



## Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

# Town of Brighton Planning Commission

## Public Meeting Agenda

**Wednesday, July 15, 2026, 6:00 pm**

### Location:

#### Microsoft Teams Meeting

<https://teams.microsoft.com/meet/278619768939654?p=NCaMCeyWptATstWKT8>

Meeting ID: 278 619 768 939 654

Passcode: js3Yv7HA

#### Dial in by phone

[+1 213-357-4434,,756551943#](tel:+12133574434756551943) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 756 551 943#

### Anchor Location: Big Cottonwood Fire Station

**7688 South Big Cottonwood Canyon Road**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.  
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance, or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Election of Chair and Vice Chair 2026. (Motion/Voting)
- 2) Approval of April 15, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Other Business Items. (As Needed)

### **PUBLIC HEARING(S)**

**OAM2026-001636** - Consideration of a resolution amending Brighton's land use fee schedule.

**Presenter:** Brian Hartsell (Discussion, Hearing, Action)

**OAM2026-001644** - Consideration of amending Section 9.90.025 of the Brighton Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with

H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward  
(Discussion, Hearing, Action)

**ADJOURN**

# **Rules of Conduct for Planning Commission Meetings**

## **PROCEDURE FOR PUBLIC COMMENT**

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
  - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
  - b. The applicant will be allowed up to 15 minutes to make their presentation.
  - c. The Community Council representative can present their comments as applicable.
  - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
  - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
  - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
  - g. Surrebuttals may be allowed at the discretion of the Chair.

## **CONDUCT FOR APPLICANTS AND THE PUBLIC**

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

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### MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, April 15, 2026, 6:00 p.m.

**Approximate meeting length:** 50 minutes

**Number of public in attendance:** 5

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Machlis

**\*NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

## ATTENDANCE

### Commissioners and Staff:

| Commissioners              | Public Mtg | Business Mtg | Absent |
|----------------------------|------------|--------------|--------|
| Donna Conway               | x          | x            |        |
| Don Despain (Chair)        |            |              | x      |
| Ulrich Brunhart            | x          | x            |        |
| Tom Ward                   | x          | x            |        |
| Ben Machlis (Vice Chair)   | x          | x            |        |
| Brian Reynolds (Alternate) | x          |              |        |
| John Carpenter (Alternate) |            |              | x      |

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Wendy Gurr          | x          | x            |
| Jim Nakamura        | x          | x            |
| Brian Tucker        | x          | x            |
| Justin Smith        | x          | x            |
| Julia Gaia          | x          | x            |
| Kara John           | x          | x            |
| Polly McLean        | x          | x            |

## BUSINESS MEETING

**Meeting began at – 6:03 p.m.**

- 1) Approval of Minutes of November 19, 2025, Planning Commission Meeting.

**Motion:** To approve Minutes of November 19, 2025, Planning Commission Meeting as presented.

**Motion by:** Commissioner Brunhart

**2<sup>nd</sup> by:** Commissioner Conway

**Vote:** Commissioners voted unanimously in favor (of commissioners present)

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

## PUBLIC HEARING(S)

**Hearings began at – 6:04 p.m.**

**SUB2024-001289** - Ryan Perkins is applying for a 1 lot subdivision. **Acres:** 0.72. **Location:** 11456 East Mountain Sun Lane. **Zone:** FR-1. **Planner:** Justin Smith (Discussion/Motion)

*Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the staff report.*

*Commissioners and staff had a brief discussion regarding the south side of mull hollow, emergency services will not be able to access, potentially wrapped around. What is the instrument or trigger and when does that get built. Make it a loop rather than a back in and out. The area below is tight and in the winter is even more tight. There is a way to get a turnaround, but it would be on Mr. Perkins ground and would be an investment and benefit everybody. Proposal is to acquire the portion below for a turnaround area. On us to acquire these things to benefit the turnaround. It is not uncommon to have onsite requirements for health and safety from the fire department. Polly would support what the fire department is recommending, don't think they would sign off if the safety requirements aren't met. Burden should be shared by everyone the benefits which include the other three properties. The normal vehicle for mandatory services will make it, but a fire truck will not.*

*This application has already been heard and public hearing opened and closed, therefore the hearing will not be opened for public comment again.*

**Motion:** To approve application #SUB2024-001289 Ryan Perkins is applying for a 1 lot subdivision as presented with staff recommendations and an additional strong recommendation that Mr. Perkins will contact the three surrounding neighbors on the southern and eastern of the property to come to an agreement to make the turnaround below or up above more feasible.

