalt Impact	\$50.00	\$150 inspection fee for linear cuts/digs under 10 ft. under 6 inches in width (If cuts/digs are over 10 ft. and 6 inches in width refer to other RoW Excavation categories)	125% of estimated construction costs • Estimate based on bid or other documentation to be approved by city engineer • 10% of bond retained as guarantee for 1 year post-completion	Required
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LAND USE – BUILDING AND CONSTRUCTION PERMITS

Work Without Permit: 2x permit fee

Building Permit: Based on valuation*, per following table, plus 1% surcharge imposed by the State Construction and Fire Codes Act, if applicable (“Valuation Fee”)

Total Valuation	Fee
\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, up to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,000 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof.

*Valuation Calculations: Unless more specific valuation data is provided by the applicant, which data must first be reviewed and approved by the city’s building official to ensure the estimation is reasonable, construction valuations shall be determined based on the current Building Valuation Data released by the International Code Council for Type VB construction.

Use of the Building Valuation Data for estimating construction valuation shall not govern the construction code standards or material requirements for construction, nor shall it limit in any way the city’s building official’s authority to require compliance with the Utah State construction codes.

Building Plan Review Fees:

New Residential Construction:-25% of the building permit fee, reduced by \$150.00 for new plans identical to previously approved plans.

Other Residential (e.g., Basement Finish): 65% of Building Permit Fee

Non-Residential: 65% of Building Permit Fee

Plan Review Fee for Changed/Amended Plans: 5%, as set by building official per city contract

Building Permit and Building Plan Review Fees – By Construction Type: Permit shall not be issued until fee is paid in full. Deposit must be paid plus applicable plan review fees with permit application. Where no deposit required, fee shall be paid in full with application.

Building Permit Type	Fee	Deposit
Agricultural – Non-Exempt	Valuation Fee	\$ -
Agricultural – Exempt*	None (no permit required)	\$ -
New Residential	Valuation Fee	\$ 600.00
Residential Remodel/Addition	Valuation Fee	\$ 100.00
Residential Addition	Valuation Fee	\$ 100.00
New Accessory Dwelling Unit	Valuation Fee	\$ 100.00
New Commercial	Valuation Fee	\$ 1,500.00
Commercial Remodel	Valuation Fee	\$ 500.00
Commercial Addition	Valuation Fee	\$ 500.00
Accessory Structure*	Valuation Fee	\$ 50.00
Basement Finish	\$25/sq.ft.	\$ 100.00
Solar Panel	Valuation Fee	\$ -
HVAC/Water Heater	\$ 95.00	\$ -
Electrical	\$ 95.00	\$ -
Roof	\$ 95.00	\$ -
Pool		\$ -
Built-In	\$ 800.00	\$ -
Above Ground	Determined after project review	\$ -
French	\$ 95.00	\$ -
Demolish	\$ 95.00	\$ -

*Exempt agricultural buildings are those exempt under state construction code. Structure must be located on land that is at least 5 contiguous acres and either used solely in conjunction with agricultural use, and not for human occupancy, or is no more than 1,500 square feet and used solely for the exclusive sale during the

harvest season of seasonal crops, seedling plants, or garden, farm, or other agricultural produce. Plumbing, electrical, and mechanical permits may still be required.

Inspection Fees:

Final and 4-way inspections: Up to 2 each covered by original building permit fee

Reinspection (after 2nd inspection or for work not ready for inspection): \$100

New External Walk-Out Inspection: \$150

City may impose additional fees charged to City by City's billing partner, as set out by City contract with billing partner, for problems with user payments (failed payment/returned check)

LAND USE – IMPACT FEES

Lake Point collects impact fees in connection with building permits or other applicable development activity on behalf of certain government entities that provide services within Lake Point, according to those entities' impact fee analyses. Impact fees for residential units are assessed separately for primary dwellings and external accessory dwelling units. Impact fees, connection fees, meter fees, hook-up fees, usage fees, and other fees may also be separately charged or assessed by public or private entities providing services within Lake Point.

North Tooele Fire District Impact Fee: Pass through fee, collected by city on behalf of district

New Residential and new external/detached accessory dwelling units: As established by North Tooele Fire District Impact Fee Analysis

Other builds: As established by North Tooele Fire District Impact Fee Analysis

City Fee to North Tooele Fire District for Collecting Impact Fee: \$15.00

Other Government Entities:

Lake Point Improvement District: Contact the District for their fee

Lake Point Cemetery and Park District: Contact the District for their fee

LAND USE - OTHER

Land Use Appeals: Appeal to District Court

Appeals handled under the city: \$250

Annexation: Reserved

Code Amendment: Reserved

Non-Conformity Certificate: Reserved

Re-zoning: \$750

Site Plan Review: Covers up to 2 review cycles

Residential: \$500

Non-Residential: \$1,500

Subdivisions: In addition to engineering review fee

New Subdivision:

Preliminary Plat Review (up to 4 review cycles): \$2,000 + \$50 per lot

Final Plat Review (up to 4 review cycles): \$2,000 + \$50 per lot

Subdivision Review for the Preliminary Plat (and Final Plat) is limited to 4 reviews. After two reviews an additional \$200 fee per review shall be charged.

Subdivision Improvement Build Out/Construction Fee to cover engineering reviews and Infrastructure Inspections: 4% of estimated costs of Improvements

Subdivision Development Guarantee of Improvements will be calculated off the Subdivision and Development Improvement Cost Estimate. The Guarantee of Improvements and Warranty Bond will be equal to 110% of the cost estimate. The Cost Estimate will be reviewed and approved by the city engineer.

Subdivision Amendment: Same as new subdivision

Boundaries Line Adjustments: \$200 per property

Combining Parcels: \$200.00

Stop Work Order: None

Variance: \$500

Sign Permit: Reserve

Sign Permit Temporary: Reserved

Right of Way/Easement Vacation: County \$250.00

Variance/Special Exception: County \$250.00

Well Permit: Reserved