

COUNTY ATTORNEY
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DONNA JEAN BLONQUIST
LEGAL SECRETARY

To: Summit County Council

From: Helen Strachan, Deputy Summit County Attorney 

Date: November 19, 2014

Re: Work Session re Proposed Summit County Fee Schedule

Pursuant to Utah Code Annotated §17-53-211, the legislative body of each county shall adopt an ordinance establishing fees for services provided by each county officer except for fees for the recorder, sheriff, and county constables and fees established by statute. While our various Summit County Departments have established fees, some of which were created by ordinance, there is not one simple and easy place where one can find these fees. The County Manager's Office has requested that the Attorney's Office prepare a county-wide schedule that sets forth the fees for all Summit County Departments in one easy to access place. The Ordinance and accompanying fee schedule is attached as **Exhibit A**. Below is an outline of some of the requested changes to the existing fees.

Fee Waiver Process: Currently, there is no process in our Summit County Code for an individual to apply for a fee waiver or reduction. The attached fee schedule includes a new fee waiver request and allows an individual to file a request for a fee waiver with the Summit County Council. This fee waiver process is largely borrowed from other jurisdictions, including Utah County, West Valley City, and Taylorsville. It provides that the Council has complete discretion in whether to waive or modify a fee, however, it may consider the applicant's tax exempt status or public interest considerations in determining whether a fee may be waived. This new section does not apply to fee waivers for GRAMA requests (GRAMA requests have their own state statutory process for fee waivers, which I have included as a new section under GRAMA request fees) and it does not apply to Administrative Code Enforcement fines/fees, which may be appealed to our Administrative Code Enforcement Judge per the Administrative Code Enforcement program.

GRAMA fees: As you will recall, earlier this year, the County Council adopted a fee schedule by way of resolution for public documents requested through the State's Government Records Access and Management Act or "GRAMA". The proposed county wide fee schedule incorporates these GRAMA fees, with a few minor changes. I added a process to appeal GRAMA fees, which are governed by Utah Code Annotated, §63G-2-205. It allows a person to appeal a GRAMA fee by filing a notice of appeal with the chief administrative officer of the County within 30 days.

I also made some minor changes to the fees the IT Department charges for running Tyler and ESRI reports. The fees passed earlier this year erroneously included employee benefits. According to the State Records Committee, GRAMA fees may not include benefits, therefore, the reporting fees have been adjusted \$11.00 to account for this.

Administrative Code Enforcement Fees: The Administrative Code Enforcement Program was first adopted in 2007 as a means to bypass Justice Court, which is a more involved and often a more time consuming process. When the program was adopted, the County also adopted fines for violations of certain ordinances, including Animal Control violations, Planning/Building violations, and Engineering violations. The fines were a means to encourage compliance with the Summit County Code, and not meant to pay for staff time and costs. However, those fees have not been updated since 2007 and staff is respectfully requesting some minor increases to certain fines.

So you are aware, the Summit County Code, Section 1-4-1 states that a fine not to exceed the maximum class B misdemeanor fine may be imposed for violations of Summit County ordinances. Fines for class B misdemeanors are a maximum of \$1000. That code section further states that each day during which the violation occurs is considered a separate offense. Section 1-13-4-7 of our Administrative Code Enforcement Program also has similar language.

The Engineering Department is requesting an increase to the fee relating to illegal excavation, grading, or placement of fill on private property. The Engineering Department has found that the fee is too low and that many developers are simply paying the relatively low fee rather than going through the effort to obtain a permit in a timely fashion. The Department feels that by increasing the fee to \$500 per first violation and \$1000 per second violation, it may actually gain better compliance.

Animal Control is also requesting some minor increases to their Administrative Code Enforcement fines. You will notice that currently, there is no fine for "failure to sterilize" and Animal Control would like this included and is seeking guidance on what this fine should be. Other minor adjustments have been made to reflect what other jurisdictions charge for similar violations.

Animal Control Fees: The County Council is currently in the process of making substantive changes to the Animal Control Code and with that, staff is also suggesting some changes to the associated fees, as they have not changed in a very long time. Any fees that were set forth in the Animal Control Code have been moved to this consolidated fee schedule. Thus, the kennel

permit fees, while they look like new additions, are to remain the same but have been added from the Animal Control Code. You will note minor increases to the licensing fees and a new breakdown of licensing fees for the new three year dog license. The impound and boarding fee increases simply reflect increased costs associated with boarding animals (i.e. food, shelter, staff time, etc.).

Community Development Department, Building Department, and Engineering

Department: The County Council held work sessions last year to discuss proposed changes to the fee schedule, including both increases and decreases to various individual fee categories for the Planning, Building, and Engineering Departments. To refresh your memory, attached as **Exhibit B** is a copy of the last staff report related to those work sessions and its accompanying exhibits. The consolidated county fee schedule includes the amended fees that these departments proposed last year. A representative from the Community Development Department will be on hand to discuss the proposed changes with the County Council.

Fees That Have Not Changed: The following departments' fee schedules have been included in this consolidated fee schedule, but no changes are recommended at this time:

- Attorney's Office: charges for discovery fees in criminal cases
- Clerk's Office: licensing and bonding fees
- Facilities Department
- Public Works, including landfill and weed department
- Library fines and fees
- Recorder/Surveyor fees, which, by large, are set by Utah State code.
- Sheriff's Office¹

Fees that Have Not Been Included:

- Motor Vehicle Fees: The County Treasurer does manage the Motor Vehicle Department, but the fees collected are set by the state. We simply administer the state contract on the county level and the fees are not retained by the County.
- Health Department Fees: These fees are set by the Summit County Board of Health.

Future Direction: At this time, it is requested that the County Council hold a work session to discuss this proposed county-wide fee schedule and provide some direction. It would be best if we could hold a public hearing and approve this proposed fee schedule before the end of the year and contemporaneous with approval of the County's 2015 budget.

¹ You should be aware that fees for the Sheriff's Office are set by Utah Code Annotated, §17-22-2.5, however, a county legislative body may set fees that deviate from those set by this statute if they are adopted by ordinance and are in an amount reasonably related to, but not exceeding, the actual costs of providing the service. The Sheriff's Office believes that the statutory fees are reasonable and therefore is not recommending changes.

Exhibit A
Ordinance and
Fee Schedule

SUMMIT COUNTY, UTAH
ORDINANCE NO. _____

**AN ORDINANCE CREATING A COUNTY-WIDE FEE SCHEDULE FOR
SUMMIT COUNTY**

WHEREAS, pursuant to Utah Code Annotated §17-53-211, the legislative body of each county shall adopt an ordinance establishing fees for services provided by each county officer except for fees for the recorder, sheriff, and county constables and fees established by statute; and

WHEREAS, while most Summit County fees have been adopted previously by either resolution or ordinance, Summit County does not have a county-wide fee schedule that has been adopted by ordinance; and

WHEREAS, Summit County desired to adopt an ordinance creating a county-wide fee schedule to make it easier for its citizens to find, know and understand the various fees for services provided by each county officer;

WHEREAS, in adopting this county-wide fee schedule, it became clear that certain adjustments needed to be made to some of the fees; and

NOW THEREFORE, the County Legislative Body of the County of Summit, State of Utah, hereby ordains as follows:

Section 1: The Council hereby repeals the following in order to establish the attached uniform fee schedule for Summit County:

- A. **Resolution No. 2014-14**, Resolution Establishing a Fee Schedule and Process for Requests Made Under Utah’s Government Records Access and Management Act (“GRAMA”)
- B. **Ordinance No 748**, An Ordinance of the Summit County Council Approving a Schedule of Fees and Charges to be Assessed by the Summit County Attorney’s Office for the Duplication and Production of Records or Other Information Criminal Cases
- C. **Resolution No. 2013-05**, A Resolution Approving Recorder Subscription Fees
- D. **Resolution 2012-2**, A Resolution Modifying the Rates Charged for Disposal at Summit County Landfills
- E. **Resolution 2007-24**, A Resolution Modifying the Rates Charged for Disposal at Summit County Landfills
- F. **Resolution 2013-06**, A Resolution Modifying the Rates Charged for Disposal at Summit County Landfills
- G. **Resolution 2010-13**, Amendment to Development Permit, Building, and Engineering Application Fees
- H. **Resolution 2009-04**, Double Fees When Work Commences Prior to Permit Issuance
- I. **Resolution 2002-22**, GIS Price Guidelines

Section 2: The Council hereby established a county-wide fee schedule attached hereto as **Exhibit A.**

Section 3: Effective Date: This Ordinance shall take effect fifteen (15) days after the date of its publication.

APPROVED, ADOPTED, AND PASSED and ordered published by the Summit County Council, this ____ day of _____, 2014.

SUMMIT COUNTY COUNCIL
SUMMIT COUNTY, UTAH

By Council Chair

ATTEST:

SUMMIT COUNTY CLERK

Date of Publication _____, 2014.

Exhibit A

SUMMIT COUNTY, UTAH
FEE SCHEDULE

A) Pursuant to Section 17-53-211, Utah Code Annotated, 1953, as amended, a Summit County, Utah Fee Schedule is hereby adopted in book form and by this reference made a part of the Summit County Code.

B) Fee Waiver Requests: Except for fees related to requests made under Utah's Government Records Access and Management Act, "GRAMA" and fines related to the Administrative Code Enforcement Program, the following process shall govern requests for waivers or modifications of any fees included in this Fee Schedule. All requests for waiver or modification of any of the fees imposed herein shall be submitted in writing to the Summit County Council for their determination. The written request shall include all evidence supporting the requested fee waiver/modification. The County Council shall have the sole and absolute discretion in its determination of requests for waiver or modification of County imposed fees, however, it may consider the following in making its determination:

- The applicant is engaged in business for solely religious, charitable or other types of strictly non-profit purposes which are tax-exempt in such activities under the laws of the United States or the state of Utah;
- The applicant is engaged in the business specifically exempted from taxation and fees by the laws of the United States or the state of Utah; or
- There is a prevailing public interest in waiving, modifying or refunding the fees.

A decision shall be made on each request based upon the submitted materials, unless the County Council desires further input from the application and takes action in a public meeting to place the matter on the Council's agenda for further review.

SUMMIT COUNTY GRAMA FEE SCHEDULE AND PROCESS FOR GRAMA REQUESTS

Process:

- A person making a request for a Summit County record shall complete the “Request for Record – Utah Government Records Access and Management Act” prior to reviewing and/or receiving copies of records. In his/her discretion, the record custodian may accept the record request in a different format so long as the request contains the person’s name, mailing address, and daytime telephone number, if available, and a description of the record requested that identifies the record with reasonable specificity.
- The record request shall be submitted to the Summit County department/office that prepares, owns or retains the record.
- Upon receipt of the “Request for Record,” a response to the request shall be provided to the requestor within ten (10) business days unless:
 - the requester has demonstrated that the record request benefits the public rather than the person (in which case response shall be within five (5) business days); or
 - “extraordinary circumstances” pursuant to Utah Code Annotated §63G-2-204(5) exists, which allows the department to delay approval or denial for an additional period of time.

Fees:

- The costs for processing GRAMA requests and/or copies are set forth in the below GRAMA fee schedule.
- Summit County requires payment of past fees and future estimated fees prior to processing a request if:
 - fees are expected to exceed \$50.00; or
 - the requester had not paid fees from previous requests.
- If the requester simply wants to inspect a record, they may do so at no charge, however, staff time for compiling the request or for costs of any copies requested thereafter, shall apply.
- Fee Waivers: Summit County may fulfill a record request without charge and is encouraged to do so when it determines that:
 - Releasing the record primarily benefits the public rather than a person;
 - The individual requesting the record is the subject of the record; or
 - The requester’s rights are directly implicated by the information in the record, and the requester is impecunious.
- Fee Waiver Appeals: A person who believes that there has been an unreasonable denial of a fee waiver may appeal the denial in the same manner as a person who appeals the inspection of a public record under UCA §63G-2-205 by filing a notice of appeal within 30 days.

GRAMA Fee Schedule

Copies	Fee	Additional Information
8 ½" x 11" non-color copies	\$.15 / sheet	
8 ½" x 11" color copies	\$.50/ sheet	
11" x 17" copies	\$.75/ sheet	
24" x 36" plats (standard size)	\$4.00 / sheet	
Plats larger than 24" x 36"	\$6.00 / sheet	
Odd sized copies	Actual cost to reproduce	
Copies of videos	\$15.00 / video recording	
Copies of audio	\$15.00 / audio recording	
USB drives	\$15.00/ 8 GB drive	
Other media	Actual costs	
Accident Reports (DI-9)	\$5.00 / report	
Sheriff Incident Reports	\$5.00 / report	
Incident Photographs (up to ten photographs)	\$1.00 / photo	
Incident Photographs (more than ten photographs)	\$10.00	Photographs are put on a compact disc
Dispatch tapes (minimum 1 hour)	\$20.00 / hour	
Inmate mug shots	\$5.00 / picture	
<u>Services</u>		
Notary Services	\$5.00 / signature to notarize	
Certification of a document	\$2.00 / certification	
Records delivered by facsimile	\$.75 / page + plus telephone charges for long distance over 10 pages	
Mailing and shipping costs	\$2.00 for staff mail preparation time, plus actual mailing costs if greater than \$2.00	Actual mailing costs are those for U.S. Postal Service or an authorized delivery service such as UPS, FedEx, etc.
Staff time required to search, compile and otherwise prepare to provide a record	Actual cost, not to exceed the hourly rate (not to include benefits) of the lowest paid employee who, in the discretion of the record's custodian, has the necessary skill and training to perform the request.	The first 15 minutes of staff time shall be at no charge. Staff time for photocopying, faxing, and providing documents in electronic format (i.e. video, audio or USB drive) is included in the

		costs for those items.
IT Department requests to run data extract reports from Tyler	<p>\$5140.00 / report if report takes less than 15 minutes to run</p> <p>\$224213.00 / reports that take more than 15 minutes but less than <u>or equal to</u> 1 hour to run</p> <p>\$235.00 / each additional hour to run</p>	
IT Department requests to run data extract reports from ESRI	<p>\$16.50 / report if report takes less than 15 minutes to run</p> <p>\$65-54 / reports that take more than 15 minutes but less than 1 hour to run</p> <p>\$75-64 / each additional hour to run</p>	

**SUMMIT COUNTY ADMINISTRATIVE CODE ENFORCEMENT
PROGRAM FEE SCHEDULE**

COMMUNITY DEVELOPMENT DEPARTMENT

	<u>Fine</u>
Sign Violation	\$100.00
Re-inspection	\$100.00
Setback Violation	\$200.00
Development Activity without a permit	\$250.00
Prohibited Land Use	\$500.00
Junk Ordinance #456	\$500.00
Any other violation not listed	\$250.00

PUBLIC WORKS AND ENGINEERING

	<u>1st offense Fine</u>	<u>2nd offense Fine</u>
Re-inspection	\$100.00	
Tracking mud on the road	\$100.00	\$200.00
Steel tracked equipment driven on road	\$500.00	\$750.00
Failure to maintain sediment control	\$100.00	\$200.00
Illegal excavation, grading, or placement of fill on private property	\$100 <u>500</u> .00	\$200 <u>1000</u> .00
Illegal driveway encroachment	\$100.00	\$200.00
Illegal excavation in County right-of-way	\$100.00	\$200.00
Illicit discharge	\$500.00	\$750.00

	<u>1st offense Fine</u>	<u>2nd offense Fine</u>
Snow deposited in public right-of-way from private property	\$50.00	\$100.00
Parking within County right-of-way during winter Season	\$50.00	\$100.00

ANIMAL CONTROL

Fine

Failure to License

\$50.00

~~Failure to Sterilize~~

Failure to Display License Tag

\$25.00

Harboring Stray Dog

\$100.00

Dogs Running At Large

1st Offense

~~\$75~~100.00

2nd Offense

~~\$100~~150.00

3rd Offense

~~\$150~~200.00

+ additional ~~\$50~~100 for each additional violation

Domesticated Animal At Large

1st Offense

\$75.00

2nd Offense

\$100.00

3rd Offense

\$150.00

+ additional \$50 for each additional violation

~~Dog on Unenclosed Premises~~

~~\$75.00~~

Female Dog in Heat

\$25.00

Places Prohibited to Dogs	\$100.00
Dog Attacking Persons or Animals	\$375.500.00
Vicious Animal / Dog	\$375.500.00
Nuisance Animal	\$75.00
Failure to Report Dog Bite	\$50.00
Failure to Vaccinate	\$50.00
Failure to Complete a Certificate of Rabies Vaccination	\$50.00
Failure to Report a Rabid Animal	\$50.00
Removal of Quarantined Animal	\$50.00
Cruelty to Animals	\$375.500.00
Failure to Procure a Kennel Permit	\$100.00
Interference with Officer	\$50.00

SUMMIT COUNTY ANIMAL CONTROL FEES

Licenses

One Year Licenses, if applicable

Shelter	\$ 612 .00 (fixed altered)	\$ 1836 .00 (unaltered)
Vet	\$ 48 .00 (fixed altered)	\$ 1628 .00 (unaltered)

Three Year Licenses, if applicable

Shelter	\$20.00 (altered)	\$40.00 (unaltered)
Vet	\$20.00 (altered)	\$40.00 (unaltered) (vet keeps \$2.00)

Late Fee: \$10.00

Replacement Dog Tag: \$5.00

Impound Fees Dogs

1 st offense	\$ 2535 .00
2 nd offense	\$ 3545 .00
3 rd offense	\$ 5055 .00
Each subsequent	\$ 7585 .00

Impound Fees Cats

1 st offense	\$ 2535 .00
2 nd offense	\$ 3545 .00
3 rd offense	\$ 5055 .00
Each subsequent	\$ 7585 .00

Board Fees for Cats and Dogs

\$~~610~~.00 / day

Traps Rentals

\$30.00 (deposit)

Adoption Fees Dogs/Cats

\$10.00

Sterilization Fees

Male Dog	\$45.00
Female Dog	

0-25 lbs	\$50.00
25-50lbs	\$60.00
51-75lbs	\$70.00
76+lbs	\$80.00

Male Cat	\$30.00
Female Cat	\$35.00

Kennel Permit Fees:

<u>Commercial and Private Kennels: 5-15 dogs:</u>	<u>\$50.00</u>
<u>Commercial and Private Kennels: 16 or more dogs:</u>	<u>\$100.00</u>
<u>Late fee</u>	<u>\$25.00</u>

Vaccination Fees

Dog		
	DA2PP 6 months and over	\$15.00
	DA2PPC under 6 months	\$18.00
Cat		
	FVCRP all cats	\$12.00

Rabies Dog and Cats

\$12.00

ATTORNEY'S OFFICE DISCOVERY FEES IN CRIMINAL CASES

- A. **Criminal Discovery Requests:** In order to provide for fair and consistent charges to all parties and pursuant to the ordinance adopted by the Summit County Council, the Summit County Attorney's Office shall charge and collect the following fees in criminal cases.
- a. Initial Discovery Packet of documents: \$5.00 for black and white hard copies.
 - b. Supplemental Discovery Packets: No charge, unless color copies are requested or the supplemental discover request is over 50 pages, in which case it is \$5.00
 - c. Media Storage Device (i.e. video tape, DVD disc, CD disc, or audiocassette) \$5.00 per copy
 - d. Color Copies of any documents \$1.00 per page
- B. **Fee Collection:** The Summit County Attorney's Office may, in its discretion, charge and collect the above fees prior to releasing any documents or materials.
- C. **Production to formats not normally maintained by the Summit County Attorney's Office:** Actual costs of conversion, including time for staff or technical personnel to make the conversion at their hourly rate plus benefits. An estimate shall be provided by the Summit County Attorney's Office and prepayment may be required before the conversion is commenced.
- D. **Fee Waivers:** Notwithstanding the above provisions,
- a. The Summit County Attorney's Office may, in the interest of justice or the public interest, waive all or part of any fees or charges in filling a request to produce any record or document.
 - b. The Summit County Attorney's Office shall not collect fees for providing discovery when discovery is made available via email or internet accessible database.
 - c. The Summit County Attorney's Office shall not collect fees for providing discovery in juvenile cases, except for those cases that are certified to the district court or those that are directly filed with the district court pursuant to Utah Code Annotated §78A-6-701.
 - d. The Summit County Attorney's Office shall not collect fees from those public defenders under contract with the County or from indigent defendants not represented by counsel.