**Motion by:** Commissioner Brunhart

**2<sup>nd</sup> by:** Commissioner Ward

**Vote:** Commissioners voted unanimously in favor (of commissioners present)

*Commissioner Brunhart motioned to adjourn, Commissioner Conway seconded that motion.*

### **MEETING ADJOURNED**

**Time Adjourned – 6:53 p.m.**



# Ordinance Amendment

## Meeting Body:

Planning Commission

**Meeting Date:** July 15, 2026

**File Number & Project Type:**  
OAM2026-001636

Adoption of the 2026-2027 fee schedule

**Planner:** Jeff Miller, Planner II

## Key Findings:

- Per Utah Code, planning commission is required as part of the land use fee schedule adoption process.

## Staff Recommendation:

Recommendation of approval to the Council

## Exhibits:

- A. Explanation Memo
- B. Proposed Fee Schedule
- C.

## PROJECT DESCRIPTION

Each year, the Council adopts a fee schedule for all fees collected by the MSD in behalf of Brighton, including land use, business license, building permit, code enforcement, and engineering fees. Per Utah Code, fees specific to land use applications must be considered by the planning commission for recommendation prior to the Council taking action to adopt the fee schedule. The adoption of the fee schedule is based on the fiscal budget year (July 1 – June 30).

## PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review at the public hearing on July 15.

## ANALYSIS AND RECOMMENDATION

### Analysis and Summary:

The only change to the “Land Use” application fee section of the fee schedule is to change “Simple Conditional Use Permit” to “Simple Land Use Permit” in the fee table. This is due to the fact that most of the applicable uses on the list are now either permitted uses or are covered under the “temporary uses” chapter of the code.

### Recommendation:

Planning staff recommends that the planning commission forward a recommendation for approval to the Council.

## PLANNING COMMISSION OPTIONS:

As a recommending body to the Council, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.

2. **Approval with changes:** The planning commission recommends approval of the 2026-2027 land use fee schedule with the following changes:
  - a. ...
3. **Denial:** The planning commission recommends approval of the 2026-2027 land use fee schedule as presented.



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## **Municipal Services District**

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### **STAFF REPORT**

Date: June 24, 2026

From: Brian Hartsell, Associate General Manager, MSD

#### **RE: Fee Schedule Update**

##### **Issue Summary**

The MSD administers the County, City and Town fee schedules of its member communities. The fee schedule is reviewed and updated regularly, sometimes annually, then approved by the Council. Often these updates are a result of new legislation that impacts how fees are charged or administered. The core of the fee schedule is common to all entities within the boundaries of the Municipal Services District with customization as desired and approved by each jurisdiction. The commonality where applicable facilitates efficient administration of the schedule.

Last year, after careful review of the land use regulation definition (as provided in 10-9a-103(34)(a)) and upon guidance by the SLCo District Attorney's Office our land use legal team at Smith Hartvigsen, certain fees (such as building permit fees) found in the County, City and Town fee schedules should be considered part of the "land use regulation definition." Therefore, beginning last year fees related to land use were considered by your Planning Commission as provided in 10-9a-302(1)(b) and, after a public hearing at the Planning Commission meeting, a recommendation was brought to City/Town/County council.

##### **Fee Schedule Updates**

A few key changes you may have noted in the redline schedule include:

- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC). This is a regular and predictable update to the schedule.
- A change of the re-inspection fee from \$50 to \$100, and the overtime/after-hours inspection fee from \$120 to \$150. These adjustments reflect average actual time, fuel and vehicle costs and to encourage readiness at the initial inspection so that a reinspection or untimely inspection is not even needed.
- Adding "or violating a stop work order" to "building or grading without a permit" as a reason for a fee to be assessed. Also, updating the base fee as requested and clarifying that the 200% reference was to be a double fee, so reworded that section to avoid it being inadvertently



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## Municipal Services District

viewed as a triple fee. A very small base fee may not be seen as a deterrent in some cases. Fees are not intended as a revenue generator, but to encourage compliance.

