

RESOLUTION NO. 2025-01

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 8th day of January, 2025

Lake Point

By Alexis Wheeler
Chair

ATTEST:
[Signature]
City Recorder



SEAL

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 are paid by personal check, cashier's check, or online with credit cards. \$50 additional fee (or such higher fee as established by the City's contract with the 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	
	Per business	\$25.00 per business, plus \$5 per employee
Class B	General Business License – Alcohol	
	Off-premise consumption	\$100 per business, plus \$5 per employee
	On-premise consumption, with food	\$200 per business, plus \$5 per employee
	On-premise consumption, no food sale requirement, may sell draft	\$300 per business, plus \$5 per employee
	Special event with alcohol (no per employee cost)	\$500
Class C	Temporary and Solicitor Business Licenses	
	Per business	\$50 per business, plus \$10 each badge for individual solicitor
	Single event/temporary business, up to 7 calendar days	\$25
	Single event/temporary business, 8 to 30 calendar days	\$50
Class D	Residential Business	
	Home Occupation Registration	\$0
	Home-Based Business License	\$20
	Expanded Home-Based Business License	\$125
Non-Compliance Fee for Business Licenses: 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
Garbage/Waste Collection Service		
	Monthly fees: 1st Can:	\$14
	Monthly fees: Additional Cans:	\$10
	New cans, Can Replacement, and Additional Can(s):	\$70
	New Account Setup:	\$60
	Account Restoration/Reconnection:	\$25
	Administrative Fee:	\$25
Incentives for Waste Collection Services		
	If payment made up front for 4 billing cycles:	\$20 discount
	For establishing auto-pay:	\$5 one-time discount
Late Payments for Waste Collection Services		
	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	
	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)	
GRAMA Records Requests		
	All costs set forth below, are due prior to receiving the records. If fees are expected to exceed \$50.00 or if the fees from a previous GRAMA request have not been paid, then prepayment is required before the collection, retrieval, or printing of the records.	
	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.	
	Printing or copying records per single-sided standard 8.5" x 11" page. Special sizes will require payment of city's actual staff and printing costs.	\$0.20 per page

City Services (Continued)		
	Electronic records: No charge other than staff and equipment cost.	Staff time and equipment costs
	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 Permits				
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	\$150 inspection fee for linear cuts/digs under 10 ft. under 6 inches in width	125% of estimated construction costs	Required

Right of Way/Excavation Permits			
		(If cuts/digs are over 10 ft. and 6 inches in width refer to other RoW Excavation categories)	• Estimate based on bid or other documentation to be approved by city engineer • 10% of bond retained as guarantee for 1 year post-completion

Land Use - Building and Construction Permits		
Project/Building Valuation for Calculating Building Permit Fee		
	Work Without Permit: 2x permit fee	
	Building Permit Fee: Based on project/building valuation*, per following table, plus 1% surcharge imposed by the State Construction and Fire Codes Act, if applicable (“Valuation Fee”)	
	*Project/Building 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.	
	Total Valuation	Building Permit 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.

Building Plan Review Fee

A permit shall not be issued until the fee is paid in full. Deposit must be paid plus applicable plan review fees with the permit application.

	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 Fees and Deposit

A permit shall not be issued until the fee is paid in full. Deposit must be paid plus applicable plan review fees with the permit application. Where no deposit is required, the fee shall be paid in full with the 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	Based on \$25 per sq. ft. valuation	\$ 100.00
Solar Panel	Valuation Fee	\$ -
HVAC/Water Heater	\$ 95.00	\$ -

Building Permit Fees and Deposit (Continued)		
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 the state construction code.		

Building Permit 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 the 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 or Zoning Fees

Appeals

	Nuisance Appeal	\$20
	Land Use Appeals:	Appeal to District Court
	Appeals handled under the city:	\$250

Site Plan Review: Covers up to 2 review cycles

	Residential:	\$500
	Non-Residential:	\$1,500

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

Land Use or Zoning Fees (Continued)		
	Subdivision Review for the Preliminary Plat (and Final Plat) is limited to 4 reviews. After two reviews an additional fee per review shall be charged.	\$200 per additional review
	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 Cost Estimate will be reviewed and approved by the city engineer.	The Guarantee of Improvements and Warranty Bond will be equal to 110% of the cost estimate.
	Subdivision Amendment:	Same as new subdivision
	Boundaries Line Adjustments:	\$200 per property
	Combining Parcels:	\$200.00
Other		
	Right of Way/Easement Vacation: County	\$250
	Variance/Special Exception: County	\$250
	Re-zoning:	\$750
	Variance:	\$500
	Stop Work Order:	None
	Annexation:	Reserved
	Code Amendment:	Reserved
	Non-Conformity Certificate:	Reserved
	Sign Permit:	Reserved
	Sign Permit Temporary:	Reserved
	Well Permit:	Reserved