SUMMIT COUNTY CLERK'S OFFICE

Business Licenses	License Fee	Late Fees
Commercial	\$200.00	\$50, \$100, \$200*
Solicitor	\$200.00	
Nightly Rental or Condotel Units	\$200.00/unit	
Film Permit	\$200.00	
In-home Business	\$75.00	\$25, \$50, \$75*
Temporary - Up to 5 Days	\$100.00	

* 30, 60, and 90 days

Beer licenses	License Fee
Application	\$100.00
Class A License	\$250.00
Class B License	\$350.00
Class C License	\$500.00
Class D License	\$300.00
Class E License	\$500.00
Class A or B Private Club License	\$600.00
Restaurant Liquor License	\$500.00
Recreation License	\$350.00
Brew Pub License	\$350.00
Single Event	\$50-\$150*

*\$50 per day, not to exceed \$150.00

Event Licenses	License Fee	Description
Small Event License	\$500.00	Less than 5 Vendors
Mass Single Event - Category A	\$1,000.00	6-15 Vendors
Mass Single Event - Category B	\$2,000.00	16-50 Vendors
Mass Single Event - Category C	\$3,000.00	51-100 Vendors
Mass Ongoing Event - Category D	\$1,500.00	6-15 Vendors
Mass Ongoing Event - Category E	\$2,500.00	16-50 Vendors
Mass Ongoing Event - Category F	\$3,500.00	51-100 Vendors

Clerk Service	Fee
Passport Photos	\$10.00 (set of two)
Passport Execution Fee	\$25.00 Set by Federal Law
Certified Marriage Licenses	\$6.00
Voter File	\$25 + \$0.005 per voter
Filing Fees	Set in State code \$50, \$40 to Clerk and \$10 to State (includes two certified copies)
Marriage Licenses	

BUSINESS LICENSE BOND SCHEDULE

Business Type	Bond Amount	Bond Type
Alcoholic Beverage Retail Establishment	\$5,000.00	Cash/Surety
Auctioneer	\$5,000.00	Cash/Surety
Itinerant or Transient Merchants	\$500.00	Cash
Pawn Brokers	\$5,000.00	Cash/Surety
Wrestling, Boxing, or Fight Clubs	\$5,000.00	Cash/Surety
Employment Services	\$5,000.00	Cash/Surety
Tattoo Establishments	\$5,000.00	Cash/Surety
Check Cashing Establishments	\$5,000.00	Cash/Surety
Sexually Oriented Business	\$5,000.00	Cash/Surety
Solicitors	\$500.00	Cash
Condotel Management	\$5,000.00	Cash/Surety

SUMMIT COUNTY FACILITIES FEES

Quonset Hut

Commercial \$20.00 /hour for commercial uses such as classes and sales
Other \$50.00 for social functions such as parties and reunions

Bowery

\$50.00/day

Arena

\$100.00 /day with a \$250.00 security deposit
\$20.00 / hour

Work Arena

\$110.00/day

Barns

\$100.00/day

Ball Fields

\$25.00/day for social functions (unless scheduled in conjunction with the Bowery, in which case, there is no charge)

\$200.00 per field for games/tournaments

Summit County Conference Rooms

\$100 security deposit (this deposit amount may be increased by the Facilities Director, if the number of persons anticipated using the rooms exceed 100 persons per use)

\$20/hour if a conference room is used prior to 8:00 a.m. or after 5.00 p.m. Monday through Friday.

SUMMIT COUNTY PUBLIC WORKS

LANDFILL FEE SCHEDULE

Description

Animal Carcasses	\$25/ton	\$10 minimum
Municipal Solid Waste	\$25/ton	\$10 minimum
Construction/Demolition	\$25/ton	\$10 minimum
Green Waste	\$25/ton	\$10 minimum
Refrigerators (anything containing Freon)	\$10/ea	
Tires *max of 4 per load	\$2/ea	(rim size 0-18")
	\$4/ea	(rim size 19-23")
	\$10/ea	(rim size 24+" includes tractors and equipment)
Metal	Free	
Household Hazardous Waste	Free	
Household E-waste	Free	
Chipped Green Waste (sold to public)	\$25/scoop	
Re-Use Item (sold to public)	\$5/ea	

All loads are charged based on weight, except Freon containing units, tires, chipped green waste, and Re-Use items.

Commercial construction and green waste loads are prohibited from being deposited at the Three Mile Canyon Landfill.

Uncovered Loads are subject to double fees.

Commercial E-waste and hazardous waste are prohibited.

WEED DEPARTMENT: CHEMICAL SALE FEES

Weed Master	2.5 Gal. \$ 50.00	Applied at 1.5 oz. or 2 oz. per gallon of water or 32 oz. per acre
	1 Gal. \$20.00	
Razor Pro or Credit (like) Round-up	2.5 Gal. \$ 35.00	Applied at 64 oz. per acre or 4 oz. per gallon of water
Glyphosate Round-up	1 Quart \$ 3.75	Applied at 4oz. per gallon of water
Glyphosate Round-up	1 gallon \$ 15.00	Applied at 4 oz. per gallon of water
Milestone	1 Quart \$ 76.00	Applied at 4 to 7 oz. per acre \$ 750.00
	2.5 gallon jug	
Surfactant insist-90 or Super spread	1 gallon \$ 7.50	Applied at 2 pints per 100 gallon of water
MSM-60 or Escort one bottle	½ oz. per ac. \$ 56.16	
Krovar	25 lb bag \$269.00	

SUMMIT COUNTY LIBRARY

FINES

- Overdue fines for all circulating materials are calculated at a rate of \$.10 per day, per item with a maximum charge of \$5.00 per item.
- Interlibrary loan items will be charged \$.10 per day with additional fines as assessed by the lending library.
- Borrowing privileges are suspended when fines exceed a total of \$5.00 or when overdue items are not returned or paid for.

FEES

- The replacement cost of a lost or damaged card is \$1.00
- The replacement cost for magazine envelopes, video/audio cases, hanging bags, etc. varies.
- The replacement cost of lost or damaged items is the retail price plus a \$5.00 processing fee.
- Lost interlibrary loan items will be billed from the lending library with a \$5.00 processing fee added.
- Once an item is paid for no refund will be made.
- A fee of \$20.00 will be assessed for returned checks after 30 days.
- After the account is 45 days overdue, it will be turned over to Unique Collections and a \$10.00 collection fee will be assessed to the account.

SUMMIT COUNTY RECORDER AND SURVEYOR FEES

The Premium Access Data Portal Subscription Fee shall be:

- a. \$2,400.00 per six months
- b. \$4,800.00 per year
- c. One-time installation fee of \$250.00
- d. One-time licensing fee of \$750.00

All other Recorder and Surveyor Fees are set forth in Utah State Code, Section 17-23-2, as amended and Section 17-21-18.5, as amended.

SUMMIT COUNTY SHERIFF

The fees charged by the Summit County Sheriff's Office are set forth by Utah State Code, Section 17-22-2.5, as amended.

SUMMIT COUNTY COMMUNITY DEVELOPMENT
DEPARTMENT FEE SCHEDULE

- 1) **Agricultural Protection Area:** \$100
- 2) **Administrative Appeal:** \$400 ~~for Planning Department review,~~ \$600 ~~for Planning and Engineering Department review~~
- 3) **Board of Adjustment Application:** ~~\$400~~1000
- 4) **Conditional Use Permit**
 - a. **Residential:** ~~\$400~~1000
 - b. **Non-Residential:** ~~\$1,000~~2500 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater)
 - i. ~~If the parcel is less than one acre, the fee shall be \$1,000~~
 - c. **Wind Turbine, Solar, or Recycling Facility**
 - i. Residential: ~~\$200~~100
 - ii. Non-Residential: \$500 ~~acre of disturbed land for first acre~~ or 1,000 square feet of ~~building footprint area (whichever is greater)~~ disturbed area, and \$100 per additional acre or 1,000 square feet
 - a. If the parcel is less than one acre, the fee shall be \$500
- 5) **Condominium Plat:** ~~\$200~~250/ lot or unit
- 6) **Development Agreement:** \$1,000 paid with initial application, plus an additional \$2,000 to be paid prior to County Council action
- 7) **Development Agreement Amendment:**
 - a. \$1,000 for amendments requiring a public hearing
 - a.b. \$500 for minor amendments that do not require a public hearing
- ~~7~~8) **Development Code Amendment:** ~~\$2,000~~500
- ~~8~~9) **Final Site Plan**
 - a. **Residential:** \$30 / lot or unit
 - b. ~~Non-Residential:~~ \$75 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater)
 - b. If the parcel is less than one acre, the fee shall be \$75
2500 flat fee
- ~~9~~10) **Final Subdivision Plat:** ~~\$300~~150 / lot or unit
- ~~10~~11) **General Plan Amendment:** ~~\$2500~~3000
- ~~11~~12) **Lot Line Adjustment:** \$500

~~12~~13) **Lot of Record Determination:** \$50 / parcel

~~13~~14) **Low Impact Permit**

- a. **Residential:** ~~\$210~~250
- b. **Non-Residential:** ~~\$500~~1000
- c. **Wind Turbine, Solar, or Recycling Facility**
 - i. Residential: ~~\$105~~100
 - ii. Non-Residential: ~~\$250~~ for first acre or 1,000 square feet of disturbed area, and ~~\$100~~ per additional acre or 1,000 square feet / acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater)
 - a. If the parcel is less than one acre, the fee shall be \$250

~~14~~15) **Plat Amendment**

- a. Administrative process (if no public hearing is held): ~~\$360~~500
- b. Public process (if a public hearing is held): ~~\$760~~1000

~~15~~16) **Preliminary Plan**

- a. **Residential:** ~~\$250~~300 /lot or unit
- b. ~~Non-Residential:~~ ~~\$250~~ /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater)
- e.b. ~~If the parcel is less than one acre, the fee shall be \$250~~2500 flat fee

~~16~~17) **Public Hearing Notification and Publication:** \$2.00/individual notice and actual cost of newspaper publication.

~~17~~18) **Rezone (Zone District Map Amendment):** \$2,000

~~18~~19) **Sign Permit:** \$100/sign

~~19~~20) **Sketch Plan**

- a. **Residential:** \$25 / lot or unit
- b. ~~Non-Residential:~~ ~~\$95~~ /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater)
- e.b. ~~If the parcel is less than one acre, the fee shall be \$95~~500 flat fee

~~20~~21) **SPA Plan**

- a. **Residential:** ~~\$25~~30 /lot
- b. **Non-Residential:** ~~\$75~~90 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 - i. If the parcel is less than one acre, the fee shall be ~~\$95~~90

~~21~~22) **Special Event Permit**

- a. ~~Single Location Event~~Minor Event: \$250*
- b. ~~Mobile / Multi-Location Event~~Major event, up to 5,000 people: \$400*
- c. ~~Major event, exceeding 5,000 people:~~ \$1000*: ~~\$400~~

b. *Applications submitted late shall be charged double fees to cover the cost of expediting the review process

~~22~~23) **Special Exception:** ~~\$400~~1000

~~23~~24) **Temporary Use Permit**

- a. **Residential:** \$400 first time (\$100 renewal fee for each time permit is renewed)
- b. **Non-Residential:** \$1,000 first –time fee (\$100 renewal fee for each time permit is renewed)

~~24~~25) **Vested Rights Determination**

- a. **Residential:** \$500 for first commonly owned lot; \$150 for each additional lot with a cap of \$2500 total for a single application
- b. **Non-Residential:** ~~\$550~~500 for use up to 5,000 square feet (or 1 acre for outdoor use); \$2500 for all others

**SUMMIT COUNTY ENGINEERING DEPARTMENT FEE
AND BONDING SCHEDULE**

- 1) **Board of Adjustment Application: \$170**
 - a. **Board of Adjustment Legal Notice: \$120**
 - a.b. **Notification and Publication: \$2.00/individual mailed post card notice**

- 2) **Conditional Use Permit**
 - a. **Residential: \$20**
 - b. **Non-Residential: \$90 /acre of disturbed land**
 - i. If the development parcel is less than one acre, the fee shall be \$90
 - c. **Wind Turbine, Solar, Recycling Facility**
 - i. Residential: \$10
 - ii. Non-Residential: \$45 /acre of disturbed land
 - a. If the development parcel is less than one acre, the fee shall be \$45

- 3) **Condominium Plat: \$35 /lot or unit**

- 4) **Construction Plan**
 - a. **Residential of less than 10 lots: \$100**
 - b. **Residential of 10 lots or more: \$250**
 - c. **Non-Residential of less than 100,000 square feet of disturbed land: \$175**
 - d. **Non-Residential of 100,000 square feet or more of disturbed land: \$400**
 - e. **Engineering Construction Inspection Fee**
 - i. For projects whose estimated construction cost is less than or equal to \$500,000, the fee is 1.5% times the construction cost.*
 - ii. For projects whose estimated construction cost is more than \$500,000, the fee is \$7,500 plus 0.1% times the construction cost.*

* Construction costs to be included in the fee calculation are all "Civil" Improvements less sewer, water, and landscaping; it does not include building or structure improvement costs.

- 5) **Development Agreement: \$85**

- 6) **Development Agreement Amendment: \$85**

- 7) **Final Site Plan**
 - a. **Residential: \$5 /lot or unit**
 - b. **Non-Residential: \$5 /acre of disturbed land**
 - i. If the development parcel is less than one acre, the fee shall be \$5

- 8) **Final Subdivision Plat: \$15 /lot or unit**

- 9) **Lot Line Adjustment: \$40**

10) **Low Impact Permit**

- a. **Residential:** \$40
- b. **Non-Residential:** \$130
- c. **Wind Turbine, Solar, Recycling Facility**
 - i. **Residential:** \$20
 - ii. **Non-Residential:** \$65 /acre of disturbed land
 - a. If the development parcel is less than one acre, the fee shall be \$65

11) **Plat Amendment:** \$40

12) **Preliminary Plan**

- a. **Residential:** \$30/lot or unit
- b. **Non-Residential:** \$30 /acre of disturbed land
 - i. If the development parcel is less than one acre, the fee shall be \$30

13) **Public Hearing Notification and Publication:** \$2.00/individual notice and actual cost of newspaper publication

14) **Road Vacation Petition:** \$300

15) **SPA Plan**

- a. **Residential:** \$15 / lot
- b. **Non-Residential:** \$15 /acre of disturbed land
 - i. If the development parcel is less than one acre, the fee shall be \$15

16) **Ordinance ~~181-D~~ Excavation Encroachments and Structures in the County Right of Way**

- a. **Excavation Permit:** ~~\$25-75~~ Base Fee or the first 100 linear feet + \$5 per additional 100 linear feet
- b. **Driveway Encroachment Permit**
 - i. \$100 per Encroachment
 - ii. \$100 Re-inspection Fee
- c. **Structure Encroachment Permit:** ~~\$50-75~~ first structure + \$10 per additional structure
- d. **Excavation Completion Bond:** \$250 per 100 feet of trench (\$250 min)
- e. **Asphalt Cut Repair Bond:** \$250 plus \$25 per square foot
- f. **Driveway Bond:**
 - i. \$250 per Encroachment for lots having average slopes of less than 10%
 - ii. \$500 per Encroachment for lots having average slopes between 10% and 15%
 - iii. \$2,000 per Encroachment for lots having average slopes over 15%
- g. **Road Closure Permit:** \$25

17) **Ordinance ~~315-C~~ Excavation, Grading, and Filling on Private Property**

- a. **Grading Permit**
 - i. **Less than 5,000 cubic yards:** ~~\$40~~100/application

- ii. Equal to or more than 5,000 cubic yards: ~~\$110~~200/application
- b. **Revegetation Bond:** 120% of the estimated cost to complete revegetation
- c. **Completion Bond:** 120% of the estimated cost to complete restoration

18) **Ordinance 212-A** Floodplain Development

- a. **Application Review:** \$100 per application
- b. **Floodplain Determinations:** \$20 per request

19) **Ordinance 381-A** Storm Water Pollution Prevention Plan and Erosion Control Plan

- a. **Sites Less Than One Acre:** ~~\$25~~100 per application
 - i. \$100 Re-inspection Fee
- b. **Sites of 1 Acre or More:** ~~\$25~~100 per Application + \$10 per additional acre
 - i. \$100 Re-inspection Fee
- c. **SWP3-3 and ECP Bond:** 120% estimated cost to implement

20) **Weed Control Plan**

- a. **Weed Bond (Grading Permits):** \$300 / disturbed acre
- b. **Weed Control Fee (Excavation Permits):**
 - i. \$10 / first 1000 square feet of disturbed area plus:
 - ii. \$0.010 /sq. ft. for over 1000 square feet to 10,000 square feet of disturbed area plus:
 - iii. \$0.006 /sq. ft. for over 10,000 square feet of disturbed area

SUMMIT COUNTY BUILDING DEPARTMENT

FEE SCHEDULE

(fees are based on cost per square foot)

1) Building Valuations

- a. **Agricultural Buildings:** \$20 per square foot
- b. **Commercial Structures per the International Building Code (IBC):** Cost per square foot as reported in the Building Safety Journal published by the International Code Council (ICC)
- c. **Residential Structures per the International Residential Code (IRC):** Cost per square foot is based on the table listed below:

Residences (single family and townhouses)

250 — 1300	= \$98.95
1301 — 1400	= \$99.94
1401 — 1500	= \$100.93
1501 — 1600	= \$101.92
1601 — 1700	= \$102.91
1701 — 1800	= \$103.90
1801 — 1900	= \$104.89
1901 — 2000	= \$105.88
2001 — 2100	= \$106.87
2101 — 2200	= \$107.86
2201 — 2300	= \$108.55
2301 — 2400	= \$109.83
2401 — 2500	= \$110.82
2501 — 2600	= \$111.81
2601 — 2700	= \$112.80
2701 — 2800	= \$113.79
2801 — 2900	= \$114.78
2901 — 3000	= \$115.77
3001 & up	= \$116.76

- d. **Garages:** \$37.87 per square foot
- e. **Decks:** \$5 per square foot

2) Building Fees

- a. **Agricultural Buildings:** \$6 per \$1,000 of valuation or fraction thereof
- b. **Commercial Structures built per the IBC:** Fees calculated using Appendix L of the currently adopted edition of the IRC and based on the valuation calculated using Section 1 above at a rate of 0.0075 (3/4 of 1%) of the construction valuation.
 - i. **Minimum fee:** \$25
- c. **Residential Structures built per the IRC:** Fees calculated using Appendix L of the currently adopted edition of the IRC and based on the valuation calculated using Section 1 above at a rate of 0.0075 (3/4 of 1%) of the construction valuation.

ii.i. Minimum fee: \$25-

3) Plan Review Fees

- a. **Agricultural Buildings:** No fee
- b. **Commercial Structures:** 65% of building permit fee
- c. **Residential Structures:** 65% of building permit fee
- d. **Detached garages with no living space, decks/porches for existing structures, and accessory buildings:** 15% of building permit fee

4) Plumbing Permit Fees

- a. **Permit Issuance Fee:** \$10
- b. **System Fee (does not include \$10 issuance fee):**
 - i. **Agricultural Buildings:** \$0.025 per square foot
 - ii. **Commercial Structures per the International Plumbing Code (IPC):** \$0.03 per square foot
 - iii. **Residential Structures per the IRC:** \$0.025 per square foot

5) Mechanical Permit Fees

- a. **Permit Issuance Fee:** \$10
- b. **System Fee (does not include \$10 issuance fee):**
 - i. **Agricultural Buildings:** \$0.025 per square foot
 - ii. **Commercial Structures per the International Mechanical Code (IMC):** \$0.03 per square foot
 - iii. **Residential Structures per the IRC:** \$0.025 per square foot

6) Electrical Permit Fees

- a. **Permit Issuance Fee:** \$10
- b. **System Fee (does not include \$10 issuance fee):**
 - i. **Agricultural Buildings:** \$0.025 per square foot
 - ii. **Commercial Structures per the National Electric Code (NEC):** \$0.035 per square foot
 - iii. **Residential Structures per the IRC:** \$0.03 per square foot

7) Alternative Energy Permits: These permits are separate from the permits issued for new construction. These permits include, but are not limited to, ~~solar~~ hot water, photovoltaic, geo-thermal, and wind generated power.

- a. **Photovoltaic System:** \$700
- b. **Geo-Thermal:** \$500
- c. **Solar Hot Water:** \$250
- d. **Wind Generator:** \$250
- e. **Permit Issuance:** 10% of review fee

8) Utah State Surcharge: A 1% surcharge on all permits to be collected and remitted to the State of Utah as per UCA 15A-1-209,58-54-9-3, as amended

9) Other Inspections and Fees

- a. **Inspections outside of normal office hours:** \$100 per hour (minimum of one hour)
- b. **Re-Inspection fee assessed under the provisions of Chapter 1 of both the IBC and IRC:** \$100 per occurrence
- c. **Inspections and permits for which no fee is specifically indicated:** \$100
- d. **Additional plan review required by changes, additions, or revisions to approved plans:** \$100 per hour (minimum of one hour)

**PROVISIONS APPLICABLE TO COMMUNITY DEVELOPMENT DEPARTMENT,
BUILDING DEPARTMENT, AND ENGINEERING DEPARTMENT FEES**

1) Refunds of Fees

Community Development Department Fees and Engineering Department Fees

A refund may be given in an amount not to exceed fifty percent of the application fee or fees paid, when the application is withdrawn, in writing, prior to any of the following:

1. Issuance of any notice of public hearing or prior to begin placed on agenda of the County Manager, Planning Commission, Board of Adjustment, or County Council.
2. Completion of the review of any documents or plans submitted with the application.
3. An inspection or site visit requested by the applicant or performed by Staff.