- Clarification that plan check fees apply to up to four reviews prior to building permit issuance. This helps ensure a single fee is being applied to scenarios where updates to plans are not being made and plan checks are occurring at high volume without a fee increase.
- Clarification that plan check fees “small projects” includes residential solar plan checks.
- Change Simple Conditional Use Permit to “Simple Land Use Permit” since many of these uses are now permitted uses rather than conditional uses due to code or state statute updates.
- Removal of Stormwater Pollution Prevention Plans (SWPPP) oversight inspections fee due to legislative and stormwater permit changes.
- Adding parking violation fee updates where applicable
- Clarification of individual vs non-individual special event violations. Reducing individual fee amount to \$1,000 consistent with UCA 10-3-703 and Title 76-3-301(1)(d).
- Update of engineering fees to include excavation permit fee amounts per Title 14 instead of having the fees buried in the code. Also, eliminating some of the calculations based on a percentage of construction costs and changing to set fees to make fees more modest and consistent with other jurisdictions.

### Recommendation

Approve the updated Fee Schedule with an effective date of Jul 1, 2026 at the earliest or the date of the meeting approved in if later. The approval should also authorize the ability for MSD Staff to make non-substantive changes to facilitate formatting, grammar and other changes to support publishing the schedule.

# Fee Schedule for the Town of Brighton

Repealed and replaced, effective



GREATER SALT LAKE  
**Municipal Services  
District**



TOWN OF BRIGHTON

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The Town of Brighton contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the Town of Brighton.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The Director of Engineering, Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD’s General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

## Address Fees

| Fee Type              | Description                                                                                                                                                                                                                                                                                                                       | Amount                                                                                                                                                                          |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assignment of Address | Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.                                                                          | \$100.00 base fee plus \$40.00 per lot <sup>a</sup> ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units |
| Street Name Change    | Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change. | \$250.00 base fee plus \$50.00 per lot                                                                                                                                          |

<sup>a</sup> The per lot fee does not apply to Accessory Dwelling Units (ADU).

## Business License Fees

### General Business Licenses

| Fee Type                                                | Description                                                                                                                | Amount     |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------|
| General Business License – Commercial Business          | For commercial business locations. Includes inspections and verification of zoning compliance.                             | \$150.00   |
| General Business License – Home-Based Business (simple) | For home-based businesses <u>without</u> on-site visitors and customers.                                                   | No Fee     |
| General Business License – Home-Based Business          | For home-based businesses with on-site visitors and customers. Includes inspections and verification of zoning compliance. | \$150.00   |
| Per-employee Fee                                        | Includes verification of EIN documentation.                                                                                | \$6.00     |
| Temporary and Seasonal Business License                 | For business operations of up to 180 days per year. Includes inspections and verification of zoning compliance.            | \$120.00   |
| Solicitor ID                                            | Includes photograph of applicant and issuance of ID card.                                                                  | \$65.00    |
| Accessory Dwelling Unit (ADU) License                   |                                                                                                                            | \$50.00    |
| Business License Renewals                               | All license renewals including Short Term Rentals                                                                          | \$150.00   |
| Business License Appeal                                 |                                                                                                                            | \$1,000.00 |

Notes regarding business license fees:

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

### Short-term and Long Term Rental Licenses

| Fee Type                                              | Description                                                                                      | Amount   |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------|
| Short-term Rental License                             | For rentals less than 30 consecutive days (includes land use review)                             | \$325.00 |
| Long term Rental License                              | For rentals 30 consecutive days or more                                                          | \$25.00  |
| Umbrella Short-term Rental License Fee – main license | Primary license for short-term rental management companies with multiple rental units/locations. | \$500.00 |
| Umbrella Short-term Rental License Fee – per unit     | Includes inspections and verification of zoning compliance.                                      | \$50.00  |

### Alcohol-Related Licenses

| Fee Type                              | Description | Amount   |
|---------------------------------------|-------------|----------|
| Off-Premise Beer Retailer             |             | \$250.00 |
| Recreational On-Premise Beer Retailer |             | \$350.00 |
| Restaurant Liquor                     |             | \$500.00 |
| Limited Restaurant Liquor             |             | \$500.00 |
| Beer-Only Restaurant                  |             | \$350.00 |
| On-Premise Beer Tavern                |             | \$350.00 |
| Resort                                |             | \$500.00 |
| Club Liquor                           |             | \$600.00 |
| Banquet & Catering                    |             | \$500.00 |
| Single Event                          |             | \$150.00 |
| Wholesale Beer                        |             | \$300.00 |
| Manufacturing                         |             | \$350.00 |

Alcohol-related business license applications are referred to local communities for consent and approval.

