

TOWN OF LEEDS

ORDINANCE 2026-01

Amending Ordinance 2024-03

ADOPTING THE CONSOLIDATED FEE SCHEDULE FOR THE TOWN OF LEEDS

WHEREAS, the Town of Leeds staff reviewed and made recommendations on the Consolidated Fee Schedule, which outlines the costs of town services to comply with Town Ordinances; and,

WHEREAS, at the Town Council Meeting on January 14, 2026, the Town Council discussed the Consolidated Fee Schedule; and,

WHEREAS, the Consolidated Fee Schedule established by Ordinance 2024-03 requires an update.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, that the attached Consolidated Fee Schedule be adopted, and be effective as of Thursday, January 15, 2026.

THE REVISED ORDINANCE, PASSED AND ADOPTED by the Town Council, of Leeds Town, Utah this 14 day of January 2026.

ROLL CALL VOTE:

MAYOR: WAYNE PETERSON
COUNCILMEMBER: CHRISTINE HARVEY
COUNCILMEMBER: JEFFREY ALLEN
COUNCILMEMBER: KOHL FURLEY
COUNCILMEMBER: AARON PRICE

Yea	Nay	Abstain	Absent

This Ordinance shall be effective January 15, 2026.

Mayor, Wayne Peterson

ATTEST:

Cari Bishop, Clerk/Recorder

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If review of an application or permit by outside professional service providers is required (in the Town's sole discretion) the Town will provide an estimate of such costs to the applicant. Upon the applicant's payment of the estimated cost, the professional services will be provided. Final issuance of the approval or permit requested will not be given until payment in full of the actual cost of professional services is received by the Town.

1. ADMINISTRATION

a. Certified Mail.....	10.00
b. Copies — Customer Provided	
1) 8.5" x 11"	\$.25 per page
2) 8.5" x 14"	\$.25 per page
3) 11" x 17"	\$.25 per page
c. Copies — Legal / Official Documents	
1) 8.5"x 11"	\$.50 per page
2) 8.5" x 14"	\$.60 per page
3) 11" x 17"	\$.80 per page
4) Electronic Copy of Public Meeting	\$30.00 each
d. Copies — Maps	
1) 8.5" x 11" Black and White.....	\$5.00
2) 8.5" x 11" Color	\$7.00
3) 11" x 17" Black and White	\$8.50
4) 11" x 17" Color	\$10.00
5) 17" x 22" Black and White	\$12.00
6) 17" x 22" Color	\$15.00
e. Fax Transmissions	
1) 1 st page sending or receiving	\$2.00
2) Each additional page	\$1.00 each
f. GRAMA Requests	
1) Request must be in writing, using GRAMA Request Form	
2) Once request is received, the Town Office has ten (10) days to fill the request	
3) First 15 minutes of research time.....	No Charge
4) After initial 15 minutes	\$ 25.00 per hour
5) Applicants will pay for all additional expenses associated with the government records request, including research, supplies to grant the request, travel expenses, professional fees etc.	
g. Notary Service	
1) Resident of Leeds	No Charge
2) Non-Resident	\$10.00 per signature
h. Return Check Fee	
1) Returned check	\$25.00 per item
i. Staff /Administration Time.....	\$40.00 per hour

2. PROFESSIONAL FEES (Attorney, Engineer, other)Actual Cost to Town

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3. BUILDING PERMITS AND IMPACT FEES

a. Building Permit

1) Application Form & Packet	No Charge
2) Building Permit Filing Fee	\$100.00
3) Building Permit Fee.....	Based on Valuation
4) Building Permit Extension Fee.....	1% of valuation of home
b. Excavation/Grading Permit Application	Plus additional fees based on UBC 1997 Calculation \$300.00
c. Excavation Plan Review	based on volume of earth removed/cubic yards
d. Impact Fees	
1) Park Impact Fee	\$1,300.00
2) Road Impact Fee.....	\$3,295.00

4. CEMETERY

a. Cemetery Plot

1) Standard Burial Plot – Leeds Residents	\$400.00
2) Cremains – Leeds Residents.....	\$200.00
3) Standard Burial Plot – Non-Residents	\$950.00
4) Cremains – Non-Residents	\$950.00
b. Exhumation.....	\$500.00
c. Opening & Closing of Grave (Human Remains Only) Mon-Fri	\$550.00
d. Opening & Closing of Grave (Human Remains Only) Saturday	\$650.00
e. Opening & Closing of Grave (Cremains) Mon-Fri	\$550.00
f. Opening & Closing of Grave (Cremains) Saturday	\$550.00
g. Headstone	Not provided by Town (Permit Required)
h. Moving Headstones.....	Not provided by Town (Permit Required)
i. Permit to Place or Move Headstones.....	\$150.00
j. Buy Back Plot Fee	\$100.00
k. Buy Back Plot.....	Original Amount of Plot

5. CIVIL PENALTIES FOR VIOLATION OF ORDINANCES

a. Abatement Costs

1) Removal of noxious weeds; garbage, refuse, deleterious objects or structures, Including staff time.....	\$50.00 per hour
b. Penalties (Civil Penalties assessed for multiple offenses for previously cited violations within a twelve (12) month period shall be <u>in addition</u> to the civil penalties assessed on the prior citations for the same offense.)	
1) First Offense.....	\$130.00
2) Second Offense – Same within twelve (12) months.....	\$325.00
3) Third or More Offense – Same within twelve (12) months.....	\$650.00