Building Department

A refund may be given in an amount not to exceed eighty percent of the building permit fees paid, at the discretion of the Building Official, if work has not commenced on the permitted project and more than six months has not passed since the granting of the permit. Plan review fees are not refundable.

2) Additional Fees

In the event the Director of Community Development, Building Official, or County Engineer determines that a specific project requires additional resources (e.g. specialized consultant, special mapping, etc.) to review extraordinary conditions related to the development proposal, additional fees to cover the cost of these additional resources shall be assessed to the applicant.

3) Double Fees

Any person, firm, corporation or any other entity who commences any development activity before obtaining the necessary permits shall be subject to double permit fees for the specified application. The payment of such double fee shall not relieve anyone from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

Summit County shall have the right to issue a stop work order in the event that development activity is commenced or continued without obtaining the necessary permits.

“Development Activity” as used herein includes any of the following activities requiring a permit:

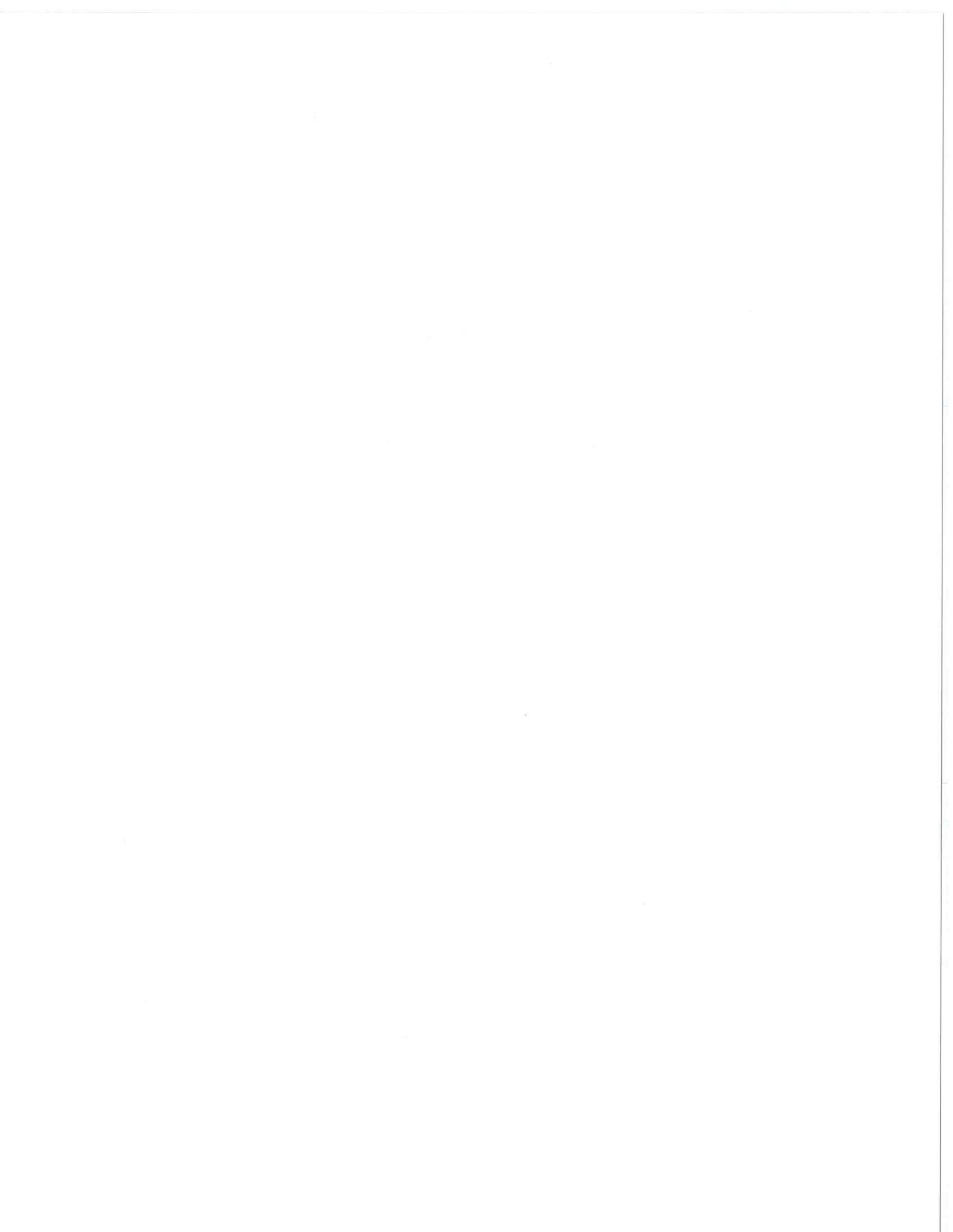
- a) Change in use.
- b) Construction, clearing, filling, excavating, grading, paving, dredging, mining, drilling or otherwise significantly disturbing the soil of a site.

- c) Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface, or central water system and including the long term storage of materials.
- d) Erection of a sign.
- e) Alteration of a historic property for which authorization is required under this title.
- f) Any activity increasing the need for parking or generating additional traffic.
- g) Construction, elimination or alteration of a driveway onto a public road.
- h) Demolition of existing structures.

4) Review and Revision of Fee Schedule

The Community Development Department and Engineering Department shall review the fee schedule every two (2) years ~~after the effective date of this resolution,~~ and recommend revisions to the fee schedule to ensure that the fees cover the actual cost of processing applications, but in no case exceeds that amount. In no case shall there be longer than a five (5) year period without the review and recommendation of the Community Development Department regarding necessary changes to the fee schedule.

Exhibit B
August 21, 2013
Staff Report re:
Planning, Building,
Engineering
Fee Schedule





STAFF REPORT

To: Summit County Council (SCC)
Report Date: Thursday, August 15, 2013
Meeting Date: Wednesday, August 21, 2013
Author: Kimber Gabryszak, AICP / Patrick Putt, Community Development Director
Project Name & Type: Planning, Building, Engineering Fee Schedule Review & Update

EXECUTIVE SUMMARY: Staff is currently proposing changes to the fee schedule, including both increases and decreases to various individual fee categories for the Planning, Building, and Engineering Departments.

The SCC held a work session on July 17, 2013, and directed Staff to return for a public hearing. The SCC was primarily in support of the changes, with only two potential fee changes still up for discussion.

Staff recommends that the SCC conduct a public hearing, take public comment, and vote to approve the updates to the fee-schedule through adoption of a resolution.

A. Project Description

- **Project Name:** Fee schedule review and update
- **Applicant(s):** Summit County
- **Land Use Authority:** Summit County Council (SCC)
- **Type of Process:** Legislative
- **Future Routing:** None

B. Background

A consultant completed a Planning, Building, and Engineering fee study in 2010, which determined that the cost of providing services was not being covered by the existing fee schedule. The fee schedule was then updated, with the current fee schedule adopted on September 1, 2010 through Resolution 2010-13.

Fees had not been increased since 1996, so the SCC decided to take an intermediate step and increase the fees to a level that would cover approximately 50% of the cost of providing services, but that would still approximately double the fees. Some Engineering and Building fees were also increased, with others reduced where costs were being covered.

Later, in September of 2011, Staff recommended an additional increase of approximately 3% to cover electronic payment (credit card) costs that the County was incurring. At that time, the SCC decided not to increase fees, but rather absorb the cost and continue providing the credit card / electronic payment options.

According to Section 5 of the Resolution, the fee schedule is to be reviewed every two (2) years, with additional increases to be considered during each review.

In January 2013, the County Auditor informed Staff that the Planning Department fees were covering approximately 60% of operating costs. The increase of from 50% in 2012 to 60% in 2013 partially stems from an increase in applications but also from reductions in Staff.

At the biennial review on January 30, 2013, the SCC reviewed recommendations by Staff to increase, cap, and decrease fees based on lessons learned through the past 2.5 years of implementation. They requested that Staff provide additional examples of a 10%, 15%, 20%, and 25% increase to the fees.

On July 17, 2013 Staff provided the requested comparison, and made recommendations to each fee category. The SCC was supportive of Staff's recommendations, and directed Staff to schedule a public hearing.

C. Community Review

This item has been scheduled as a public hearing, noticed in *The Summit County News* and on the State website, and posted. As of the date of this report, no public comment has been received.

D. Identification and Analysis of Issues

Recommended Changes

At the July 17, 2013 Staff provided the analysis of a 10%, 15%, 20%, and 25% increase to the fees for Planning, Building, and Engineering in an Excel spreadsheet. Based on the discussion at that meeting, Staff has deleted the comparison, and only left the original fee and Staff's suggested change in the attached fee-schedule draft, included in the draft Resolution (Exhibit C). The Excel sheets are attached showing the original and changed fees (Exhibit D).

Based on the practical application of the fees, in several instances Staff is suggesting that the methodology be completely altered to simplify the application process and provide consistency across the board. Key changes include:

- PLANNING
 - Recognizing that there is a minimum amount of Staff time to take any item to a public hearing, whether simple or complex, and recommending that most items requiring a public hearing have a minimum fee of \$1000.
 - Changing fees that used to be calculated on a per-square-foot basis to a flat fee.
 - Changing the fees for Special Events to be based on categorization (minor, major, etc.) rather than location.
- BUILDING
 - Simplifying the fee calculation to decrease the cost for lower value homes / structures and increase the cost for higher value homes and structures.
- ENGINEERING
 - Changing the fees on applications where the most staff time is spent and where field inspections take additional staff resources. Minor changes only.

Impact

- The changes to the Planning fees will slightly increase revenues, with the goal of exceeding 60% operating cost coverage, but still below 80%.
- The changes to the Engineering fees will only slightly increase revenues, with no overall change to cost coverage.
- The changes to the Building fees will result in a close to net-zero change, however the costs will be shifted somewhat from smaller-scale projects to larger-scale / higher end projects.

SCC Discussion

The SCC was generally in support of the amendments, with two areas of concern:

- The SCC was not fully in agreement on the increase to the Appeal fee from \$400 to \$1000, even with the public hearing component. Staff changed the appeal fee back to \$400; if the SCC feels that \$1000 is more appropriate, they may make such a change.

- The SCC was concerned with the potential for a very high-end project to bring in a fee higher than the cost to review the fee. The Building Department does not expect this to be an issue unless an extremely high-value building (likely exceeding \$10,000,000 valuation) is submitted. The draft Resolution contains a clause allowing evaluation of the fee in these circumstances.

E. Recommendation(s)/Alternatives

Staff recommends that the SCC conduct a public hearing, take public comment, and vote to approve the updates to the fee-schedule through adoption of a resolution, with draft Findings of Fact and Conclusions of Law below:

Findings of Fact:

1. The County obtained a Planning, Building, and Engineering fee study from consultants in 2010.
2. The fee study showed that fee revenues were not covering operating costs.
3. The Summit County Council adopted the current fee-schedule in 2010 through Resolution 2010-13.
4. The 2010 fee schedule update increased revenues to cover approximately 50% of operating costs, and also reduced some fees where costs were being covered.
5. The County Assessor notified the Community Development Department in January 2013 that Planning fees were covering approximately 60% of Planning operating costs.
6. Resolution 2010-13 requires a biennial review of the fee schedule.
7. The Summit County Council conducted the biennial review in work sessions on January 30, 2013 and July 17, 2013.
8. The Summit County Council directed Staff to move forward with proposed fee changes in a public hearing.
9. The public hearing on August 21, 2013 was appropriately noticed.
10. The Planning fee changes include a methodology change from per-1000-s.f. calculations to a flat fee, along with other changes.
11. The Planning fee changes will clarify and streamline fee calculations.
12. The Planning fee changes will provide a slight increase in revenue.
13. The Building fee changes will change from a sliding valuation fee to a flat per-square-foot fee.
14. The Building fee changes will simplify fee calculation and shift some cost from small projects to larger projects.
15. The proposed fee increases will still be well below the operating costs as identified in the 2010 fee study.

Conclusions of Law:

1. The updated fee schedule remains in concert with the 2010 fee study.
2. The updated fee schedule will improve the usability and efficiency in fee collection.
3. The updated fee schedule will increase overall revenue to the County.
4. The updated fee schedule will not bring in revenue that exceeds the cost to provide services.

Attachment(s)

- | | |
|---|---------------|
| Exhibit A – Resolution 2010-13 | (pages 4-12) |
| Exhibit B – 2010 Fee Study | (pages 13-22) |
| Exhibit C – Draft Resolution 2010-13-A, with amended fees | (pages 23-32) |
| Exhibit D – Excel sheets showing changes | |
| 1.Planning | (page 33) |
| 2.Engineering | (pages 34-35) |
| 3.Building | (pages 36-37) |

**SUMMIT COUNTY, UTAH
RESOLUTION NO. 2010-13**

**AMENDMENT TO DEVELOPMENT PERMIT, BUILDING, AND ENGINEERING APPLICATION
FEES**

WHEREAS, the Snyderville Basin Development Code, Title 10, and the Eastern Summit County Development Code, Title 11 empower the Summit County Council to establish fees for the purpose of covering specific County costs incurred during the review and processing of any development permit application, and

WHEREAS, on July 12, 2006, the previous legislative body, the Summit County Commission, adopted Resolution 99-11A, creating development permit application fees for the 1998 Snyderville Basin Development Code and the 1996 Eastern Summit County Development Code, and

WHEREAS, on July 22, 2009, the Summit County Council adopted Ordinance No. 723 that added a Special Exception Process to the Snyderville Basin and Eastern Summit County Development Codes; and

WHEREAS, on August 12, 2009, the Summit County Council adopted Resolution No. 2009-22 creating the Special Exception Application Fee that is required to be submitted with an associated special exception application; and

WHEREAS, certain Summit County ordinances require the Engineering Department to review and administer permit applications and to inspect the work permitted under these ordinances; and

WHEREAS, on July 12, 2006, the Summit County Commission adopted Resolution 2006-09, creating permit application fees and bond requirements for the Engineering Department; and

WHEREAS, Utah Code Annotated Title 58, Chapter 56 provides for the statewide adoption of construction Codes; and

WHEREAS, these codes provide for the payment of building permit fees, plan check fees, plumbing permit fees, mechanical permit fees, and electrical permit fees upon the issuance of permits authorizing building construction within Summit County; and

WHEREAS, on December 19, 1994, the Summit County Commission adopted Resolution No. 94-21, creating building, plumbing, mechanical, and electrical permit fees; and

WHEREAS, since the adoption of the aforementioned resolutions, the interim County Manager contracted with Daly Summit Consulting on September 17, 2009 to conduct a fee study to determine the actual costs of providing development permit application services, and

WHEREAS, the Summit County Council determined that the fee study, attached hereto as **Exhibit A** and incorporated herein, documents and supports the need for an adjustment to certain permit application fees.

NOW, THEREFORE, BE IT RESOLVED, that the County Council of the County of Summit, State of Utah [hereinafter the "Council"] resolves as follows:

Section 1:

- a. The Council hereby repeals Summit County, Utah Resolution No 99-11A in order to establish an amended fee schedule for the Snyderville Basin Development Code and the Eastern Summit County Development Code.
- b. The Council hereby repeals Summit County, Utah Resolution No. 2009-22 in order to establish an amended fee for special exceptions within the Snyderville Basin and Eastern Summit County Development Code.
- c. The Council hereby repeals Summit County, Utah Resolution No 2006-09 in order to establish appropriate revisions to the fee and bond schedules for the Engineering Department.
- d. The Council hereby repeals Summit County, Utah Resolution No. 94-21 in order to establish an amended fee schedule for the Building Department.

Section 2:

The Council, hereby establishes new fee schedules for the Community Development, Building, and Engineering Departments attached hereto as **Exhibit B**. Indicated Engineering Fees shall be credited to the Summit County Engineering Department and all other fees shall be credited to the Summit County Community Development Department.

Section 3: Refund of Fees

Community Development Department Fees and Engineering Department Fees

A refund may be given in an amount not to exceed fifty percent of the application fee or fees paid, when the application is withdrawn, in writing, prior to any of the following:

- 1. Issuance of any notice of public hearing or prior to begin placed on agenda of the County Manager, Planning Commission, Board of Adjustment, or County Council.
- 2. Completion of the review of any documents or plans submitted with the application.
- 3. An inspection or site visit requested by the applicant or performed by Staff.

Building Department Fees

A refund may be given in an amount not to exceed eighty percent of the building permit fees paid, at the discretion of the Building Official, if work has not commenced on the permitted project and more than six months have not passed since the granting of the permit. Plan review fees are not refundable.

Section 4: Additional Fees

In the event the Director of Community Development, Building Official, or County Engineer determines that a specific project requires additional resources (e.g. specialized consultant, special mapping, etc.) to review extraordinary conditions related to the development proposal, additional fees to cover the cost of these additional resources shall be assessed to the applicant.

Section 5: Review and Revision of Fee Schedule

The Community Development Department and Engineering Department shall review the fee schedule every two (2) years after the effective date of this resolution, and recommend revisions to the fee schedule to ensure that the fees cover the actual cost of processing applications, but is no case exceeds that amount. In no case shall there be longer than a five (5) year period without the review and recommendation of the Community Development Department and Engineering Department regarding necessary changes to the fee schedule.

Section 6: Effective Date

This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED, PASSED and ordered published by the Summit County Council, this 1 day of September, 2010

SUMMIT COUNTY COUNCIL, SUMMIT COUNTY, UTAH

By: Claudia McMullin
Claudia McMullin, Chair

Councilor Hanrahan voted	<u>Aye</u>
Councilor Elliott voted	<u>Aye</u>
Councilor McMullin voted	<u>Aye</u>
Councilor Ure voted	<u>Aye</u>
Councilor Robinson voted	<u>Aye</u>

Exhibit "B"

COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

- 1) **Agricultural Protection Area:** \$100
- 2) **Administrative Appeal:** \$400 for Planning Department review, \$600 for Planning and Engineering Department review
- 3) **Board of Adjustment Application:** \$400
- 4) **Conditional Use Permit**
 - a. **Residential:** \$400
 - b. **Non-Residential:** \$1,000 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 1. If the parcel is less than one acre, the fee shall be \$1,000
 - c. **Wind Turbine, Solar, or Recycling Facility**
 1. Residential: \$200
 2. Non-Residential: \$500 acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 - a. If the parcel is less than one acre, the fee shall be \$500
- 5) **Condominium Plat:** \$200 /lot or unit
- 6) **Development Agreement:** \$1,000 paid with initial application, plus an additional \$2,000 to be paid prior to County Council action
- 7) **Development Agreement Amendment:** \$1,000
- 8) **Development Code Amendment:** \$2,000
- 9) **Final Site Plan**
 - a. **Residential:** \$30 /lot or unit
 - b. **Non-Residential:** \$75 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 1. If the parcel is less than one acre, the fee shall be \$75
- 10) **Final Subdivision Plat:** \$300 /lot or unit
- 11) **General Plan Amendment:** \$2,500
- 12) **Lot Line Adjustment:** \$500
- 13) **Lot of Record Determination:** \$50 /parcel
- 14) **Low Impact Permit**
 - a. **Residential:** \$210
 - b. **Non-Residential:** \$500
 - c. **Wind Turbine, Solar, or Recycling Facility**
 1. Residential: \$105

2. **Non-Residential:** \$250 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 - a. If the parcel is less than one acre, the fee shall be \$250

15) Plat Amendment

- a. **Administrative process (if no public hearing is held):** \$360
- b. **Public process (if a public hearing is held):** \$760

16) Preliminary Plan

- a. **Residential:** \$250 /lot or unit
- b. **Non-Residential:** \$250 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 1. If the parcel is less than one acre, the fee shall be \$250

17) Public Hearing Notification and Publication: \$2.00/individual notice and actual cost of newspaper publication.