### Sexually-oriented Business Licenses

| Fee Type                                                | Description                                                 | Amount   |
|---------------------------------------------------------|-------------------------------------------------------------|----------|
| Sexually Oriented Business - Outcall Services           | Includes inspections and verification of zoning compliance. | \$500.00 |
| Sexually Oriented Business - excluding Outcall Services | Includes inspections and verification of zoning compliance. | \$300.00 |

### Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

| Fee Type                                               | Description                                                                                                                                  | Amount                            |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Building Permit – Minimum Fee                          |                                                                                                                                              | \$70.00                           |
| Building Permit - new construction                     | See below for valuation schedules                                                                                                            | Varies <sup>a</sup>               |
| Building Permit - addition or remodel                  | See below for valuation schedules                                                                                                            | Varies <sup>a</sup>               |
| Mobile Home Setup Permit                               |                                                                                                                                              | \$200.00                          |
| Mechanical, Plumbing & Electrical Permit               | Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below. | \$70.00                           |
| Fee per additional appliance or fixture                | Applies to each additional appliance, fixture, etc. inspected by inspector already on site.                                                  | \$20.00                           |
| Grading Permit                                         |                                                                                                                                              | Varies <sup>b</sup>               |
| Retaining Wall Permit                                  |                                                                                                                                              | Varies <sup>c</sup>               |
| Demolition Permit                                      |                                                                                                                                              | Varies <sup>d</sup>               |
| Window & Door Replacement – residential                | Applies when no other work is being done.                                                                                                    | \$70.00                           |
| Window & Door Replacement – commercial                 | Applies when no other work is being done.                                                                                                    | Varies <sup>d</sup>               |
| <b>Reroofing Permit Fees</b>                           |                                                                                                                                              |                                   |
| Reroofing – residential roof with sheathing            | Includes inspection of sheathing or decking.                                                                                                 | \$125.00                          |
| Reroofing – residential roof without sheathing         | Shingles only; no decking or sheathing.                                                                                                      | \$75.00                           |
| Reroofing – small commercial                           | Commercial roof project under \$10,000 valuation.                                                                                            | \$150.00                          |
| Reroofing – medium commercial                          | Commercial roof project between \$10,000 and \$49,999 valuation.                                                                             | \$175.00                          |
| Reroofing – large commercial                           | Commercial roof project \$50,000 valuation or higher.                                                                                        | \$250.00                          |
| <b>Solar Power System Permit Fees</b>                  |                                                                                                                                              |                                   |
| Residential/Small Commercial Solar Permit – base fee   | Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.                              | \$100.00                          |
| Residential/Small Commercial Solar Permit – fee per kW | Additional fee based on size of installation. Does not include fees for required plan check.                                                 | \$30.00 per kW                    |
| Commercial Solar over 20 kW                            | Applies to larger commercial installations over 20 kW.                                                                                       | Varies <sup>e</sup>               |
| Battery Storage System                                 | Assumes that inspector is already on site for inspection of installation.                                                                    | \$2.00 per battery                |
| <b>Additional Inspection Fees</b>                      |                                                                                                                                              |                                   |
| Reinspection                                           |                                                                                                                                              | \$100.00                          |
| Pre-inspection                                         | Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.                                           | \$70.00                           |
| Multi-unit Inspection                                  |                                                                                                                                              | \$100.00                          |
| Overtime/After-hours Inspection                        |                                                                                                                                              | \$150.00 (Per hour)               |
| <b>Administrative Fees</b>                             |                                                                                                                                              |                                   |
| Cancellation of building permit                        | Applies when permit is cancelled before work commences.                                                                                      | 25% of permit fee (\$200 maximum) |
| Reinstatement Fee – general                            | Applies when permit has been expired for more than 30 business days.                                                                         | 50% of permit fee                 |

|                                                                      |                                                                                                                                                                                                                                                                                                                                     |                                   |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Reinstatement Fee – final inspection                                 | Applies when only final inspection is required, and permit has been expired for more than 30 business days.                                                                                                                                                                                                                         | 50% of permit fee (\$200 maximum) |
| Building or grading without a permit, or violating a stop work order | Base fee equal to \$250 for first offense, \$500 for second offense in 12 months, and \$1,000 for third offense in 12 months or 100% of the building permit fee, whichever is greater; plus daily fees commencing 15 business days after notice of violation has been issued if issue not resolved or permit has not been obtained. | Base fee \$50 max per day         |