6. LICENSES

a. Alcohol License

1)	On & Off Premise, Beer Only	\$260.00
2)	On Premise, Restaurant Wine and Beer.....	\$260.00
3)	On Premise, Full Service	\$260.00

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b. Animal Licenses

1) Dog or Cat each license, up to 4 dogs.....	\$10.00 each
2) Kennel License, for over 4 dogs	\$60.00, plus each dog license
3) Commercial Kennel License	CUP Category fee plus Business License Fee
4) Late Fee, beginning February 1	\$5.00 per month/per dog

c. Business License

1) General Commercial Only	\$65.00
2) Home Occupation Only	No Charge
3) Late Fee, beginning February 1	\$10% of License Fee

7. PARKS AND BUILDING USE

a. Peach Pit Pavilion

1) Cleaning Deposit (Refundable, within 7 days)	\$100.00
2) Rental to Town of Leeds Residents (Non-Refundable)	
4 hours or less, each day.....	\$35.00
Over 4 hours, each day	\$65.00
3) Rental to Non-Residents (Non-Refundable)	
4 hours or less, each day.....	\$65.00
Over 4 hours, each day	\$130.00
4) Rental to Non-Profit Organizations.....	No Charge

b. Building Rental	as allowed by Town Resolutions
c. Festival Booth Fees	\$50.00 for 10X10 non-electric, \$70.00 with power

8. PERMITS

a. Encroachment Permit (Ordinance 2007-08)

1) Application Fee.....	\$300.00
2) Completion Guarantee Deposit	
Pavement Surface (including chip/seal)	\$4,000.00 up to 70 sq. ft.
Pavement Surface (including chip/seal)	\$60.00 per sq. ft. over 70 sq. ft.
Gravel Surface	\$8.00 per sq. ft.
Unimproved Surface	\$4.00 per sq. ft.

b. Special Events

1) Special Event Permit Per Event Day	\$130.00
(Event food trucks must still provide food handlers permit)	

2) Open Air Display Permit	\$125.00
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c. Solicitor, or Itinerant Merchant Permit, Youth enterprises exempt

1) Per Week.....	\$130.00
2) Per Year	\$525.00

d. Sign Permits

1) Permanent, Each.....	\$65.00
2) Temporary, Each	\$35.00

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9. PLANNING / DEVELOPMENT FEES (Non-Refundable)

a. Annexation Application	\$1,000.00
b. Development and/or Annexation Agreement.....	\$650.00
c. Appeal Application	\$700.00
d. Conditional Use Permit (Ordinance 2008-04; 7.5.)	
1) Category 1	\$130.00
2) Category 2	\$450.00
3) Category 3	\$850.00
4) Category 4.....	\$1,300.00
e. General Plan Amendment Application	\$1,300.00
f. Hillside Permit Review	\$350.00
g. Lot Line Adjustment	\$250.00
h. Ordinance Amendment Application	\$1,300.00

i. Site Plan Review

- 1) Site Plan Review is used for commercial, industrial and institutional developments; site plans to the Hillside Review Board; site plans that go to the Planning Commission. Exceptions are Public Schools and minor additions to existing buildings \$300.00 plus \$65.00 per acre.

j. Subdivisions

1) Conceptual Review

(Fees to be applied to Preliminary Plat Review)	\$325.00 plus \$35 per lot
2) Preliminary Plat Review.....	\$650.00 plus \$35 per lot
3) Final Plat Review	\$650.00 plus \$100 per lot
4) Minor Subdivision	\$325.00 plus \$35 per lot
5) Plat Amendment Filing Fee	\$150.00 per lot
6) Subdivision Filing Fee	\$50.00 per lot
7) Inspection Fee	\$130.00 per lot

If the fund is exhausted before the completion of the subdivision, the developer shall pay the Town of Leeds an amount estimated by the Leeds Engineer or Inspector to be sufficient to cover completion.

k. Variance Application.....	\$250.00 and admin time @ \$50.00 per hour
l. Zoning	

1) Design Review Application	\$350.00
2) Zone Change Application	\$1,000.00 plus \$50.00 per acre

m. Project or Development Plan Changes	\$200.00 per change (plus professional fees)
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10. RECORDING FEES.....	Paid by Applicant
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11. SERVICE CHANGE, UTILITY PERMITS	\$150.00
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12. MISCELLANEOUS FEES

a. Inspection, each hour, 1 hour minimum

1) Residential	\$100.00 per hour
2) Commercial	\$150.00 per hour

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Enforcement: Any person who willfully violates any provision of this Ordinance shall be guilty of a Class B Misdemeanor and will be charged the current fees, as established in Washington County.

Repealer: If any provision or clause of this Ordinance or application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court or competent jurisdiction, such invalidity shall not affect other section(s), provision(s), clause(s) or applications hereof, and to this end the provisions and clauses of this Ordinance are declared to be severable.