18) Rezone (Zone District Map Amendment): \$2,000

19) Sign Permit: \$100/sign

20) Sketch Plan

- a. **Residential:** \$20 /lot or unit
- b. **Non-Residential:** \$95 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 1. If the parcel is less than one acre, the fee shall be \$95

21) SPA Plan

- a. **Residential:** \$25 /lot
- b. **Non-Residential:** \$75 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 1. If the parcel is less than one acre, the fee shall be \$75

22) Special Event Permit

- a. **Single Location Event:** \$250
- b. **Mobile/Multi-Location Event:** \$400

23) Special Exception: \$400

24) Temporary Use Permit

- a. **Residential:** \$400
- b. **Non-Residential:** \$1,000 first-time fee (\$100 renewal fee for each time permit is renewed)

25) Vested Rights Determination

- a. **Residential:** \$500
- b. **Non-Residential:** \$550

ENGINEERING DEPARTMENT FEE AND BONDING SCHEDULE

- 1) **Board of Adjustment Application: \$170**

- 2) **Conditional Use Permit**
 - a. **Residential: \$20**
 - b. **Non-Residential: \$90 /acre of disturbed land**
 1. If the development parcel is less than one acre, the fee shall be \$90
 - c. **Wind Turbine, Solar, Recycling Facility**
 1. **Residential: \$10**
 2. **Non-Residential: \$45 /acre of disturbed land**
 - a. If the development parcel is less than one acre, the fee shall be \$45

- 3) **Condominium Plat: \$35 /lot or unit**

- 4) **Construction Plan**
 - a. **Residential of less than 10 lots: \$100**
 - b. **Residential of 10 lots or more: \$250**
 - c. **Non-Residential of less than 100,000 square feet of disturbed land: \$175**
 - d. **Non-Residential of 100,000 square feet or more of disturbed land: \$400**
 - e. **Engineering Construction Inspection Fee**
 1. For projects whose estimated construction cost is less than or equal to \$500,000, the fee is 1.5% times the construction cost.*
 2. For projects whose estimated construction cost is more than \$500,000, the fee is \$7,500 plus 0.1% times the construction cost.*

* Construction costs to be included in the fee calculation are all "Civil" Improvements less sewer, water, and landscaping; it does not include building or structure improvement costs.

- 5) **Development Agreement: \$85**

- 6) **Development Agreement Amendment: \$85**

- 7) **Final Site Plan**
 - a. **Residential: \$5 /lot or unit**
 - b. **Non-Residential: \$5 /acre of disturbed land**
 1. If the development parcel is less than one acre, the fee shall be \$5

- 8) **Final Subdivision Plat: \$15 /lot or unit**

- 9) **Lot Line Adjustment: \$40**

- 10) **Low Impact Permit**
 - a. **Residential: \$40**
 - b. **Non-Residential: \$130**
 - c. **Wind Turbine, Solar, Recycling Facility**
 1. **Residential: \$20**
 2. **Non-Residential: \$65 /acre of disturbed land**
 - a. If the development parcel is less than one acre, the fee shall be \$65

- 11) **Plat Amendment: \$40**
- 12) **Preliminary Plan**
 - a. **Residential: \$30/lot or unit**
 - b. **Non-Residential: \$30 /acre of disturbed land**
 - 1. If the development parcel is less than one acre, the fee shall be \$30
- 13) **Public Hearing Notification and Publication: \$2.00/individual notice and actual cost of newspaper publication**
- 14) **Road Vacation Petition: \$300**
- 15) **SPA Plan**
 - a. **Residential: \$15 / lot**
 - b. **Non-Residential: \$15 /acre of disturbed land**
 - 1. If the development parcel is less than one acre, the fee shall be \$15
- 16) **Ordinance 181-D Excavation Encroachments and Structures in the County Right of Way**
 - a. **Excavation Permit: \$25 Base Fee for the first 100 linear feet plus \$5 per additional 100 linear feet**
 - b. **Driveway Encroachment Permit**
 - 1. \$100 per Encroachment
 - 2. \$100 Re-inspection Fee
 - c. **Structure Encroachment Permit: \$50 first structure plus \$10 per additional structure**
 - d. **Excavation Completion Bond: \$250 per 100 feet of trench (\$250 min)**
 - e. **Asphalt Cut Repair Bond: \$250 plus \$25 per square foot**
 - f. **Driveway Bond**
 - 1. \$250 per Encroachment for lots having average slopes of less than 10%
 - 2. \$500 per Encroachment for lots having average slopes between 10% and 15%
 - 3. \$2,000 per Encroachment for lots having average slopes over 15%
 - g. **Road Closure Permit: \$25**
- 17) **Ordinance 315-C Excavation, Grading, and Filling on Private Property**
 - a. **Grading Permit**
 - 1. **Less than 5,000 cubic yards: \$40/application**
 - 2. **Equal to or more than 5,000 cubic yards: \$110/application**
 - b. **Revegetation Bond: 120% of the estimated cost to complete revegetation**
 - c. **Completion Bond: 120% of the estimated cost to complete restoration**
- 18) **Ordinance 212-A Floodplain Development**
 - a. **Application Review: \$100 per application**
 - b. **Floodplain Determinations: \$20 per request**
- 19) **Ordinance 381-A Storm Water Pollution Prevention Plan and Erosion Control Plan**
 - a. **Sites Less Than One Acre: \$25 per application**
 - 1. \$100 Re-inspection Fee
 - c. **Sites of 1 Acre or More: \$25 per Application + \$10 per additional acre**
 - 1. \$100 Re-inspection Fee
 - d. **SWP3 and ECP Bond: 120% estimated cost to implement**

BUILDING DEPARTMENT FEE SCHEDULE
(fees are based on cost per square foot)

1) Building Valuations

- a. **Agricultural Buildings:** \$20 per square foot
- b. **Commercial Structures per the International Building Code (IBC):** Cost per square foot as reported in the Building Safety Journal published by the International Code Council (ICC)
- c. **Residential Structures per the International Residential Code (IRC):** Cost per square foot is based on the table listed below:

Residences (single family and townhouses)

250 – 1300 = \$98.95	1801 – 1900 = \$104.89	2401 – 2500 = \$110.82
1301 – 1400 = \$99.94	1901 – 2000 = \$105.88	2501 – 2600 = \$111.81
1401 – 1500 = \$100.93	2001 – 2100 = \$106.87	2601 – 2700 = \$112.80
1501 – 1600 = \$101.92	2101 – 2200 = \$107.86	2701 – 2800 = \$113.79
1601 – 1700 = \$102.91	2201 – 2300 = \$108.55	2801 – 2900 = \$114.78
1701 – 1800 = \$103.90	2301 – 2400 = \$109.83	2901 – 3000 = \$115.77
		3001 & up = \$116.76

- d. **Garages:** \$37.87 per square foot
- e. **Decks:** \$5 per square foot

2) Building Fees

- a. **Agricultural Buildings:** \$6 per \$1,000 of valuation or fraction thereof
- b. **Commercial Structures built per the IBC:** Fees determined using Appendix L of the currently adopted edition of the IRC and based on the valuations calculated using Section 1 above.
- c. **Residential Structures built per the IRC:** Fees determined using Appendix L of the currently adopted edition of the IRC and based on the valuations calculated using Section 1 above.

3) Plan Review Fees

- a. **Agricultural Buildings:** No fee
- b. **Commercial Structures:** 65% of building permit fee
- c. **Residential Structures:** 65% of building permit fee
- d. **Detached garages with no living space, decks/porches for existing structures, and accessory buildings:** 15% of building permit fee

4) Plumbing Permit Fees

- a. **Permit Issuance Fee:** \$10
- b. **System Fee (does not include \$10 issuance fee):**
 - i. **Agricultural Buildings:** \$0.025 per square foot
 - ii. **Commercial Structures per the International Plumbing Code (IPC):** \$0.03 per square foot
 - iii. **Residential Structures per the IRC:** \$0.025 per square foot

- 5) **Mechanical Permit Fees**
- a. **Permit Issuance Fee: \$10**
 - b. **System Fee (does not include \$10 issuance fee):**
 - i. **Agricultural Buildings: \$0.025 per square foot**
 - ii. **Commercial Structures per the International Mechanical Code (IMC): \$0.03 per square foot**
 - iii. **Residential Structures per the IRC: \$0.025 per square foot**
- 6) **Electrical Permit Fees**
- a. **Permit Issuance Fee: \$10**
 - b. **System Fee (does not include \$10 issuance fee):**
 - i. **Agricultural Buildings: \$0.025 per square foot**
 - ii. **Commercial Structures per the National Electric Code (NEC): \$0.035 per square foot**
 - iii. **Residential Structures per the IRC: \$0.03 per square foot**
- 7) **Alternative Energy Permits: These permits are separate from the permits issued for new construction. These permits include, but are not limited to, solar hot water, photovoltaic, geo-thermal, and wind generated power.**
- a. **Photovoltaic System: \$700**
 - b. **Geo-Thermal: \$500**
 - c. **Solar Hot Water: \$250**
 - d. **Wind Generator: \$250**
 - e. **Permit Issuance: 10% of review fee**
- 8) **Utah State Surcharge: A 1% surcharge on all permits to be collected and remitted to the State of Utah as per UCA 58-54-9-3, as amended**
- 9) **Other Inspections and Fees**
- a. **Inspections outside of normal office hours: \$100 per hour (minimum of one hour)**
 - b. **Re-Inspection fee assessed under the provisions of Chapter 1 of both the IBC and IRC: \$100 per occurrence**
 - c. **Inspections and permits for which no fee is specifically indicated: \$100**
 - d. **Additional plan review required by changes, additions, or revisions to approved plans: \$100 per hour (minimum of one hour)**

Executive Summary

The purpose of the Fee Analysis Study is to evaluate the total cost of providing Community Development Department and Engineering Department services compared to the current fees charged, and to use this information to provide updated fee recommendations. Summit County Community Development includes the: Planning Department, Building Department, and Community Development Administration services. The Summit County Engineering Department was also included as part of the fee analysis.

Summit County has not comprehensively examined nor adjusted its Community Development Services/Engineering application fees for over seven+ years. Rosenthal & Associates Inc, a financial consulting firm, completed a "Cost of Service Analysis" and an "Indirect Cost of Service Analysis" in 2002. The studies demonstrated that opportunities exist for the County to move toward greater cost recovery in land use, engineering, and building fee application processes. A complete revision to the County's Community Development Services/Engineering Department application fees has not occurred since the conclusion of the Rosenthal studies; and since 1994 in some cases. In the meantime, development and land use applications have increased in Summit County, as well as the costs to provide the services (personnel expenses, cost of living, inflation, etc).

Analysis of the County's actual revenue and spending for the past several years show that revenue brought in from the fees for Community Development/Engineering services have never covered more than 50% of the costs of operating the overall departments. While efficiency measures have been taken where possible to reduce and keep costs down, there are still significant gaps between costs to the County for processing development applications and the fees charged. Furthermore, the current fee schedules do not reflect the rate of inflation through present day (2010) from when they were last updated. These factors, as well as ongoing changes to the zoning code and staff review, results in a need to re-examine application fees in an attempt to recover a greater share of the cost of providing services.

Daly Summit Consulting has reviewed the historical information, studied other fee analysis reports prepared for the County, assessed other similar communities' fee structures, and conducted an analysis of the Community Development/Engineering Services application fees to provide an understanding of the actual cost per application type for the County as described in this document and attachments. This report's findings would help to bridge the gaps with appropriate increases in fees paid by the applicants who are requesting land use changes and/or submitting associated Community Development and/or Engineering applications for processing.

Staff's fee recommendations created for Summit County Community Development/Engineering services are based on the costs borne by the County to provide these services. The total cost of service includes the cost of work provided by each department directly, and the cost of additional support services provided by other departments. The total cost of services analysis is the data used for fee recommendations. A comparative analysis that looks at other western U.S. communities Community Development/Engineering fees as evaluated next to Summit County's was also completed. This information was reviewed as a "gut check" discussion and not utilized as the basis for fee recommendation.

The findings of the fee analysis are provided within this study and the proposed new fee schedule attachment. The intent is to utilize the fee spreadsheet attachment as a stand-alone document for use and reference as a hardcopy handout and possibly posted on the Summit County website. Our findings

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show a gap between the cost of providing services and the costs received through application fees on 50 of the total 53 Community Development/Engineering applications analyzed. We recommend updating the Community Development/Engineering fees so that fees cover a higher percentage of the cost of providing services to applicants. The adjusted fees would meet a public need by allowing the County to ensure that new development and land use applications meets the public objectives while recovering the cost of the review from the direct user of the respective permits. Although increased fees will affect some applicants with limited resources, all of the proposed fee increases are in line with the rate of inflation and the cost of staff time and resources. The proposed changes are timely given that it has been approximately 16 years since the last time the entire fee schedule was updated. The proposed fees are the staff recommendations based on the Fee Analysis cost findings.

Purpose

The purpose of this report is to evaluate the total cost of providing services compared to fees currently charged by the Summit County Community Development Department and Engineering Department. Community Development includes the: Planning Department, Building Department, and Community Development Administration.

Introduction and Background

Summit County has not comprehensively examined nor adjusted its Community Development Services/Engineering application fees for over seven-plus years. Rosenthal & Associates Inc, a financial consulting firm, completed a "Cost of Service Analysis" and an "Indirect Cost of Service Analysis" in 2002. The studies demonstrated that opportunities exist for the County to move toward greater cost recovery in land use, engineering, and building fee application processes. A complete revision to the County's Community Development Services/Engineering Department application fees has not occurred since the conclusion of the Rosenthal studies; and since 1994 in some cases. In the meantime, development and land use applications have increased in Summit County, as well as the costs to provide the services (personnel expenses, cost of living, inflation, etc).

Analysis of the County's actual revenue and spending for the past several years show that revenue brought in from the fees for Community Development/Engineering services have never covered more than 50% of the costs of operating the overall departments – and in many cases covered considerably less. While efficiency measures have been taken where possible to reduce and keep costs down, there are still significant gaps between costs to the County for processing development applications and the fees charged. Furthermore, the current fee schedules do not reflect the rate of inflation through present day (2010) from when they were last updated. These factors, as well as ongoing changes to the zoning code and staff review, results in a need to re-examine application fees in an attempt to recover a greater share of the cost of providing services.

Daly Summit Consulting has reviewed the historical information, studied other fee analysis reports prepared for the County, assessed other similar communities' fee structures, and conducted an analysis of the Community Development/Engineering Services application fees to provide an understanding of the actual cost per application type for the County as described in this document and attachments. This report's findings would help to bridge the gaps with appropriate increases in fees paid by the applicants who are requesting land use changes and/or submitting associated Community Development/Engineering applications for processing.

Summary of Approach

The fee recommendations created for Summit County Community Development/Engineering services are based on the costs borne by the county to provide these services. Staff reviewed the total costs of service for each application type with the consultant and then determined the appropriate recommended fee for County Council's review and approval. The total cost of service includes the cost of work provided by each department directly, and the cost of additional support services provided by other departments. The total cost of services analysis is the data used for fee recommendations. We also completed a comparative analysis that looks at other western U.S. communities Community Development fees as evaluated next to Summit County's. This information was reviewed as a "gut

check” discussion and not utilized as the basis for fee recommendation. The fee analysis methodology discussion is provided below, along with the fee comparative chart.

Fee Analysis Methodology

The methodology used to determine the total cost of services is based on the direct and indirect costs of each application. Direct costs of an application are those costs (time, materials, etc) spent by the department issuing or processing the application. An application’s indirect costs are those expenses incurred by other departments during the process of review/approval of an application (interdepartmental review, legal analysis, etc.). It was extremely important to recognize and account for all the time spent on each type of application processed by the each of the Departments, as significant hours are tallied by the County’s many departments in order to do “business as usual”. The background data was generated by a collaborative effort with the Planning, Building, and Engineering departments.

To complete the total cost of services analysis, expenditure of staff time per application type was first identified. We examined the personnel inventory for each department, listing each employee by title and salary tier. Then the amount of time per application type was determined based upon detailed staff record maintained by the respective department.

In order to calculate the cost of the individual time associated with each hour of staff time per application, an analysis of the expenses directly and indirectly associated with each department per the Summit County Year-End Financials between 2003 and 2008 was conducted. 2008 was considered the baseline year and the expenses associated with all prior years were adjusted for its corresponding year’s Consumer Price Index (CPI). Then an average of the costs per year was determined. This average cost of expenses per year, per department was then divided by the total number of employees multiplied by the total hours per employee per year (2,080 which is a standard number of work hours per employee per year based upon the average work week of 40 hours times 52 weeks per year). Collectively, these expenses determined an average cost of each hour per employee.

A similar method was used to determine the cost per hour of supporting departments (indirect costs), with the exception that these total costs were prorated based upon the approximate amount of time and services from each department that are needed and used to support the various Community Development/Engineering departments. This hourly cost basis was then multiplied against the total number of staff hours per application type in order to determine the total average amount of time used to process each of the various types of applications. Since many of the applications are based upon the total number of lots, units, acres, commercial square footage or other; an analysis of the actual development product per project was then considered. This permitted the evaluation of average cost based upon the actual development program.

Legal Context

State Code

The County’s Community Development Department fees are administered within the context of U.C.A. **17-27a-509 Limit on fees – Requirements to itemize fees**, which states the following:

“(1) A county may not impose or collect a fee for reviewing or approving the plans for a commercial or residential building that exceeds the lesser of:

- (a) the actual cost of performing the plan review; and
 - (b) 65% of the amount the county charges for a building permit fee for that building.
- (2) Subject to Subsection (1), a county may impose and collect only a nominal fee for reviewing and approving identical plans.
- (3) A county may not impose or collect a hookup fee that exceeds the reasonable cost of installing and inspecting the pipe, line, meter, or appurtenance to connect to the county water, sewer, storm water, power, or other utility system.
- (4) A county may not impose or collect:
- (a) a land use application fee that exceeds the reasonable cost of processing the application; or
 - (b) an inspection or review fee that exceeds the reasonable cost of performing the inspection or review.
- (5) Upon the request of an applicant or an owner of residential property, the county shall itemize each fee that the county imposes on the applicant or on the residential property, respectively, showing the basis of each calculation for each fee imposed.
- (6) A county may not impose on or collect from a public agency any fee associated with the public agency's development of its land other than:
- (a) subject to Subsection (4), a fee for a development service that the public agency does not itself provide;
 - (b) subject to Subsection (3), a hookup fee; and
 - (c) an impact fee for a public facility listed in Subsection 11-36-102(13)(a), (b), (c), (d), (e), or (g), subject to any applicable credit under Subsection 11-36-202(2)(b)."

Code excerpt from: <http://www.le.state.ut.us/UtahCode/getCodeSection?code=17-27a-509>

County Legal Parameters

Summit County must follow the regulations set out by State statute for Planning, Engineering and Building fee assessment. The fee schedules currently in place for the Community Development/Engineering Departments reflect the state's requirements; however as discussed, the fees have not been updated for many years.

Summit County Code Titles 10 and 11 and more specifically, *Snyderville Basin Development Code* Chapter 10, Section 10-9-14 (Ord. 708, 12-10-2008), and the *Eastern Summit County Development Code* Chapter 7, Section 11-7-4 (Ord. 708, 12-10-2008) empower the Summit County Council to establish fees for the purpose of covering specific county costs incurred during the review and processing of development permits. The County Council is required to establish the fees by resolution.

The most recent Building, Plumbing, Mechanical, and Electrical Permit Fees were set by Summit County Resolution 94-21 passed in December 1994. According to discussions with staff, the fee schedule set in 1994 was purposely established lower than other regional communities and lower than could have been

charged at that time due to the County Commission's desires to encourage low income and/or affordable housing in Summit County.

On the Planning Department side, the first established fee structure resembling the modern code was created in 1991. In 1998 and 1999 the fee structure Summit County is essentially working under now was created due to the requirements to charge fees for new types of applications and significant changes to the code. 2006 brought a few updates and changes to the Planning fees with the most recent changes occurring to add one type of new permit in 2009.

Engineering's fee structure set in 1997 and 1999 reflected the basic types of permits the county saw during that time and the relatively low volume of permits being processed. In 2000 and again in 2006 the county added numerous types of permits and updated fees to reflect the changing landscape of development.

In the early 2000's, a need to assess the discrepancies between actual costs of doing business in the Building, Engineering, and Planning Departments and the costs of the applications was recognized by staff and the Commission. The building boom and economic boost of the preparations for the 2002 Winter Olympics created a busy and unusual situation for the Community Development/Engineering Departments from approximately 2000-2003. The demand for quick output and focus on hosting a great Olympics took the spotlight away from the fee issues. Rosenthal's important findings demonstrating the gap between costs and fees in 2002 were never adopted nor implemented.

County Financial Data

In data provided by the Summit County Auditor's office, the percentage of department expenditures covered by the related revenue sources for Planning, Engineering and Community Development are expected to be less than 40% for 2009. Fees collected for the work completed by these departments do not cover 60% of their costs. In fact, the fees collected for Planning, Engineering and Community Development from 2003-2009 have typically covered less than 50% of the costs (for the dates 2007/2008 data was provided). The deficiencies between fees and costs have largely been supported by the County's General & Municipal Fund.

Fee Comparison

The purpose of the fee comparison section is to provide a context for Summit County development fees by looking at other jurisdictions fee schedules. This section exists to provide verification that Summit County's proposed fee changes "fit" and are comparable to fee rates charged in other areas. The County is NOT required to match fees charged by other jurisdictions for like services; however, it is prudent to look to other communities as a gauge, especially when looking at possible fee increases.

The information presented here shows that every community takes a different approach to not only how much is charged for development application fees, but also diversity in the types of fees charged and the types of applications they support. For example, an applicant might apply for a pre-application conference in one community, whereas the same development application in another community would go directly to the sketch plan process. In addition, a fee comparison between communities does not discover what the costs are based upon, only what it charged. A fee in one community may be higher because they use a Senior Planner to review and process an application where another community

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might use a Planner II. In other words, the costs in one community to actually provide the service could be dramatically different than the costs of providing services another similar community.