- <sup>a</sup> Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.
- <sup>b</sup> Permit fees for grading are based on the number of cubic yards of earth cut or filled. Base fee is \$243 for cut fill operations under 1400 cubic yards
- <sup>c</sup> Permit fees for retaining walls are based on the size of the project in lineal feet.
- <sup>d</sup> Permit fees for demolition and window/door replacement are based on declared valuation.
- <sup>e</sup> Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

**Construction Valuation Tables**

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

**Square Foot Construction Costs <sup>a, b, c</sup>**

| Group (2024 International Building Code)                   | IA     | IB     | IIA    | IIB    | IIIA   | IIIB   | IV     | VA     | VB     |
|------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A-1 Assembly, theaters, with stage                         | 357.33 | 344.89 | 333.96 | 321.01 | 300.49 | 291.98 | 310.03 | 280.47 | 269.61 |
| A-1 Assembly, theaters, without stage                      | 328.57 | 316.12 | 305.20 | 292.25 | 271.49 | 262.97 | 281.27 | 251.46 | 240.61 |
| A-2 Assembly, nightclubs                                   | 277.44 | 269.30 | 260.84 | 250.89 | 234.99 | 228.61 | 242.28 | 213.69 | 205.58 |
| A-2 Assembly, restaurants, bars, banquet halls             | 276.44 | 268.30 | 258.84 | 249.89 | 232.99 | 227.61 | 241.28 | 211.69 | 204.58 |
| A-3 Assembly, churches                                     | 331.74 | 319.29 | 308.36 | 295.42 | 275.14 | 266.62 | 284.43 | 255.12 | 244.26 |
| A-3 Assembly, general, community halls, libraries, museums | 276.12 | 263.67 | 251.75 | 239.80 | 218.28 | 210.76 | 228.82 | 198.26 | 188.40 |
| A-4 Assembly, arenas                                       | 327.57 | 315.12 | 303.20 | 291.25 | 269.49 | 261.97 | 280.27 | 249.46 | 239.61 |
| B Business                                                 | 309.01 | 297.89 | 287.04 | 274.77 | 250.17 | 241.34 | 264.17 | 223.59 | 213.27 |
| E Educational                                              | 296.02 | 285.47 | 275.84 | 264.24 | 245.34 | 232.84 | 255.15 | 214.74 | 207.79 |
| F-1 Factory and industrial, moderate hazard                | 169.11 | 160.95 | 150.84 | 145.13 | 129.25 | 122.95 | 138.37 | 107.18 | 99.77  |
| F-2 Factory and industrial, low hazard                     | 168.11 | 159.95 | 150.84 | 144.13 | 129.25 | 121.95 | 137.37 | 107.18 | 98.77  |
| H-1 High Hazard, explosives                                | 157.75 | 149.59 | 140.48 | 133.77 | 119.20 | 111.90 | 127.00 | 97.13  | N.P.   |
| H234 High Hazard                                           | 157.75 | 149.59 | 140.48 | 133.77 | 119.20 | 111.90 | 127.00 | 97.13  | 88.73  |
| H-5 HPM                                                    | 309.01 | 297.89 | 287.04 | 274.77 | 250.17 | 241.34 | 264.17 | 223.59 | 213.27 |
| I-1 Institutional, supervised environment                  | 283.25 | 273.10 | 263.35 | 253.39 | 231.93 | 225.70 | 252.86 | 208.88 | 201.43 |
| I-2 Institutional, hospitals                               | 485.04 | 473.91 | 463.07 | 450.80 | 425.24 | N.P.   | 440.20 | 398.66 | N.P.   |
| I-2 Institutional, nursing homes                           | 334.61 | 323.48 | 312.64 | 300.37 | 277.75 | N.P.   | 289.77 | 251.17 | N.P.   |
| I-3 Institutional, restrained                              | 325.77 | 314.64 | 303.80 | 291.53 | 269.89 | 260.06 | 280.93 | 263.64 | 230.99 |
| I-4 Institutional, day care facilities                     | 283.25 | 273.10 | 263.35 | 253.39 | 231.93 | 225.70 | 252.86 | 208.88 | 201.43 |
| M Mercantile                                               | 207.08 | 198.94 | 189.48 | 180.53 | 164.30 | 158.91 | 171.92 | 143.00 | 135.89 |
| R-1 Residential, hotels                                    | 286.53 | 276.38 | 266.63 | 256.68 | 234.71 | 228.48 | 256.15 | 211.66 | 204.20 |
| R-2 Residential, multiple family                           | 239.24 | 229.09 | 219.34 | 209.38 | 188.69 | 182.45 | 208.85 | 165.63 | 158.18 |
| R-3 Residential, one- and two-family <sup>d</sup>          | 224.62 | 218.65 | 213.40 | 208.84 | 201.86 | 194.67 | 213.06 | 187.70 | 175.92 |
| R-4 Residential, care/assisted living facilities           | 283.25 | 273.10 | 263.35 | 253.39 | 231.93 | 225.70 | 252.86 | 208.88 | 201.43 |
| S-1 Storage, moderate hazard                               | 156.75 | 148.59 | 138.48 | 132.77 | 117.20 | 110.90 | 126.00 | 95.13  | 87.73  |
| S-2 Storage, low hazard                                    | 155.75 | 147.59 | 138.48 | 131.77 | 117.20 | 109.90 | 125.00 | 95.13  | 86.73  |
| U Utility, miscellaneous                                   | 125.18 | 118.05 | 109.33 | 104.91 | 93.46  | 87.55  | 99.89  | 74.38  | 71.07  |