As part of the analysis, fee rates and structures from seven relevant jurisdictions throughout the west were reviewed comparatively to Summit County. The data collection consulted the published information available and included direct survey of some of the subject communities to learn the cost of fees to applicants in processing typical planning and development applications. Please see the Fee Comparison Chart below for the fee rate data.

Fee Comparison: Summit County, Utah to other western U.S. communities (2008).								
Community and State	Summit County, Utah – Snyderville Basin	Summit County, Utah – Eastern County	Park City, Utah	Wasatch County, Utah	Routt County, Colorado	Summit County, Colorado	Jackson Hole, Wyoming	Teton County, Wyoming
Sample Application Type & Cost								
Planning								
Pre-Application Conference			\$610 (special meeting w/staff and PC wk session)	\$500 (special meeting, + other fees)	\$1,000	(Work Session) Planning Commission \$1,585. PC & BCC \$5,305	\$300 w/staff, \$500 w/PC and/or Council	\$100-\$600+
Conditional Use Permit	Res: \$50/lot Non-Res: \$200/acre or 1,000 SF	Res: \$75/lot Non-Res: \$250	\$720 (Discretionary)	\$200 + costs	\$ 600 + \$50 annual fee*	\$3,560	+\$500 to main applicat	\$400-\$2,000
Special Use Permit	\$100 (special event – one time use)			\$100 + costs (mass gathering is more)	\$ 800 + \$100 annual fee*			\$2,000
Sketch Plan	Res: \$10/lot, unit Non-Res: \$40/acre or 1,000 SF	Res: \$10/Unit Non-Res: \$40/ac.			\$500 + \$20/lot		\$2,500	\$5,000 (major only)
Appeals	\$100		\$365 for PC, Board of Appeals, and/or HDC, \$100 staff appeals	Case by case	Min basic fees and hrly fees at same rate as the original application	½ fee for the type of applic involved (BCC). \$1,585 fee (Admin Decision) Appeal Fee refunded to successful appellants	\$500 for Admin Decision	\$800

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Preliminary Subdivision	Res: \$75/lot, unit Non-Res: \$75/acre or 1,000 SF	Res: \$75/Unit Non-Res: \$75/ac.	\$255/unit	Res: \$300 + \$100/lot/unit/eru, + costs Other: \$100/1,000 s f, + costs	\$2,000 + \$40/lot	\$3,560 + \$175/lot	See Sketch Plan	\$600-\$3,000* + \$50/lot over 20 lots, and \$50/1,000 s.f. if over \$15,000 s.f.
Final Subdivision Plat	\$60/lot, unit	Res: \$75/Unit Non-Res: \$75/ac.	\$180/unit	Res: \$50 lot/unit/eru, + costs Other: \$25/1,000 s f, + costs	\$1,000 + \$20/lot	\$1,740 + \$175/lot	\$1,000 + \$100 per lot max \$3,000	\$450

If we take a comparative look at the Preliminary Subdivision costs per jurisdiction we find Summit County charges less per application than the majority of other communities. In a scenario with 100 residential lots/units we observe the following costs:

Community and State	Summit County, Utah	Park City, Utah	Wasatch County, Utah	Routt County, Colorado	Summit County, Colorado	Jackson Hole, Wyoming	Teton County, Wyoming
Preliminary Subdivision	\$7,500	\$25,500	\$10,300 + costs	\$6,000	\$21,060	\$2,500 + fees/costs	\$7,600-\$8,000+

Wasatch County, Utah

Wasatch County is located in the north-central part of Utah, approximately 40 miles east of Salt Lake City. Within Wasatch County there are approximately 772,835 acres (1,207 square miles), of which about 70% are publicly owned. The public lands are administered by: U.S. Forest Service, U.S. Bureau of Reclamation, U.S. Bureau of Land Management, State Division of Lands, State Division of Parks and Recreation, and right-of-ways administered by the Utah State Department of Transportation. There are eight municipalities located within the County, including: Heber City (County Seat), Midway, Charleston, Wallsburg, Daniel, Independence, Hideout, and part of Park City. The County is bordered on the north by Summit County, on the east by Duchesne County, on the south and southwest by Utah County and the northwest by Salt Lake County. By area, Wasatch County is one of the smaller counties in the state with a total surface area of 1,207 square miles and a population estimated at 22,845 in 2008.

The fee schedule for Wasatch County provides for Community Development fees to be charged by the Planning and Zoning Department, Engineering Department, and/or the Building Inspection Department. The Planning fees are set up into two categories: development fees and other fees, with a total of 28 types of applications or processes listed. The county also charges for "costs" for most applications and these are described separately. Engineering fees for subdivisions and capital improvements are charged as 5% of the total estimated cost of the improvements. Additionally, the county charges for encroachment and excavation permits. The building permit fees charged are based on a basic total valuation of the structure formula. Plan review fee is 65% of the building permit fee. Other building department fees charged include: investigation fees, hourly fees charged for inspections outside normal business hours, re-inspection fees (hourly), other inspections (hourly), additional plan review due to

changes, and costs. <http://www.co.wasatch.ut.us/>, <http://www.ulct.org/ulct/> and <http://www.mountainland.org/>

Routt County, Colorado

Routt County is a diverse environment offering mountain vistas and ranch lands. Located in northwest Colorado, the county encompasses a total of 2,231 square miles. Communities located in Routt County include Clark, Hahns Peak, Milner, Phippsburg, and Toponas, the towns of Hayden, Oak Creek and Yampa, and the city of Steamboat Springs. About 50% of the land in Routt County is publicly owned. The 2000 census reports the full time residential population of the county is approximately 19,690. During the winter months the resort town of Steamboat Springs thrives due to a world-class ski resort, while ranching, agriculture, forestry, mining and power generation provide a year-round economy in the surrounding areas.

Routt County's planning fee schedule categorizes the main fees charged into three groups: Minimum Basic Fees, Hourly Fees and Annual Fees. All applications pay the minimum basic fee for their proposal type. In addition, the applicant may have to pay hourly fees and/or annual fees if the workload exceeds the maximum time allotted to the application or if the application/project needs monitoring over the course of a year. The building fees charged are based on a total valuation of the structure formula. When a plan or other information is required to be submitted to the building department, a plan review fee of 65% of the building permit fee shall be paid at the time of submitting plans and specifications for review. <http://www.co.routt.co.us/index.php>

Summit County, Colorado

Summit County is located among the high peaks of the Colorado Rockies, just on the west side of the Continental Divide. Colorado's main east-west transportation corridor bisects the County and enhances the proximity of the County to Denver and the Front Range communities. Included within the county are six municipalities (Blue River, Breckenridge, Dillon, Frisco, Montezuma, and Silverthorne), four major ski resorts (Arapahoe Basin, Breckenridge, Copper Mountain, and Keystone), National Forest and Bureau of Land Management lands, and two Congressionally-designated Wilderness Areas (Eagles Nest and Ptarmigan Peak). The County is relatively small in geographic terms, occupying a total land area of approximately 396,000 acres (about 619 square miles). In the context of ownership roughly 80 percent of the land in the County is public lands managed by the U.S. Forest Service and Bureau of Land Management. The remaining 20 percent is privately owned (this correlates to approximately 150 square miles). The majority of the private lands are found in narrow bands along the valley bottoms and adjacent to the major road corridors. It is along these major roadways that most of the existing and approved development occurs. Summit County's 2009 permanent resident population is estimated at 29,000. <http://www.co.summit.co.us/Planning/overview.html>

Summit County, Colorado's Planning Department Development Review schedule is organized by type of application (zoning, PUD, Subdivision, etc.) and then (if appropriate) by residential, other structural or non-structural use. Summit CO also charges hourly rates for additional time spent on an application and non-standard reviews.

Town of Jackson and Teton County, Wyoming

Jackson, Wyoming sits at 6,500 feet above sea level. The population of the Town of Jackson is 8,452, with the remaining population of Teton County at 10,345. Jackson Hole is a common nickname for the area and refers to the entire valley which is surrounded by Yellowstone National Park on the north, the Tetons on the west, the Gros Ventres on the east and the Wyoming Range on the south. Jackson/Teton County contains roughly 2.6 million acres of federally protected and resource-rich land. With 73,000 acres (or 3%) of land in the county available for private development, there are limited resources available to meet the demands of the many people who want to live in and visit the area.

<http://www.ci.jackson.wy.us/content/index.cfm> and <http://tetonwyo.org/AgencyHome>

The Town of Jackson's Fee Schedule is relatively straight forward with only 19 total Planning application types. Each type of application has further clarification (residential vs. non-residential or with or without CUP) within each grouping. Jackson's Town Council may also reduce, defer, or waive application fees if the project advances community goals (e.g. publicly sponsored/funded project, project with extraordinary charitable, civic, educational, etc benefits). Teton County summarizes their development permit applications, other permits and amendments, and fees into about 32 main categories. The county notes that "Application fees are based upon the estimated costs processing the application (Planning Staff time, advertising and overhead)".

Summary of Findings

Revenue collected by Summit County to provide Building, Community Development, Engineering and Planning services is, in many cases, grossly short of the costs of doing business. The intent of this study is for the County to utilize the fee spreadsheet attachment as a stand-alone document for use and reference as a hardcopy handout and possibly posted on the Summit County website. Our findings show a gap between the cost of providing services and the costs received through application fees on 50 of the total 53 Community Development/Engineering fees analyzed. We recommend updating the Community Development/Engineering fees so that they cover a higher percentage of the cost of providing services to applicants. The adjusted fees would meet a public need by allowing the County to ensure that new development and land use applications meets the public objectives while recovering the cost of the review from the direct user of the respective permits. Although increased fees will affect some applicants with limited resources, all of the proposed fee increases are in line with the rate of inflation and the cost of staff time and resources. The proposed changes are timely given that it has been approximately 16 years since the last time the entire fee schedule was updated. The proposed fees are the staff recommendations based on the consultant developed Fee Analysis cost findings.

**SUMMIT COUNTY, UTAH
RESOLUTION No. 2010-13-A**

**AMENDMENT TO DEVELOPMENT PERMIT, BUILDING, AND
ENGINEERING APPLICATION FEES**

WHEREAS, the Snyderville Basin Development Code, Title 10, and the Eastern Summit County Development Code, Title 11 empower the Summit County Council to establish fees for the purpose of covering specific County costs incurred during the review and processing of any development permit application, and

WHEREAS, on July 12, 2006, the previous legislative body, the Summit County Commission, adopted Resolution 99-11A, creating development permit application fees for the 1998 Snyderville Basin Development Code and the 1996 Eastern Summit County Development Code, and

WHEREAS, on July 22, 2009, the Summit County Council adopted Ordinance No. 723 that added a Special Exception Process to the Snyderville Basin and Eastern Summit County Development Codes; and

WHEREAS, on August 12, 2009, the Summit County Council adopted Resolution No. 2009-22 creating the Special Exception Application Fee that is required to be submitted with an associated special exception application; and

WHEREAS, certain Summit County ordinances require the Engineering Department to review and administer permit applications and to inspect the work permitted under these ordinances; and

WHEREAS, on July 12, 2006, the Summit County Commission adopted Resolution 2006-09, creating permit application fees and bond requirements for the Engineering Department; and

WHEREAS, Utah Code Annotated Title 58, Chapter 56 provides for the statewide adoption of construction Codes; and

WHEREAS, these codes provide for the payment of building permit fees, plan check fees, plumbing permit fees, mechanical permit fees, and electrical permit fees upon the issuance of permits authorizing building construction within Summit County; and

WHEREAS, on December 19, 1994, the Summit County Commission adopted Resolution No. 94-21, creating building, plumbing, mechanical, and electrical permit fees; and

WHEREAS, the interim County Manager contracted with Daly Summit Consulting

on September 17, 2009 to conduct a fee study to determine the actual costs of providing development permit application services, and

WHEREAS, on September 1, 2010 the Summit County Council adopted Resolution 2010-13, and

WHEREAS, the Summit County Council determined that the fee study, incorporated in Resolution 2010-13, documents and supports the need for an adjustment to certain permit application fees, and

WHEREAS, Resolution 2010-13 repealed Resolutions No. 99-11A, No. 2009-22, No. 2006-09, and No. 94-21, and

WHEREAS, Resolution 2010-13 requires a biennial review of the fee schedule, and

WHEREAS, the Summit County Council held work sessions to conduct the biennial review on January 30, 2013 and July 17, 2013, and

WHEREAS, the Summit County Council held a public hearing on August 21, 2013 to consider amendments to the fee schedule.

NOW, THEREFORE, BE IT RESOLVED, that the County Council of the County of Summit, State of Utah [hereinafter the "Council"] resolves as follows:

Section 1:

The Council, hereby amends the fee schedules for the Community Development, Building, and Engineering Departments attached hereto as Exhibit A. Indicated Engineering Fees shall be credited to the Summit County Engineering Department and all other fees shall be credited to the Summit County Community Development Department.

Section 3: Refund of Fees

Community Development Department Fees and Engineering Department Fees

A refund may be given in an amount not to exceed fifty percent of the application fee or fees paid, when the application is withdrawn, in writing, prior to any of the following:

1. Issuance of any notice of public hearing or prior to begin placed on agenda of the County Manager, Planning Commission, Board of Adjustment, or County Council.
2. Completion of the review of any documents or plans submitted with the application.
3. An inspection or site visit requested by the applicant or performed by Staff

Building Department Fees

A refund may be given in an amount not to exceed eighty percent of the building permit fees paid, at the discretion of the Building Official, if work has not commenced on the permitted project and more than six months have not passed since the granting of the permit. Plan review fees are not refundable.

For structures with a valuation of over \$10,000,000, the Building Department may consider a partial refund if there is evidence that the fee collected exceeds the cost to provide services for that structure.

Section 4: Additional Fees

In the event the Director of Community Development, Building Official, or County Engineer determines that a specific project requires additional resources (e.g. specialized consultant, special mapping, etc.) to review extraordinary conditions related to the development proposal, additional fees to cover the cost of these additional resources shall be assessed to the applicant.

Section 5: Review and Revision of Fee Schedule

The Community Development Department and Engineering Department shall review the fee schedule every two (2) years after the effective date of this resolution, and recommend revisions to the fee schedule to ensure that the fees cover the actual cost of processing applications, but in no case exceeds that amount. In no case shall there be longer than a five (5) year period without the review and recommendation of the Community Development Department and Engineering Department regarding necessary changes to the fee schedule.

Section 6: Effective Date

This Resolution shall take effect immediately upon its adoption.

APPROVED, ADOPTED, PASSED and ordered published by the Summit County Council, this _____ day, 2013

SUMMIT COUNTY COUNCIL, SUMMIT COUNTY, UTAH

By: _____
Claudia McMullin, Chair

- Councilor McMullin** voted _____
- Councilor Ure** voted _____
- Councilor Robinson** voted _____
- Councilor Carson** voted _____
- Councilor Armstrong** voted _____

Exhibit "B"

COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

- 1) **Agricultural Protection Area:** \$100
- 2) **Administrative Appeal:** \$400
- 3) **Board of Adjustment Application:** \$1000
- 4) **Conditional Use Permit**
 - a. **Residential:** \$1000
 - b. **Non-Residential:** \$2500
 - c. **Wind Turbine, Solar, or Recycling Facility**
 - i. Residential: \$100
 - ii. Non-Residential: \$500 for first acre or 1,000 s.f. of disturbed area, and \$100 per additional acre or 1000 s.f.
 - a. If the parcel is less than one acre, the fee shall be \$500
- 5) **Condominium Plat:** \$250/ lot or unit
- 6) **Development Agreement:** \$1,000 paid with initial application, plus an additional \$2,000 to be paid prior to County Council action
- 7) **Development Agreement Amendment:**
 - a. \$1,000 for amendments requiring a public hearing
 - b. \$500 for minor amendments that do not require a public hearing
- 8) **Development Code Amendment:** \$2,500
- 9) **Final Site Plan**
 - a. **Residential:** \$30 / lot or unit
 - b. **Non-Residential:** \$2500 flat fee
- 10) **Final Subdivision Plat:** \$150 / lot or unit
- 11) **General Plan Amendment:** \$3000
- 12) **Lot Line Adjustment:** \$500
- 13) **Lot of Record Determination:** \$50 / parcel
- 14) **Low Impact Permit**

- a. **Residential:** \$250
- b. **Non-Residential:** \$1000
- c. **Wind Turbine, Solar, or Recycling Facility**
 - i. Residential: \$100
 - ii. Non-Residential: \$250 for first acre or 1,000 s.f. of disturbed area, and \$100 per additional acre or 1000 s.f.
 - a. If the parcel is less than one acre, the fee shall be \$250

15) Plat Amendment

- a. Administrative process (if no public hearing is held): \$500
- b. Public process (if a public hearing is held): \$1000

16) Preliminary Plan

- a. **Residential:** \$300 /lot or unit
- b. **Non-Residential:** \$2500 flat fee

17) Public Hearing Notification and Publication: \$2.00/individual notice and actual cost of newspaper publication.

18) Rezone (Zone District Map Amendment): \$2,000

19) Sign Permit: \$100/sign

20) Sketch Plan

- a. **Residential:** \$25 / lot or unit
- b. **Non-Residential:** \$500

21) SPA Plan

- a. **Residential:** \$30 /lot
- b. **Non-Residential:** \$90 /acre of disturbed land or 1,000 square feet of building footprint area (whichever is greater).
 - i. If the parcel is less than one acre, the fee shall be \$90

22) Special Event Permit

- a. **Minor event:** \$250*
 - b. **Major event, up to 5,000 people:** \$400*
 - c. **Major event, exceeding 5,000 people:** \$1000*
- *Applications submitted late shall be charged double fees to cover the cost of expediting the review process.*

23) Special Exception: \$1000

24) Temporary Use Permit

- a. **Residential:** \$400 first time (\$100 renewal fee for each time permit is renewed)

- b. **Non-Residential:** \$1,000 first time fee (\$250 renewal fee for each time permit is renewed)

25) Vested Rights Determination

- a. **Residential:** \$500 for first commonly owned lot; \$150 for each additional lot with a cap of \$2500 total for a single application
- b. **Non-Residential:** \$500 for use up to 5,000 s.f. (or 1 acre for outdoor use); \$2500 for all others

ENGINEERING DEPARTMENT FEE AND BONDING SCHEDULE

1) Board of Adjustment Application: \$170

2) Conditional Use Permit

- a. **Residential:** \$20
- b. **Non-Residential:** \$90 /acre of disturbed land
 - i. If the development parcel is less than one acre, the fee shall be \$90
- c. Wind Turbine, Solar, Recycling Facility
 - i. Residential: \$10
 - ii. Non-Residential: \$45 /acre of disturbed land
 - a. If the development parcel is less than one acre, the fee shall be \$45

3) Condominium Plat: \$35 /lot or unit

4) Construction Plan

- a. **Residential of less than 10 lots:** \$100
- b. **Residential of 10 lots or more:** \$250
- c. **Non-Residential of less than 100,000 square feet of disturbed land:** \$175
- d. **Non-Residential of 100,000 square feet or more of disturbed land:** \$400
- e. **Engineering Construction Inspection Fee**
 - i. For projects whose estimated construction cost is less than or equal to \$500,000, the fee is 1.5% times the construction cost.*
 - ii. For projects whose estimated construction cost is more than \$500,000, the fee is \$7,500 plus 0.1% times the construction cost.*

* Construction costs to be included in the fee calculation are all "Civil" Improvements less sewer, water, and landscaping; it does not include building or structure improvement costs.