- a. Private Garages use Utility, miscellaneous  
b. For shell only buildings deduct 20 percent  
c. N.P. = not permitted  
d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

**Supplemental Construction Valuation Tables**

The supplemental valuations below may be updated annually as part of the annual fee approval process.

| Construction Type      | Unit        | Valuation                                             |
|------------------------|-------------|-------------------------------------------------------|
| Basements – Unfinished | Square Foot | As provided in the ICC valuation table footnote above |
| Basements – Finished   | Square Foot | \$41.00                                               |
| Decks (any type)       | Square Foot | \$22.00                                               |
| Carport/Covered Patio  | Square Foot | \$22.00                                               |
| Roof Conversions       | Square Foot | \$22.00                                               |

|                           |                         |                                           |
|---------------------------|-------------------------|-------------------------------------------|
| Fence (any type)          | Lineal Foot             | \$20.00                                   |
| Retaining Wall (any type) | Lineal Foot             | \$59.00                                   |
| Exterior Finish           | Square Foot             | \$5.00                                    |
| Fire Sprinklers           | Square Foot             | \$6.00                                    |
| Remodel/Alteration        | Square Foot             | \$39.00                                   |
| Basement TI               | Square Foot             | \$28.00                                   |
| Grading                   | Cubic Yard Cut and Fill | Equation                                  |
| Tenant Improvements       | Calculated              | 35% of the valuation for new construction |
| Shell Only                | Calculated              | 80% of the valuation for new construction |

### Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

| Construction Valuation          | Fee                                                                                                                                                                                                           |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Less than and including \$2,000 | \$70.00                                                                                                                                                                                                       |
| \$2,001 to \$25,000             | \$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50 |
| \$25,001 to \$50,000            | \$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.                                                                                      |
| \$50,001 to \$100,000           | \$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.                                                                                      |
| \$100,001 to \$500,000          | \$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.                                                                                   |
| \$500,001 to \$1,000,000        | \$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.                                                                                 |
| Over \$1,000,001                | \$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.                                                                                                             |

### Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

| Fee Type                                  | Description                                                                                                                                                                             | Amount                     |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Plan Check Fee – residential construction | <u>Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.</u> | 40% of building permit fee |

|                                                     |                                                                                                                                                                                         |                            |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Plan Check Fee – commercial construction            | <u>Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.</u> | 65% of building permit fee |
| Plan Check Fee – smaller projects                   | Includes residential solar plan check                                                                                                                                                   | \$100.00                   |
| Plan Check Fee – FCOZ projects                      | Applies to any parcel within a Foothills & Canyons Overlay Zone.                                                                                                                        | 65% of building permit fee |
| Land Use Review Fee                                 |                                                                                                                                                                                         | \$110.00                   |
| Card File Plan Check Fee – single-family or duplex  | Includes accessory structures.                                                                                                                                                          | \$175.00                   |
| Card File Plan Check Fee – multi-family residential |                                                                                                                                                                                         | \$350.00                   |
| Plan Check Fee – hourly                             |                                                                                                                                                                                         | \$80.00 per hour           |

### Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

#### Stormwater Review & Inspection Fees

| Fee Type                         | Description                                                                            | Amount   |
|----------------------------------|----------------------------------------------------------------------------------------|----------|
| Stormwater Review – base fee     | Base fee per project.                                                                  | \$200.00 |
| Stormwater Review – per-acre fee | Additional fee per acre after the first acre; applies when SWPPP required.             | \$30.00  |
| Floodplain Development Permit    | Permit is required for any development within a mapped floodplain as required by FEMA. | \$75.00  |
|                                  |                                                                                        |          |

#### SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

| Penalty Type                                  | Description                                                                                            | Amount   |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------|----------|
| Working without an approved stormwater permit | Per occurrence and then for each business day beginning the day after the day on which fine was issued | \$500.00 |
| Tracking mud on road                          | Per occurrence and then for each business day beginning the day after the day on which fine was issued | \$300.00 |
| Failure to clean up or report spills          | Per occurrence and then for each business day beginning the day after the day on which fine was issued | \$250.00 |
| Failure to conduct stormwater inspections     | Per occurrence and then for each business day beginning the day after the day on which fine was issued | \$100.00 |

|                                                                                 |                                                                                                                  |          |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------|
| Failure to use general best management practices as determined by the authority | Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued | \$250.00 |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------|

### SWPPP Illicit Discharge

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

| Penalty Type          | Description                                                                                            | Amount     |
|-----------------------|--------------------------------------------------------------------------------------------------------|------------|
| Sediment              | Per day per violation.                                                                                 | \$1,000.00 |
| Cementitious Material | Per day per violation.                                                                                 | \$500.00   |
| Paints and Solvents   | Per day per violation.                                                                                 | \$500.00   |
| Solid Waste           | Per day per violation.                                                                                 | \$500.00   |
| Sanitary Waste        | Per day per violation.                                                                                 | \$2,000.00 |
| Fuels                 | Per day per violation.                                                                                 | \$1,000.00 |
| Fertilizers           | Per day per violation.                                                                                 | \$500.00   |
| Organics              | Per day per violation.                                                                                 | \$250.00   |
| Cleanders             | Per day per violation.                                                                                 | \$500.00   |
| Hazardous materials   | Any illicit discharge may be assigned to this category depending on the impact. Per day per violation. | \$5,000.00 |

### Land Use Fees

#### Permitted and Conditional Uses

| Fee Type                             | Description                                                                                                        | Amount     |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------|
| Building permit site plan            | Over-the-counter staff review. Permitted uses not requiring separate land use permit.                              | \$110.00   |
| Change of Use Permit                 | Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit. | \$110.00   |
| Sign Permit                          | Over-the-counter staff review.                                                                                     | \$110.00   |
| Business license review              | Over-the-counter staff review.                                                                                     | \$110.00   |
| Accessory Dwelling Unit              | Includes limited agency review                                                                                     | \$175.00   |
| Site Plan Review (less than 3 acres) | Includes agency review meeting and technical review.                                                               | \$990.00   |
| Site Plan Review (3 acres or more)   | Includes agency review meeting, technical review and Planning Commission meeting.                                  | \$1,640.00 |
| Minor Site Plan Amendments           | Limited agency review                                                                                              | \$175.00   |
| Residential Development (FCOZ)       | Includes agency review meeting and technical review.                                                               | \$990.00   |
| Foothills/Canyons                    | Includes agency review meeting and technical review.                                                               | \$990.00   |

|                               |                                                                                                                                                         |            |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Simple <b>Land</b> Use Permit | Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.                                             | \$175.00   |
| Other Conditional Use Permits | Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting. | \$1,640.00 |