- 5) **Development Agreement: \$85**
- 6) **Development Agreement Amendment: \$85**
- 7) **Final Site Plan**
 - a. **Residential: \$5 /lot or unit**
 - b. **Non-Residential: \$5 /acre of disturbed land**
 - i. If the development parcel is less than one acre, the fee shall be \$5
- 8) **Final Subdivision Plat: \$15 /lot or unit**
- 9) **Lot Line Adjustment: \$40**
- 10) **Low Impact Permit**
 - a. **Residential: \$40**
 - b. **Non-Residential: \$130**
 - c. **Wind Turbine, Solar, Recycling Facility**
 - i. **Residential: \$20**
 - ii. **Non-Residential: \$65 /acre of disturbed land**
 - a. If the development parcel is less than one acre, the fee shall be \$65
- 11) **Plat Amendment: \$40**
- 12) **Preliminary Plan**
 - a. **Residential: \$30/lot or unit**
 - b. **Non-Residential: \$30 /acre of disturbed land**
 - i. If the development parcel is less than one acre, the fee shall be \$30
- 13) **Public Hearing Notification and Publication: \$2.00/individual notice and actual cost of newspaper publication**
- 14) **Road Vacation Petition: \$300**
- 15) **SPA Plan**
 - a. **Residential: \$15 / lot**
 - b. **Non-Residential: \$15 /acre of disturbed land**
 - i. If the development parcel is less than one acre, the fee shall be \$15
- 16) **Ordinance 181-D Excavation Encroachments and Structures in the County**
 - Right of Way**
 - a. **Excavation Permit: \$75 Base Fee for the first 100 linear feet plus \$5 per additional 100 linear feet**
 - b. **Driveway Encroachment Permit**
 - i. \$100 per Encroachment

- ii. \$100 Re-inspection Fee
- c. **Structure Encroachment Permit:** \$75 first structure plus \$10 per additional structure
- d. **Excavation Completion Bond:** \$250 per 100 feet of trench (\$250 min)
- e. **Asphalt Cut Repair Bond:** \$250 plus \$25 per square foot
- f. **Driveway Bond**
 - i. \$250 per Encroachment for lots having average slopes of less than 10%
 - ii. \$500 per Encroachment for lots having average slopes between 10% and 15%
 - iii. \$2,000 per Encroachment for lots having average slopes over 15%
- g. **Road Closure Permit:** \$25

17) Ordinance 315-C Excavation, Grading, and Filling on Private Property

- a. **Grading Permit**
 - i. **Less than 5,000 cubic yards:** \$100/application
 - ii. **Equal to or more than 5,000 cubic yards:** \$200/application
- b. **Revegetation Bond:** 120% of the estimated cost to complete revegetation
- c. **Completion Bond:** 120% of the estimated cost to complete restoration

18) Ordinance 212-A Floodplain Development

- a. **Application Review:** \$100 per application
- b. **Floodplain Determinations:** \$20 per request

19) Ordinance 381-A Storm Water Pollution Prevention Plan and Erosion Control Plan

- a. **Sites Less Than One Acre:** \$25 per application
 - i. \$100 Re-inspection Fee
- b. **Sites of 1 Acre or More:** \$25 per Application + \$10 per additional acre
 - i. \$100 Re-inspection Fee
- c. **SWP3 and ECP Bond:** 120% estimated cost to implement

BUILDING DEPARTMENT FEE SCHEDULE

(fees are based on cost per square foot)

1) Building Valuations

- a. **Agricultural Buildings:** \$20 per square foot
- b. **Commercial Structures per the International Building Code (IBC):**
Cost per square foot as reported in the Building Safety Journal published by the International Code Council (ICC)
- c. **Residential Structures per the International Residential Code (IRC):**

Cost per square foot is based on the table listed below:

Residences (single family and townhouses)

250 — 1300 =	\$98.95
1301 — 1400 =	\$99.94
1401 — 1500 =	\$100.93
1501 — 1600 =	\$101.92
1601 — 1700 =	\$102.91
1701 — 1800 =	\$103.90
1801 — 1900 =	\$104.89
1901 — 2000 =	\$105.88
2001 — 2100 =	\$106.87
2101 — 2200 =	\$107.86
2201 — 2300 =	\$108.55
2301 — 2400 =	\$109.83
2401 — 2500 =	\$110.82
2501 — 2600 =	\$111.81
2601 — 2700 =	\$112.80
2701 — 2800 =	\$113.79
2801 — 2900 =	\$114.78
2901 — 3000 =	\$115.77
3001 & up =	\$116.76

d. **Garages:** \$37.87 per square foot

e. **Decks:** \$5 per square foot

2) Building Fees

- a. **Agricultural Buildings:** \$6 per \$1,000 of valuation or fraction thereof
- b. **Commercial Structures built per the IBC:** Fees calculated at a rate of 0.0075 (3/4 of 1%) of the construction valuation.
 - i. **Minimum fee:** \$25
- c. **Residential Structures built per the MC:** Fees calculated at a rate of 0.0075 (3/4 of 1%) of the construction valuation.
 - i. **Minimum fee:** \$25

3) Plan Review Fees

- a. **Agricultural Buildings:** No fee
- b. **Commercial Structures:** 65% of building permit fee
- c. **Residential Structures:** 65% of building permit fee
- d. **Detached garages with no living space, decks/porches for existing structures, and accessory buildings:** 15% of building permit fee

4) Plumbing Permit Fees

- a. **Permit Issuance Fee:** \$10

Exhibit D.1 - Planning

Application Type	Planning Fee	Current Base Fee	Proposed Base Fee Changes	Comments
Administrative Appeal	\$400	\$ 400.00	\$400	
At Exempt	-	No fee	no fee	
At Protection Area	\$100	\$ 100.00	\$100	
Board of Adjustment Application	\$400	\$ 400.00	\$400	
Conditional Use Permit	Residential: \$400 Non-Residential \$1,000 / acre of disturbed land or 1,000 s.f. of building footprint, whichever is greater (minimum \$1,000)	\$ 1,000.00	\$1,000	Cons for all Public Hearing review is about \$2,000-\$2,500; more if more than 1 hearing. Recommended increasing all items with PH to \$1,000 to at least come close to ~1/2 cost coverage; however, based on SCC comments, Staff recommends keeping the appeal fee at \$400.
Development Agreement	Wind turbine, solar, recycling facility - Residential \$200 Amendment or extension requiring PH	\$ 200.00	\$200	Reduce to \$100 \$1,000 commercial / \$500 residential (minimum \$1,000)
Development Agreement Amendment (PH / Public action)	Wind turbine, solar, recycling facility - Non-Residential \$500 / acre of disturbed land or 1,000 s.f. of building footprint, whichever is greater \$500 min.	\$ 500.00	\$ 500.00	\$500 for first acre or 1,000 s.f.; \$100 for each additional acre / 1,000 s.f.
Development Agreement Amendment (Administrative)	\$200 per lot or unit	\$ 200.00	\$200	\$250/unit
Development Code Amendment (public initiated)	\$1,000	\$ 1,000.00	\$1,000	\$1,000 / \$2,000 (total \$3,000)
Final Site Plan	\$500	\$ 500.00	\$500	
Final Subdivision Plat	\$2,000	\$ 2,000.00	\$2,500	Typically reviewed along with another higher cost permit
General Plan Amendment (public initiated)	Residential: \$30 per lot or unit Non-Residential: \$75 / acre of disturbed land or 1,000 s.f. of building footprint area, whichever is greater (\$75 min.)	\$ 300.00	\$300	Requires 1-2 public hearings; put at same cost as CUP
Lot Line Adjustment	\$2,500	\$ 2,500.00	\$2,500	Reduce to \$150 per lot, since review mostly done through Preliminary
Lot of Record Determination	\$50 / parcel	\$ 50.00	\$50	
Low Impact Permit	Residential: \$210 Wind turbine, solar, recycling facility - Residential \$105 Wind turbine, solar, recycling facility - Non-Residential \$435 / acre of disturbed land or 1,000 s.f. of building footprint, whichever is greater (\$435 min.)	\$ 105.00	\$100	Reduce to \$100
Plat Amendment (regular & condominium)	Administrative Process (no PC action): \$360 Public Process (PC action): \$760	\$ 360.00 \$ 760.00	\$300	Reduce to \$250 for first 1,000 s.f. / acre, then \$100 for every additional 1,000 s.f. / acre
Preliminary Plan	Residential: \$250 per lot or unit Non-Residential: \$250 / acre of disturbed land or 1,000 s.f. of building footprint area, whichever is greater (\$250 min.) Example 30 lot subdivision plat	\$ 250.00	\$300	Increase to \$500 to match Lot Line Adjustment
Public Hearing Notification & Publication	\$2,000 / Individual notice & actual cost of newspaper publication	\$ 2,000.00	\$2,000	Most review done at this stage.
Sign Permit	\$100 per sign	\$ 100.00	\$100	\$250 flat fee
Sketch Plan	Residential: \$20 / lot or unit Commercial: \$95 / acre or 1,000 s.f.	\$ 20.00	\$20	Was missed in the previous table; increase residential, and put flat fee on commercial.
SPA Plan	Non-Residential: \$75 / acre of disturbed land or 1,000 s.f. of building footprint area, whichever is greater (\$75 min.) Minor event, stationary: \$250 Major event, stationary: \$250 Major or minor event, mobile: \$400 Major Event, exceeding 5,000 participants: currently n/a (all under the above) Late application: Double fees	\$ 75.00 \$ 250.00 \$ 250.00 \$ 400.00	\$75 \$250 \$250 \$400	Kept at e per lot / s.f. basis, also since potential for very complex. All minor events: \$250 All major up to 5,000: \$400 All major up to 5,000: \$400 n/a. Suggest breaking down by size, rather than stationary/mobile. All major exceeding 5,000: \$1,000 Late double fees
Special Exception	\$400	\$ 400.00	\$400	\$1,000
Temporary Use Permit	Residential: \$400 (\$100 renewal for each renewal) Non-Residential: \$1,000 first time (\$100 renewal for each renewal)	\$ 1,000.00	\$1,000	\$400 add residential renewal of \$100 Increase renewal to \$250 Kept at per lot with a cap.
Vested Rights Determination	Residential: \$550 / acre of disturbed land or 1,000 s.f. of building footprint, whichever is greater (minimum \$550) Example 5 unit vested rights application Example 80 unit vested rights application	\$ 550.00 \$ 2,500.00 \$ 44,000.00	\$550 \$2,500 \$2,500	\$500 for use up to 5,000 s.f. or 1 acre if outdoor use; \$250 for all others. Two-iter. Can also apply to Solar CUP and SPA if preferred.

Application Type	Engineering Fee	Current Base Fee	Proposed Base Fee Changes
Administrative Appeal	\$400 - Engineering only	\$ 400.00	
Ag Exempt	-	No fee	
Board of Adjustment Application	\$170	\$ 170.00	
Bond - Asphalt Cut Repair	\$250 plus \$25/sq.ft.		
Bond - Completion	120% estimated cost to complete restoration efforts		
Bond - Driveway	\$250 per Enc for lots having average slopes of less than 10% \$500 per Enc for lots having average slopes between 10% & 15% \$2000 per Enc. For lots having average slopes over 15%		
Bond - Excavation Completion	\$250 up to 100 feet (\$250 min.); \$250 per 100 ft. thereafter		
Bond - Re-vegetation	120% estimated cost to complete		
Bond - SWP3 and ECP	120% estimated cost to implement		
Conditional Use Permit	Residential: \$20	\$ 20.00	
	Non-Residential \$90 / acre of disturbed land (\$90 min.)	\$ 90.00	
	Wind turbine, solar, recycling facility - Residential \$10	\$ 10.00	
Condominium Plat	Wind turbine, solar, recycling facility - Non-Residential \$45 /acre of disturbed land (\$45 min.)	\$ 45.00	
	\$35 per lot or unit	\$ 35.00	
Construction Plan	Residential under 10 lots: \$100	\$ 100.00	
	Residential 10 lots or more: \$250	\$ 250.00	
	Non-Residential, max area of disturbance less than 100,000 sq.ft.: \$175	\$ 175.00	
	Non-Residential, max area of disturbance more than 100,000 sq.ft.: \$400	\$ 400.00	
	Inspection Fee 1.5% times the const. cost (For projects less than or equal to \$500,000) For projects est. const. cost is more than \$500,000 the fee is \$7,500 plus 0.1% times the construction cost	Depends on Construction Costs	\$ 7,500.00
Development Agreement	\$85	\$ 85.00	
Development Agreement Amendment	\$85	\$ 85.00	
Driveway Encroachment Permit	\$100 per Encroachment	\$ 100.00	
Excavation Permit	\$25 for the first 100 linear feet Base fee + \$5 per additional 100 linear feet	\$ 25.00	\$75.00*
	Residential: \$5 per lot	\$ 5.00	
Final Site Plan	Non-Residential: \$5 /acre of disturbed land (\$45 min.)	\$ 45.00	
Final Subdivision Plat	\$15 per lot or unit	\$ 15.00	
Flood Plain Development Permit	\$100	\$ 100.00	
Flood Plain Request	\$20	\$ 20.00	
Grading Permit	Less than 5,000 cubic yards: \$40/app.	\$ 40.00	\$100.00*
	Equal to or more than 5,000 cubic yards: \$110/app.	\$ 110.00	\$200.00*
Lot Line Adjustment	\$40	\$ 40.00	
	Residential: \$40	\$ 40.00	
Low Impact Permit	Non-Residential: \$130	\$ 130.00	
	Wind turbine, solar, recycling facility - Residential \$20	\$ 20.00	
Plat Amendment	Wind turbine, solar, recycling facility - Non-Residential \$65 /acre of disturbed land	\$ 65.00	
	\$40	\$ 40.00	
Dredging Plan	Residential: \$30 per lot or unit	\$ 30.00	

Exhibit D.2 - Engineering

Bond

Public Hearing Notification & Publication	Non-Residential: \$30 /acre of disturbed land (\$45 min.) \$2.00 /individual notice & actual cost of newspaper publication	\$ 45.00
Road Closure Permit	\$25	\$ 2.00
Road Vacation Petition	\$300	\$ 25.00
Re-Inspection Fee	\$100 for each re-inspection after the 1st Residential: \$15 per lot	\$ 300.00
SPA Plan	Non-Residential: \$15 /acre of disturbed land (\$15 min.)	\$ 100.00
Structure Encroachment	\$50 first structure + \$10 per add. Structure	\$ 15.00
SWP3 < 1 acre	\$25 per application	\$ 50.00
SWP3 > 1 acre	\$25 per application + \$10 per add. Acre	\$ 25.00
Transportation Impact Fee (Snyderville Basin)	SFD - \$1766.00 Commercial - \$1924.38 per PM peak trip generated by development *For specific areas and questions please contact our Traffic Engineer	\$100.00 \$100.00 + \$10.00/add. Acre

* Includes SWP3 Fee & Inspections

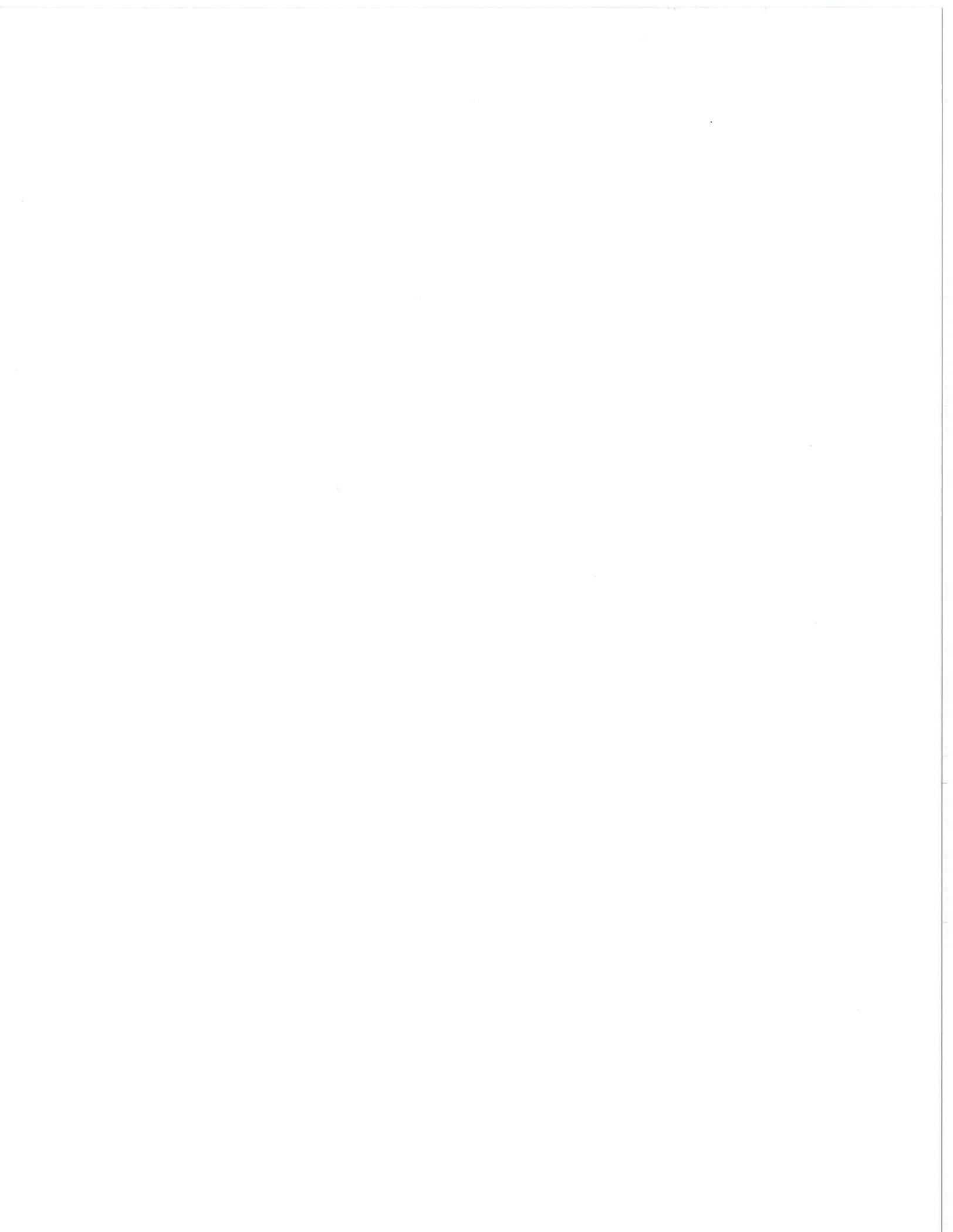
Exhibit D.3 - Building

Application Type		Fee Type	Current Base Fee	Base + 10%	Base + 15%	Base + 20%	Base + 25%	Recommended Changes	
Agriculture Buildings	Building Permit	Total Valuation							
		\$1 to \$500	\$24	\$26	\$28	\$29	\$30	The Building Official recommends a rate of 0.0075 (3/4 of 1%) of the construction valuation (with a minimum \$25 fee) be used as a simplified method of calculating building permit fees. This would become the new base fee. It is expected that this change will be revenue neutral.	
		\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000	\$26 for the first \$500; plus \$3.30 for each additional \$100 or fraction thereof, to and including \$2,000	\$28 for the first \$500; plus \$3.45 for each additional \$100 or fraction thereof, to and including \$2,000	\$29 for the first \$500; plus \$3.60 for each additional \$100 or fraction thereof, to and including \$2,000	\$30 for the first \$500; plus \$3.75 for each additional \$100 or fraction thereof, to and including \$2,000	\$30 for the first \$500; plus \$3.75 for each additional \$100 or fraction thereof, 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, to and including \$40,000	\$72.10 for each additional \$1,000 or fraction thereof, to and including \$40,000	\$75.25 for each additional \$1,000 or fraction thereof, to and including \$40,000	\$78.40 for each additional \$1,000 or fraction thereof, to and including \$40,000	\$81.55 for each additional \$1,000 or fraction thereof, to and including \$40,000	\$84.70 for each additional \$1,000 or fraction thereof, 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, to and including \$100,000	\$535.90 for the first \$40,000; plus \$9.90 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$584.85 for the first \$40,000; plus \$10.95 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$633.80 for the first \$40,000; plus \$11.95 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$682.75 for the first \$40,000; plus \$12.95 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$731.70 for the first \$40,000; plus \$13.95 for each additional \$1,000 or fraction thereof, 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, to and including \$500,000	\$1,119.30 for the first \$100,000; plus \$7.70 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,211.45 for the first \$100,000; plus \$8.75 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,303.60 for the first \$100,000; plus \$9.80 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,395.75 for the first \$100,000; plus \$10.85 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$1,487.90 for the first \$100,000; plus \$11.90 for each additional \$1,000 or fraction thereof, 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, to and including \$1,000,000	\$4,119.30 for the first \$500,000; plus \$5.95 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$4,411.45 for the first \$500,000; plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$4,703.60 for the first \$500,000; plus \$8.05 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$4,995.75 for the first \$500,000; plus \$9.10 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$5,287.90 for the first \$500,000; plus \$10.15 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	
		\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	\$6,959.30 for the first \$1,000,000; plus \$3.30 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	\$7,591.45 for the first \$1,000,000; plus \$4.35 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	\$8,223.60 for the first \$1,000,000; plus \$5.40 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	\$8,855.75 for the first \$1,000,000; plus \$6.45 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	\$9,487.90 for the first \$1,000,000; plus \$7.50 for each additional \$1,000 or fraction thereof, 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	\$20,159.30 for the first \$5,000,000; plus \$1.10 for each additional \$1,000 or fraction thereof	\$22,001.45 for the first \$5,000,000; plus \$2.15 for each additional \$1,000 or fraction thereof	\$23,843.60 for the first \$5,000,000; plus \$3.20 for each additional \$1,000 or fraction thereof	\$25,685.75 for the first \$5,000,000; plus \$4.25 for each additional \$1,000 or fraction thereof	\$27,527.90 for the first \$5,000,000; plus \$5.30 for each additional \$1,000 or fraction thereof	
		Commercial Structures and Residential Structures	Building Permit Fees	Agricultural Buildings	No fee	No fee	No fee	No fee	No fee
Residential and Commercial Structures	65% of the building permit fee			Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	None
Detached garages with no living space, decks, porches for existing structures and accessories	15% of the building permit fee			Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	Plan review fees will change relative to the change of the building permit fee	None
Permit Issuance Fee	\$10			\$11	\$12	\$12	\$13	\$13	The Building Official recommends simplifying the fee calculation method to a constant rate of \$0.0275 per sq ft for all commercial and residential plumbing, mechanical and electrical permit fees. This revision is recommended as the new base fee.
System Fee	Agriculture Buildings: \$0.025 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.025 per sq ft			Agriculture Buildings: \$0.028 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.028 per sq ft	Agriculture Buildings: \$0.029 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.029 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft
Permit Issuance Fee	\$10			\$11	\$12	\$12	\$13	\$13	
System Fee	Agriculture Buildings: \$0.025 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.025 per sq ft			Agriculture Buildings: \$0.028 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.028 per sq ft	Agriculture Buildings: \$0.029 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.029 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft
Permit Issuance Fee	\$10			\$11	\$12	\$12	\$13	\$13	
System Fee	Agriculture Buildings: \$0.025 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.025 per sq ft			Agriculture Buildings: \$0.028 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.028 per sq ft	Agriculture Buildings: \$0.029 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.029 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft
Permit Issuance Fee	\$10			\$11	\$12	\$12	\$13	\$13	
System Fee	Agriculture Buildings: \$0.025 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.025 per sq ft	Agriculture Buildings: \$0.028 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.028 per sq ft	Agriculture Buildings: \$0.029 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.029 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft	Agriculture Buildings: \$0.03 per sq ft Commercial Structures: \$0.03 per sq ft One and Two Family: \$0.03 per sq ft		

Building Permit Associated Fees

Prepared by : Robert Taylor, Chief Building Official Date: July 17, 2013

Application Type	Fee Type	Current Base Fee	Base + 10%	Base + 15%	Base + 20%	Base + 25%	Recommended Changes
Alternative Energy Permits	These permits are separate from permits issued for new construction and are based on 50% of the actual permit cost. These permits include, but are not limited to, solar hot water, photovoltaic, geothermal and wind generated power.	\$350	\$385	\$443	\$531	\$664	None
	Photovoltaic System						
	Geothermal	\$250	\$275	\$316	\$380	\$474	
	Solar Hot Water	\$125	\$138	\$158	\$190	\$237	
	Wind Generator	\$125	\$138	\$158	\$190	\$237	
	Permit Issuance Fee	\$10	\$11	\$13	\$15	\$19	
Utah State Surcharge	A 1% surcharge on all permits to be collected and remitted to the State of Utah as per UCA 58-54-9-4 of Utah as per UCA 58-54-9-3						None
Other Inspections and Fees	Inspections outside of normal office hours	\$100 (minimum of one hour)	\$110 (minimum of one hour)	\$115 (minimum of one hour)	\$120 (minimum of one hour)	\$125 (minimum of one hour)	
	Re-inspection fee assessed on the provisions of Chapter 1 of both the IBC and IRC	\$100 per occurrence	\$110 per occurrence	\$115 per occurrence	\$120 per occurrence	\$125 per occurrence	
	Inspections and miscellaneous permits for which no fee is otherwise indicated	\$100	\$110	\$115	\$120	\$125	
	Additional plan review required by changes, additions, or revisions to approved plans	\$100 per hour (minimum of one hour)	\$110 per hour (minimum of one hour)	\$115 per hour (minimum of one hour)	\$120 per hour (minimum of one hour)	\$125 per hour (minimum of one hour)	



Local and Special Service Districts Adopted Budget

Name North Summit Fire Protection

Fiscal Year Decem

Form: SD-BUD-1-2010

Part II General and Enterprise Fund

		General Fund				
		Actual		Budget		Prior Year
		Prior Year	Current Year			
(a)	(b)	(c)	(d)	(e)		
Revenues						
1.1	Taxes: Property Tax	330,824	323,520	335,000		
1.2	Other:					
1.3	Fee in Lieu of Taxes					
1.4	Charges for Services	30,867	6,600	7,000		
1.5	Interest income	1,304	1,100	1,100		
1.6	Donations	8,433	100			
1.7	Building Rent	6,515	6,100	6,100		
1.8						
Other Financing Sources:						
1.9	Transfers from Other Funds					
1.10	Contribution from Fund Balance					
1.11	Lease Proceeds					
1.12						
	Total Revenues	377,943	337,420	349,200		
Expenses						
2.1	Salaries and Benefits	45,106	45,200	56,200		
2.2	Other Operating Expenses	135,266	162,000	155,000		
2.3	Depreciation					
2.4	Capital Outlay	10,250	28,750	65,000		
2.5	Debt Service	126,332	61,033	28,200		
2.6						
2.7						
2.8						
Other Financing Uses:						
2.9	Transfers to Other Funds					
2.10	Contribution to Fund Balance					
2.11						
2.12						
	Total Expenditures / Expenses	316,954	296,983	304,400		
	Net Income / (Loss)					

CONTINUE ON PAGE 3 WITH PART III

COMMUNITY DEVELOPMENT

- The department received 7 new planning applications and 14 new building applications the past week as follows:

NEW PLANNING APPLICATIONS November 6 – November 12, 2014

Project Number	Description
14-287	Moore Lot Line Adjustment Lot Line Adjustment 501 East Chalk Creek Rd NS-393-A
14-288	Bothe/Quintana PA Plat Amendment 2590 South Crow Loop PI-17/SS-143-a
14-289	Bear Hollow Ridge Condominium Plat Condominium Plat 1571 Luge Lane BHVS-401-2AM
14-290	Obermiller PA Plat Amendment 1691 W Navajo Road PI-E-73, PI-E-74
14-291	Richins Lots of Record Lot of Record NS-890, NS-889
14-292	Stagecoach Estates Harris BOA Board of Adjustment 10256 North Basin Canyon Road SG-A-43
14-293	Lund Low Impact Permit Low Impact Permit 4742 North 400 West PP-187-13C

NEW BUILDING PERMITS
November 6 – November 12, 2014

Name	Address	Description
Under Armour (Tanger Outlets)	6699 North Landmark Drive	Shelving
Travis Strong	525 E 3200 N	Single Family Dwelling
Gardiner Properties (Wyndham)	2105 Frostwood Blvd	TI Tenant Finish
Trisha French	5283 Heather Lane	Water Heater
Kristen Stoughton	1591 W Pheasant Way	Furnace
Nate & Alex Brown	9051 Sackett Drive	Interior Remodel
Utah 7000 Cabins LLC	6412 Golden Bear Loop West	Single Family Dwelling
Thomas & Anne Mcphee	603 E Aspen Lane	Single Family Dwelling
Richard Eyre	4553 Balsam Drive	Furnace
Westgate Resort	Building 19 Level 4 Unit 4	Guest Offices
Walmart	6545 Landmark Drive	Shelving
Park City Homes Partnership	770 Hollyhock Street	Single Family Dwelling
Mauro Del Canto	4975 Huega Court	Deck Repair
Claudia Abreu	2044 Mahre Drive	Drywall Repair

MINUTES

SUMMIT COUNTY
BOARD OF COUNTY COUNCIL
WEDNESDAY, SEPTEMBER 24, 2014
COUNCIL CHAMBERS
COALVILLE, UTAH

PRESENT:

Chris Robinson, Council Chair
Kim Carson, Council Vice Chair
Roger Armstrong, Council Member
Claudia McMullin, Council Member
David Ure, Council Member

Robert Jasper, Manager
Anita Lewis, Assistant Manager
David Thomas, Deputy Attorney
Kent Jones, Clerk
Kathy Lewis, Secretary

CLOSED SESSION

Council Member Ure made a motion to convene in closed session to discuss property acquisition. The motion was seconded by Council Member McMullin and passed unanimously, 4 to 0. Council Member Armstrong was not present for the vote.

The Summit County Council met in closed session for the purpose of discussing property acquisition from 3:35 p.m. to 4:05 p.m. Those in attendance were:

Chris Robinson, Council Chair
Kim Carson, Council Vice Chair – via telephone
Claudia McMullin, Council Member
David Ure, Council Member

Robert Jasper, Manager
Anita Lewis, Assistant Manager
David Thomas, Deputy Attorney
Lisa Yoder, Sustainability Coordinator

Council Member Ure made a motion to dismiss from closed session to discuss property acquisition and to convene in closed session to discuss litigation. The motion was seconded by Council Member Carson and passed unanimously, 4 to 0. Council Member Armstrong was not present for the vote.

The Summit County Council met in closed session for the purpose of discussing litigation from 4:05 p.m. to 4:30 p.m. Those in attendance were:

Chris Robinson, Council Chair
Kim Carson, Council Vice Chair
Roger Armstrong, Council Member
Claudia McMullin, Council Member
David Ure, Council Member

Robert Jasper, Manager
Anita Lewis, Assistant Manager
David Thomas, Deputy Attorney

Council Member Armstrong made a motion to dismiss from closed session. The motion was seconded by Council Member Ure and passed unanimously, 5 to 0.

CONVENE AS THE BOARD OF EQUALIZATION

Council Member Carson made a motion to convene as the Summit County Board of Equalization. The motion was seconded by Council Member Ure and passed unanimously, 5 to 0.

The meeting of the Summit County Board of Equalization was called to order at 4:30 p.m.

CONSIDERATION OF APPROVAL OF 2014 STIPULATIONS

County Assessor Steve Martin reported that the date for the last submission of stipulations was September 15. He explained that the difference between the market value decrease and taxable value decrease is in the conversion from non-primary to primary residency status. Board Member Carson requested comparables from last year to provide a context for the numbers in the report. Board Member Armstrong stated that he is looking for more scientific data than they receive regarding market value adjustments, appraisals, and comparables. Mr. Martin explained that, in order to appeal, a person must provide their own estimate of value. They must provide documentation to prove the value, and then his appraisers compare that information with their own information to determine whether an adjustment is justified. If not, the appeal is denied, and the person can schedule a hearing if they feel strongly that their comparables are better than the County's.

Board Member Armstrong made a motion to approve the stipulations as presented. The motion was seconded by Board Member Ure and passed unanimously, 5 to 0.

DISMISS AS THE BOARD OF EQUALIZATION

Board Member Carson made a motion to dismiss as the Summit County Board of Equalization and to reconvene as the Summit County Council. The motion was seconded by Board Member Armstrong and passed unanimously, 5 to 0.

The meeting of the Summit County Board of Equalization adjourned at 4:40 p.m.

WORK SESSION

Chair Robinson called the work session to order at 4:45 p.m.

- **Presentation to Summit County of a certificate indicating its acceptance as a community into the Weather Service's StormReady Program; Kevin Barjenbruch of the Salt Lake Office of the National Weather Service**

Emergency Preparedness Manager Kevin Callahan recalled that the County has tried to focus more on emergency preparedness this past year. The National Weather Service has a program that relies on monitoring and communication capabilities to get teams ready in advance of forecasted winter events to be better prepared to handle them. More severe events seem to be

happening around the country, and Park City and Summit County have gone through the effort of training people, bringing on additional weather radios, and additional points of contact and have put a system in place to notify people when they anticipate a significant weather event.

County Manager Bob Jasper and the Council Members thanked Mr. Callahan for his years of service to the County.

Kevin Barjenbruch with the National Weather Service provided an overview of the StormReady program and explained that the goal is to have a weather-ready nation. A key component is to train community leaders to make informed decisions. He reviewed the objectives of the StormReady program, which include establishing an effective communication system, creating a network for monitoring local weather and water events, engaging in community preparedness efforts, and developing a formal emergency weather plan. He stated that Mr. Callahan has worked diligently to help Summit County meet these objectives. He recognized Summit County as Utah's 18th StormReady community and presented a certificate of recognition and StormReady sign to Mr. Callahan.

- **Discussion regarding County phone system selection; Ron Boyer, IT Director**

IT Director Ron Boyer presented the staff report and explained that a Request for Proposal was issued in July 2014, with more than 40 vendors responding. They considered four vendors, and three of them would provide everything the County needs. He stated that the County currently pays about \$166,000 for telephone support, line charges, and long distance. The bids indicated that they could provide telephone service for \$107,000 per year, with an initial cost of \$177,000 for the telephones and switches. When evaluating the bids using a net present value calculation over five years, Allwest Communications came out on top. He described some advantages of the proposed Allwest phone service.

Chair Robinson asked about the age of the County's phones. Mr. Boyer replied that they have been here since before he started working for the County about 16 years ago, and he believed they were purchased in 1993. Chair Robinson asked if they have any salvage value. Mr. Boyer replied that there may be one company that refurbishes telephones.

Council Member Ure asked Mr. Boyer how long he anticipated they would use the Allwest equipment. Mr. Boyer replied that the County would only purchase the actual telephones, and the life of the phones would be about five years. He stated that two other bidders would cost about \$100,000 more, because they would have to buy software and hardware to go with the equipment.

Chair Robinson asked about the risk of the server going down. Mr. Boyer replied that is always a risk. Mr. Jasper commented that almost everything is now on the cloud. Chair Robinson commented that most companies that operate in the cloud have redundant servers, and he confirmed with Mr. Boyer that Allwest has that kind of redundancy.

Council Member Carson asked if there would be a back-up system for the telephones if the system goes down. Mr. Boyer replied that they could use cell phones, and if a line were cut, they would usually be back in service within two or three hours. With just one provider, they would not have different providers saying it is the other provider's fault. Mr. Jasper explained that the

County pays for cell phones for some departments, and in other departments, the employees own the phones. That is an area they need to look at and analyze further.

Council Member Ure asked what would happen if the power went out. Mr. Boyer replied that the County has back-up power in all the buildings, and the telephones will still get power from the back-up power source. He explained that for each license, they will also have a soft phone which can be used on a smart phone or a tablet.

Mr. Jasper noted that the County's purchasing policy has a process for vendors to appeal a decision. One of the vendors has appealed, so he will go through a formal appeal process with them.

Phil Marchant with Allwest stated that they have invested a significant amount of money in the last 10 to 15 years to expand their fiber network, and they have fiber optics into all the County buildings, so there will be no bandwidth issues.

- **Park City Project update – a unique business incubator-accelerator; Jeramy Lund, Founder and Executive Director of PandoLabs, Inc.; Jeff Jones, Summit County Economic Development Director**

Economic Development Director Jeff Jones introduced Jeramy Lund, an entrepreneur, real estate investor, and executive director of PandoLabs and the Park City Project. Mr. Jones stated that he first met with the Park City Project in June, and they have been meeting on a monthly basis since then. He discussed the importance of having an incubator like the Park City Project and stated that he was impressed with what they have been able to accomplish in just a few months.

Jeramy Lund stated that he would like his children to be able to work in Park City when they are older and would like to make opportunities possible. He chose to focus on a business incubator and researched how to develop a business incubator program. He chose to develop a co-working space where they could sit in the same office, share ideas, provide marketing help, and run several incubators/accelerators in one location. By partnering with an existing incubator like BoomStartup, he can use their expertise and background. He also works with Impact Investment Leaders. He explained that he is trying to change the name of PandoLabs to Park City Project but has not been able to clear that with the State yet. He stated that PandoLabs is a business incubator, and he would like it to be a non-profit incubator.

Mr. Lund stated that a company named Cireson is housed with PandoLabs, and the owners wanted to be in Park City for the lifestyle. They started with four employees and now have 12 within six months. Another company housed with PandoLabs is Critical Intelligence, which is currently based in Twin Falls, but the CEO has a second home in Park City and has wanted to move the company here for some time. When he heard about this, he leased office space and will move 40 people here in October.

Mr. Lund stated that, as he gets more staff, he can broaden the collective awareness of what they are doing. He requested \$35,000 a year each from Park City and Summit County for the next three years to get the staffing he needs to create awareness of this project and help companies that want to grow. He needs to hire staff that can be diligent and help companies step by step. He would be happy to get even a one-year commitment from the County at this point. He asked

that the Council Members refer anyone they know who might want to start up a company to him, and if any of them would like to be mentors, he is also signing up mentors.

Council Member Carson asked how Mr. Lund tracks the progress of the companies he works with. Mr. Lund explained that they fill out a form initially and follow up every six months or so to see how they are progressing. Council Member Carson stated that she believes this needs to be part of a bigger discussion about economic development in Summit County.

Mr. Jones noted that the staff report recommends that the Council authorize the County Manager and Economic Development Director to develop terms and conditions for a partnership between Summit County and the Park City Project based on the framework outlined in the adopted economic development strategies. It is also recommended that the County Council request that the County Manager and Economic Development Director bring forward a recommended funding approach for the Park City Project in the amount of \$32,500 and, with regard to job creation, a policy to address whether the companies relocate or stay within Summit County. The third recommendation is to ask the Park City Project, if funded, to provide the County Council with an annual report detailing of the prior year's accomplishments.

Council Member Armstrong stated that the County has a priority for developing economic diversity in the County, and especially in eastern Summit County. If they develop businesses, they want them to stay around and grow. He stated that they have challenges here in terms of jobs. It is unlikely that high school graduates will be able to come back to Summit County to work, because they do not have a job base for professionals, and it is difficult for young professionals to come to Summit County to work. He believed the Park City Project would help with that, and technology jobs would work well here. He discussed issues related to drawing people from the Salt Lake Valley, which creates transportation problems and workforce housing issues. He would like to have a global discussion of those issues and how the economy will grow as suggested by Council Member Carson. If they bring technology businesses here, they need broadband at a higher rate than what they now have, and the infrastructure for that needs to be added. He believed Summit County would be an ideal location for tech businesses.

Council Member McMullin felt this was a terrific opportunity and that this is exactly what they have been wanting to do.

Chair Robinson suggested that they proceed with Mr. Jones' recommendation and work through the process to get the partnership agreement in place and have a broader discussion. Council Member Armstrong suggested that they get the technology park to be part of this discussion and see if they can find solutions.

Mr. Jones discussed the need for mentors who are willing to become part of this project. He would like to see a satellite of mentors in Kamas and Coalville, because that is when they will start to see things change in eastern Summit County.

REGULAR MEETING

Chair Robinson called the regular meeting to order at 5:40 p.m.

- **Pledge of Allegiance**

MANAGER COMMENTS

Mr. Jasper explained that one of the outstanding issues with the merger of Vail and Park City Mountain Resort is the allocation of sales tax. He has asked the Park City Budget Director to join in discussions with Vail to understand how that will work and reach a solution.

Mr. Jasper recalled that an agreement was reached with the technology park for the County to review the types of tenants proposed for the park. The County previously reviewed a request for Skull Candy to locate in the tech park, and they have received another request for a brewery and restaurant.

COUNCIL COMMENTS

Council Member Armstrong reported that he attended the Mountain Accord transportation systems meeting and is quite concerned about how that committee is run. They only have two meetings left to get their thoughts together and present to the executive committee, so there should have been a great deal of discussion today among people on the committee. Instead, they spent an hour and 40 minutes receiving information that could have been presented in an executive summary. They only had 20 minutes of discussion and have not moved forward much at all. He noted that Summit County has some clear transportation issues that need resolution, but he feels that Summit County is an afterthought in the transportation discussions. There is a great deal of discussion about rail connections up Little Cottonwood Canyon connecting to Brighton and to Park City. It feels like a push in a certain direction, and he could feel the facilitators taking answers and moving them in a different direction or cutting off discussion. The presenter said a light rail system could make it up Parley's, and several minutes later the facilitator said light rail could not make it up Parley's without a cog system, which was not what was said. They were told to ignore the costs, but when they started talking about rail up Parley's Canyon, the discussion was that it was too expensive. When they talked about rail going up Little Cottonwood Canyon, there was no mention of costs. At the end of the meeting, he said that, as a representative of Summit County, he would insist on the same consideration for rail up Parley's Canyon, and that it cannot be off the table. Everything needs to be on the table, and service through the back door of Little Cottonwood does not work for Summit County as a primary service point. Summit County will continue to grow, and their transportation problems will increase, and those problems will not be solved with a trip up Little Cottonwood Canyon. He also explained that they need current solutions to address the issues in Little Cottonwood Canyon and need to consider a phased approach to solving those problems, with maybe discussions about connecting later. There was agreement around the room that what he said was correct. He suggested that they spend their time discussing information rather than receiving information and that they may need another meeting, because the process has not been efficient, it has not been complete, and they are not getting good information.

Chair Robinson stated that he attended the environmental systems group yesterday and experienced the same kind of data download. A lot of information was given with no consensus as to what needs to be done. He believed their challenge is to determine what is best for the Wasatch Back.

Council Member Carson stated that she believed the information they received in the environmental systems group yesterday was very timely, because it was about wilderness designation and requirements. She reported that she attended the UAC board meeting this morning and would report further after attending the USAC meetings. She reported that they heard from Congressman Bishop today.

Council Member Ure stated that he was glad to hear Council Members Armstrong and McMullin express their views about Mountain Accord, because he has felt the same frustration for quite some time. He asked what the County's obligation will be if the executive committee decides on a direction that is not in the best interests of the Wasatch Back. Chair Robinson stated that they have no obligation to support what is wrong for them.

APPROVAL OF MINUTES

AUGUST 20, 2014

Council Member McMullin made a motion to approve the minutes of the August 20, 2014, County Council meeting as written. The motion was seconded by Council Member Carson and passed unanimously, 5 to 0.

PUBLIC INPUT

Chair Robinson opened the public input.

Melissa Marsted introduced herself and thanked the Council Members for her appointment to the Library Board.

Chair Robinson closed the public input.

WORK SESSION – (Continued)

- **Discussion regarding Public Lands Initiative and proposed wilderness in Summit County; Brad Barber, Wilderness Society**

Casey Snider with Congressman Rob Bishop's office introduced himself. Brad Barber introduced himself as a consultant for the Wilderness Society and stated that he is here to present a proposal they have developed for Summit County. He stated that he has worked on public lands and wilderness issues for at least the last 30 years. He believes Congressman Bishop has provided a great opportunity for the Wilderness Society to work with counties to see if they can reach agreement and a proposal to move forward and preserve important landscapes in the State of Utah. Chair Robinson introduced Cody Stewart, Governor Herbert's policy director.

Mr. Snider stated that the Public Lands Initiative (PLI) has been long in coming, and this initiative started about two years ago. It grew out of a feeling that people in the counties involved should have an important say in how landscapes and lands are managed in and around their communities. It was determined that the best way to do that was to bring communities together and create a process where conservation and development can co-exist in a way that benefits the people who live there. The concept was that, if they are able to protect lands through wilderness or conservation designations, other lands should be available for economic

development and opportunity. He explained that seven counties were initially involved in this initiative, and they have agreed to additional wilderness designations if it will result in a real gain or opportunity for their county. This has arisen specifically from the counties and the people who live there, which gives them an opportunity to solve some problems in their county. He explained that the process is very specific to the individual counties and the constituents and residents of the county where the discussions occur. He explained that what the Wilderness Society will present this evening represents a viewpoint initiated by constituents. He explained that they are not here to tell Summit County what to do but to help them through the process and find a way to make things work for the County.

Chair Robinson asked for examples of what Summit County might be able to do in terms of a trade-off between preservation and economic development. Mr. Snider explained that in Daggett County, 80,000 acres will potentially be preserved as wilderness designation, and in exchange for that, Daggett County will gain access to routes that are important to them for motorized uses. They have entered into negotiations for land exchanges that would return money to the county's coffers, and there have been some consolidations that should ultimately result in some sort of economic development right.

Mr. Stewart stated that the Governor's Office is completely supportive of the PLI. Governor Herbert believes this is a once-in-a-lifetime opportunity to resolve some long-standing public lands issues in the State. One of the virtues of the PLI is that it is a local initiative, and the County needs to determine what is in its best interests. They need to make a proposal to the Wilderness Society, and they will take their direction from the County Council. They want to support the County completely and back them up no matter what they decide to do. He attested to the quality and character of the Wilderness Society and stated that they are fair and reasonable. He encouraged the County to get involved in this once-in-a-lifetime opportunity.

Mr. Barber reviewed a map showing about 28,000 acres of proposed wilderness areas designations which they believe have wilderness quality and character. He noted that much of the area is used for recreation, and the boundaries would be set so they do not affect existing roads, as their intent is not to close any roads in this process. He indicated the drainages on the map.

Chair Robinson asked Mr. Barber to explain what constitutes wilderness and how existing uses such as livestock grazing and fire suppression would be addressed. Mr. Barber replied that the Wilderness Act talks about places that are untrampled, roadless, and have wild and scenic values. They are basically in a natural state, and they believe the proposed area qualifies under the definitions of the Act. He discussed the recreation value and natural nature of the proposed designation areas and stated that the recreation uses that exist there should not change. He noted that no motorized vehicles are allowed in wilderness, but they do not think that is happening now. With regard to fire management, the Forest Service is committed to undertake fire management activities the agency considers to be necessary. Their policy is to suppress all fires within or outside wilderness unless certain conditions are met. He acknowledged that grazing is vital to this County, and they do not want to change any grazing. The Wilderness Act says that grazing shall be permitted to continue in the wilderness, and there are technical issues related to grazing that need to be addressed and administered. He explained that they are here to start the discussion with Summit County and figure out whether this might work for them.

Rick Schuler with the ranger district in which the proposed wilderness designation is located explained that they are not taking a position. Livestock grazing is permitted and exists in this area, both sheep and cattle. There are a lot of recreation activities, and there is no motorized vehicle use within this area. He explained that they cannot do fire management activities for wildlife habitat in wilderness areas. He answered questions regarding the potential for additional expenses and the impacts of a fire in the wilderness area.

Chair Robinson opened the meeting to public comment.

Sally Elliott stated that she was on the Quality Growth Commission and was gratified to see what happened with a process similar to this in Washington County. She loves hiking and camping, and she encouraged the Council to work with Representative Bishop. She would volunteer to do whatever she can to help and work with Representative Bishop's office and the Governor's office. She believed this was a worthwhile project to reach across and shake hands with people on the other side of the aisle who have other interests.

Carl Larson from Uinta County, Wyoming, stated that they have worked with Summit County and the Forest Service and provided funds to work on issues together. He expressed concern about the watershed. He noted that there are two dams in this area as well as the North Slope that supply Uinta County. They are concerned about the watershed, beetle-killed trees, and access to prevent wildfire and its impacts on the water supply. He expressed concern that this would lock up additional lands that they could not get in and manage. Council Member Ure confirmed with Mr. Larson that the two dams are not in the proposed wilderness area and asked if Mr. Larson owns property within the proposed wilderness area. Mr. Larson replied that his property is just west of the proposed wilderness area, but the roadless area comes right up against his property all the way around, so he cannot get access to his private land without going around and through Evanston.

Layla Ward stated that her grandfather was the principal architect of the Wilderness Act in 1964 and campaigned for federal wilderness legislation in the 1940's and 1960's. In 1955 he started an eight-year effort to establish the National Wilderness Preservation System, which was signed into law in September 1964. Although she never knew her grandfather, she came to know him through the many stories told and retold about him and has come to know the wilderness areas that inspired him and embrace his values. The mountains of Utah have brought calmness into her life, and she is grateful that she lives just 20 minutes from the gateway to the Uintas. She will continue to speak on behalf of wilderness to continue her grandfather's legacy. She believed he would be very proud of his grandchildren advocating and looking for ways to add to or expand wilderness areas and would be proud of those working to get the public and the legislators involved. As a resident of Summit County, she encouraged the County Council to expand the High Uinta Wilderness Area by adding the Forest Service lands under discussion.

Bret Webster stated that he has an art gallery on Main Street that has to do with nature, and he marvels at how many people are drawn to the area because of the natural surroundings. As a resident, he hoped the Council would support the initiative to expand the forest area. This seemed to be fairly easy, because there are no roads, and it is possible to get in by air to fight fires. He stated that preserving these wildlands represents his values, and he supports this well-thought-out effort and long-term vision of preservation of these precious lands.

Joe Hickey, a resident of Lone Tree, Wyoming, stated that they want to preserve something that his family has been taking care of for 100 years. Once it has been designated wilderness by law, a huge segment of the population will not be able to go there, because they are not physically able to. They also lose the management, because there will be no management. He has fought fires in that area and worked in the oil field for 35 years. He pointed out that there are roads in a lot of the area being considered, and the only reason they are not designated is because they put a gate across it. On Friday his wife and grandchildren will ride through some of this area on one of those roads, and it is a fallacy that there are not roads in the proposed wilderness area. He stated that there is an issue of trust. A few years ago they wanted to expand the wilderness on the Smith's Fork, and people agreed because they were told they could take in chain saws to cut the trees away. A few years later they could not take in chain saws, they could not drive in, and the wilderness extended another mile and a half beyond what was proposed. He reported that he showed Rick Schuler a barbed wire fence last week, and where they timbered on private ground in the 1990's, there is not a single beetle-kill tree. Across that fence it is 80% beetle kill. There are four sawmills in Uinta County, and they need the timber. This is a historical and cultural benefit for their area, and he pleaded with the Council to not add more wilderness. He stated that the values will change, because they have been taking care of this land.

Bob Taylor, a veterinarian and rancher in Summit County, stated that he sees hundreds of people go up to this area and enjoy recreation there. If this area were designated wilderness, a large number of the people who go up there now would not be able to go there and enjoy the forest. He stated that 99% of the people who drive by his house every day to the forest go up with a vehicle and intend to use it. He did not believe the impact on Summit County would be beneficial if people cannot go up there and enjoy it the way they do now. He affirmed that there are roads in that area and people go up there on their ATVs all the time.

Dave Katzer, a Summit County resident since 1987, voiced his support for the wilderness designation.

Marion Klaus, a Summit County resident, stated that the major issue this evening is whether or not to participate in the process with Representative Bishop, and she encouraged the Council to do so. She supports adding this wilderness. As a biologist, she knows that increasing core areas helps a number of animals and plants survive in a world where there is some disruption of climate. She spends a great deal of time in the Uintas, and the outdoor industry is important to Summit County, so she would like to see this area added. She asked if some sort of land exchange would be considered for preserving this 28,000 acres for wilderness.

Bill Gamble, a rancher, resident, and taxpayer in Summit County, encouraged the Council to get involved and visit the area. He stated that the area is wilderness and pristine, and it is being well managed. He believed they are being offered a Trojan horse and encouraged the Council to be very careful, because the area needs to be managed. There is a significant beetle kill problem that needs to be managed, and making this a wilderness area will make that much more difficult. He stated that it will be more expensive and more difficult for ranchers to manage their range allotments if they go into wilderness. It is more difficult and time consuming, and time is money. He asked how making this wilderness will make it any prettier or better maintained than it already is and stated that the Forest Service is doing an excellent job.

Wade Woolstenhulme, Mayor of Oakley, stated that God has given them a lot of beautiful things in the earth, and they take better care of the animals than they do of the humans. They have to survive as the human race, and they need natural resources to survive. He and his family have spent time in the Uintas, and it is beautiful, but the higher they get, the harder it is to find the trail because of the downed timber due to the beetle kill. If they were able to manage the land like it should be managed, it would be a better place. These things have been given to them to use, and they need to use it properly and manage it wisely. He believed the people who are managing it now are doing fine, and he asked them to leave this alone; they've got enough.

Dennis Covolo, a Lone Tree resident, stated that he has had nightmares since he heard of this proposal because of fire management. It is not if they have a fire, it is when the fire starts, and if this is wilderness, there is no management. As it is now, they will be able to get in and manage the fires. With the beetle kill, a lot of trees fall on fences, and it is almost impossible to maintain that with a hand saw. They need to be able to go in with chain saws and clean those areas and maintain their fences. They have maintained that area very well, and the wildlife survives very well with the cattle and the sheep, and that is the way it should be so they can take care of their natural resources.

Susan Huffmyer, a Summit County resident, expressed support for the proposed additions to the High Uintas Wilderness Area. She enjoys the outdoors as do many Utah residents, and she also believes this is a big attraction for visitors. She would like to see this continue to be enhanced and this area protected. It makes very good sense to preserve this contiguous area.

Jim Eyre, representing a grazing association on the North Slope, stated that they graze and maintain fences in this area, and he expressed the same concerns as others have addressed. He stated that he has been using the wilderness area for recreation for 50 years, and as he goes up there now, it is no longer a wilderness area. It is trampled, there is garbage, and it is over used. Before it was wilderness area it was pristine, and now it is nothing like that. He questioned the recreational value of a lot of the area proposed for wilderness designation, because not many people recreate in the black timber. He also questioned the wisdom of continuing to lock up their resources, because they need their resources and access to the resources. If they lock them up, they will no longer have access to them. He expressed concern about fire and explained that they are now insuring their cattle in case of a fire. He believed they should participate in the process, but he is against adding most of this to the wilderness area. He did not believe it would be beneficial to Summit County or to the residents in that area.

Scot Carlson, representing Black Diamond equipment and outdoor enthusiasts, read a letter they had written to Congressman Bishop. He stated that Black Diamond has organized many overnight global media events into the Uinta wilderness to enjoy some of the most pristine and spectacular wilderness in America. They believe the proposed additions to the wilderness would protect the scenic high-elevation country around Tamarack Lake and the significant forests on the North Slope of the Uintas, which contain outstanding wildlife habitat, wonderful aspen groves, and riparian vegetation along streams and rivers. He urged support of the County's participation in the process and encouraged additions to the High Uintas Wilderness Areas.

Dana Williams thanked Congressman Bishop's office for the opportunity to have these discussions and commented that the movement on land preservation in the County has made it the single biggest issue to the majority of residents in the County. They have been able to show a direct economic benefit through the preservation of land in Summit County, and he believed they need to look at this as something that could also be an economic benefit to the County. He expressed concern about the process and the idea of trading off federal lands, but in terms of this not being impactful because it does not take road areas into wilderness, he is very supportive. He noted that there was not a lot of discussion about the health of this forest and its ability to sequester carbon right next to an area in which hydrocarbon production is going crazy. To him, that provides a natural offset for him to be able to support something like this. He acknowledged that what is being asked for tonight is to start the process, and he believed they should start it.

Verl Bird stated that it is good to see that the Council wants input from those who work on the ground. He runs cows in this area and is becoming more and more concerned about fires. He indicated the location of his pasture and stated that they cannot do any management south of that line. Where the Forest Service was able to manage the trees, they have had clear cuts, and there is no beetle kill. When they add more wilderness, the Forest Service will have less management ability. The more they lock up their natural resources, the less they can use them and the less they can manage them. He expressed concern about the Clean Water Act and stated that they cannot manage the creek up there and protect the land.

Milton Beck stated that he lives right next to the Wasatch National Forest, and he had no idea what this meeting was about and would like to have been better prepared. He expressed concern about the Wasatch National Forest and the wilderness area and stated that he used to work for the Forest Service. He probably sees more people during hunting and fishing season than they do around here. He appreciates his permit on the National Forest, and he does everything he can to build the forest and roads and prevent fires. He wished they had written something up so he knew what the Council's concerns are, and he would like to know what is really going on.

Brandon Eyre stated that he grazes cows in this area, and if they had not been able to use a chain saw to clear all the dead tree fall this summer, they would still be up there sawing. He has been a back-country skier and a climber and has spent a lot of time recreating all over the country, and most of this he would ski on through. The road is plowed by the oil companies within two miles, and if they add a couple more miles of skiing, they will keep people from going into that area, because only a few people who are really fit will go in there. Most of the time, he skis or rides his horse right on through this area to get to the high country. It is a beautiful area, and the hunters may use this in the fall, but in reality, most people continue right on through.

County Clerk Kent Jones reported that he had a letter from Tom Boyer, representing the Utah Wool Growers which he would make a part of the record. Council Member Ure reported that he had a letter from Lewis Marchant, Mayor of Kamas, and asked that it be entered into the record.

Mr. Barker expressed appreciation for the comments and explained that they are available to work in detail with stakeholders regarding road issues, boundaries, or any of their concerns. He explained that the Act allows for certain mechanized use for grazing, and they would like to be able to discuss that with the livestock grazers.

Council Member Ure stated that it has been his experience that appraisals are required for exchanges of land. He asked if this ground will have to be appraised to determine a value for Congress. Mr. Barker replied that no appraisal process is necessary unless there is a land exchange involved. Chair Robinson commented that converting forest into wilderness is not a change of ownership, but if land exchanges are needed somewhere, a land appraisal would be needed.

Mr. Barker stated that the High Uintas is Utah's crown jewel in terms of wilderness, and they are trying to make it bigger, and from some people's perspective, better. He noted that Utah has less wilderness than any western state, and that is what this process is about. Other states have more, which seems to work for them, and he believed Utah could have more. However, they do want to address all the issues that have been expressed here.

Council Member Armstrong asked why Congressman Bishop is in favor of this issue and what is the other part, the quid pro quo. Mr. Snider replied that he is not certain that Congressman Bishop is necessarily on the same side as the Wilderness Society. What Congressman Bishop wants to do is create a venue where local people can have a say. He believes firmly in federalism, the belief that decisions are best made at a local level rather than at a federal level. Part of what has created confusion is overzealous federal participation, which has created concerns and logjams. Congressman Bishop wants people to come together and solve the problems at a local level. There is no quid pro quo, and what they see is what they get. There is no secret agenda or surprises, but they believe there is an opportunity for local people to solve problems. He believes wilderness can be used as a currency to acquire opportunities as they have seen in other counties. Congressman Bishop is committed that what the counties want is how it should be. Counties are concerned that if this goes to Congress, people in the Senate who are on the other side of the aisle will pad this to get more wilderness. His office wants to create something that comes from people on the local level and solves the problems, and as this moves forward, his office will try to protect what has been agreed upon by the counties. Council Member Armstrong asked what the benefits are for converting this from Forest Service land to wilderness other than not allowing chain saws and vehicles. Mr. Barker replied that it would provide more permanent protection so they will not change their mind and decide to open the area up for drilling or timber management. It takes an act of Congress to create wilderness, and it takes an act of Congress to change it.

Council Member Carson recalled that Mr. Barker said this would be the largest addition to wilderness in the U.S. Mr. Barker replied that would not be true, but if they were to add the components they have discussed in Uintah, Duchesne, and Daggett Counties all as contiguous wilderness, it would be very significant and become Utah's crown jewel. Council Member Carson asked if they see this as an economic draw for the County. Mr. Barker confirmed that there would certainly be a draw, because Kamas already calls itself the gateway to the Uintas. That draw would become bigger and would be something to be proud of. In many small towns, they sell the surrounding wilderness, which is an economic draw.

Council Member Ure disagreed with Mr. Barker's assessment that this would be an economic draw. He stated that the majority of Americans right now are baby boomers, and they would not be able to enjoy this type of wilderness. He expressed concern about designating this area as wilderness, because most people would not be able to enjoy it with an aging population. He also believed that most people would access this area from Evanston, not from Summit County,

because that is the easiest and fastest way to access it. He believed the economic value for Summit County would be very limited, other than the sale of more camping or fishing equipment. Mr. Barber agreed that Summit County is configured differently than many counties.

Chair Robinson commented that many of the other counties have red rock wilderness, not high Alpine terrain. He asked if there is a lot of high forest in the other seven counties, or if the high mountain wilderness is more limited to Summit and Daggett counties. Mr. Barker stated that in almost every county involved, there is some discussion of Forest Service land. That does not mean it will happen, but it has been discussed. Chair Robinson asked what percentage of the land being proposed is Forest Service land and whether there might be the ability to include language in the bill to address the bark beetle situation that is unique to the forested land. Mr. Barber believed there might be and agreed that discussion of those issues is relevant. He stated that probably two-third or more of the proposed wilderness designation is BLM red-rock land that would not have these issues. Chair Robinson noted that there is a big share of the North Slope that is not wilderness that is already suffering a lot of loss from the bark beetle, with no way of addressing it. He suggested that maybe the balance for Summit County would be to loosen up some of the restrictions so they can manage and deal with some of the issues close to their watersheds that suffer from bark beetle infestations. Mr. Snider confirmed that line of thinking has also come up in other counties. Daggett County is requesting land as a component of their bill, because they are limited in terms of development because of federal ownership. Other counties have asked for policy adjustments with regard to management. He explained that the intent is to find incentives, and they want something that is viable. They hope to achieve balance, and they want this to be viable in Congress. They want it to be balanced, level, and fair, regardless of what is asked of the counties.

Council Member Armstrong asked if it would reduce the opposition if ranchers were allowed to use chain saws to maintain their fences. Mr. Gamble stated that they could make special rules to allow certain parties to do certain things, but the bigger picture is that Congress will take control, and the people will lose control. He noted that Congress is not real good at giving control back. He asked that they be allowed to manage the forest, and they have done well at it. He invited the Council to come up and spend time looking at the land. He urged them to go to Daggett County and see how people there feel about this land swap. He asked them to take time to really study this issue, because it is important.

Chair Robinson asked about the timeline for this. Mr. Snider explained that Congressman Bishop is slated to become chairman of the House Natural Resources Committee post-election. He has indicated that the PLI is his number one priority, and this will be the first thing he addresses as chairman. Legislation will be introduced in March 2015, and this discussion needs to wrap up by the end of this year. Chair Robinson stated that he would like to create a small stakeholder group that includes representatives of the livestock and logging industries, citizens at large, County officials, Forest Service officials, environmental groups, and Congressman Bishop's Office that would tour the area, determine what the County might want to ask for, and help determine the best course for the County. He stated that they will extend some invitations within the next week for people to participate in that process.

The County Council meeting adjourned at 7:45 p.m.

Council Chair, Chris Robinson

County Clerk, Kent Jones