#### Subdivision and Land Development Permits

| Fee Type                                                                                      | Description                                                                                                                                                                                                        | Amount     |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Minor Subdivision (<5 lots)                                                                   | Includes agency review meeting and technical review.                                                                                                                                                               | \$990.00   |
| Major Subdivision (Single Phase)                                                              | Includes agency review meeting, technical review and Planning Commission meeting.                                                                                                                                  | \$1,640.00 |
| Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat) | Includes agency review meeting, technical review and Planning Commission Meeting                                                                                                                                   | \$1,640.00 |
| Final Plat Approval for Phases Two and Beyond                                                 | Includes Technical Review                                                                                                                                                                                          | \$535.00   |
| Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)           | Includes agency review meeting, technical review and Planning Commission meeting.                                                                                                                                  | \$1,640.00 |
| Final Planned Unit Development Approval for Phases Two and Beyond                             | Includes Technical Review                                                                                                                                                                                          | \$535.00   |
| Subdivision amendments                                                                        | Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayors meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule. | \$990.00   |
| Simple Boundary Adjustment                                                                    | Includes limited staff review.                                                                                                                                                                                     | \$110.00   |
| Full Boundary Adjustment                                                                      | Includes limited staff review. Applicable when amended plat not necessary                                                                                                                                          | \$175.00   |
| Extension of Time                                                                             | Includes review by Director.                                                                                                                                                                                       | \$275.00   |

#### Ordinance Adjustments

| Fee Type                   | Description                                                                                                                                         | Amount                                |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Text Change                | Includes Planning Commission meeting and Council meeting.                                                                                           | \$765.00                              |
| Zoning Map Change – minor  | Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.                                          | \$940.00                              |
| Zoning Map Change – small  | Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.                            | \$1,755.00                            |
| Zoning Map Change – medium | Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.  | \$1,755.00 plus \$200 per acre        |
| Zoning Map Change – large  | Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees. | \$1,755.00 plus \$300 per acre        |
| Zoning Map Change – Major  | Changes over 100 acres.                                                                                                                             | To be determined by agreement between |

|  |  |                                                              |
|--|--|--------------------------------------------------------------|
|  |  | agency and applicant prior to acceptance of the application. |
|--|--|--------------------------------------------------------------|

**Other Land Use Applications**

| Fee Type                                                          | Description                                                                                                               | Amount                                 |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Land Use Hearing Officer                                          | Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, special exception, etc. | \$1,000.00 <sup>a</sup>                |
| Land Use Hearing Officer                                          | Double fee if construction has started.                                                                                   | \$2,000.00                             |
| Administrative Determination                                      | Requires Director review.                                                                                                 | \$275.00                               |
| Special Exception                                                 | Planning Commission meeting.                                                                                              | \$650.00                               |
| Zoning Verification Letter                                        | Base fee plus costs for research time.                                                                                    | \$25.00 base fee plus \$25.00 per hour |
| General Plan Amendment                                            | Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.                       | \$2,440.00                             |
| Agency Review Meeting at applicants' request                      | Agency Review meeting that includes outside agencies.                                                                     | \$455.00                               |
| Other applications requiring preliminary and/or technical review. | Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.                   | \$535.00                               |
| Other applications requiring Planning Commission meeting          | Planning Commission meeting.                                                                                              | \$650.00                               |
| Other applications requiring Council or Mayor's meeting           | Council or Mayor's meeting.                                                                                               | \$115.00                               |

<sup>a</sup> For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

### Code Enforcement Fees

| Fee Type                                                                               | Description                                                                                                                                                                                                                                   | Amount                                                    |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Administrative Citation                                                                | All violations unless specified otherwise including Operating a Business (other than a short term rental) without a current license or with an expired license, noise and nuisance violations). See below for Short term rental license fees. | \$300.00 per violation                                    |
| Civil Penalty                                                                          | Violations of zoning regulations.                                                                                                                                                                                                             | \$300.00 per violation per day                            |
| Civil Penalties                                                                        | All violations of the code other than zoning violations and as otherwise prescribed in the code.                                                                                                                                              |                                                           |
|                                                                                        | Violation per day for first 30 days.                                                                                                                                                                                                          | \$100.00 per violation per day CE Not enforcing           |
|                                                                                        | Violation per day for days 31-60.                                                                                                                                                                                                             | \$150.00 per violation per day CE is enforcing            |
|                                                                                        | Violation per day over 60 days.                                                                                                                                                                                                               | \$200.00 per violation per day CE is not enforcing        |
| Clean-up/Abatement Fees                                                                | Administrative fee plus costs billed from Public Works or other contracted firm.                                                                                                                                                              | \$300.00 plus actual costs this is the usual route for CE |
|                                                                                        |                                                                                                                                                                                                                                               |                                                           |
| Parking violation - minor                                                              | Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140                                                                                                                                                                         | \$75.00 per violation                                     |
| Parking violation - major                                                              | Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135                                                                                                                                                    | \$150.00 per violation                                    |
| <b>Short-Term Rental Violations</b>                                                    |                                                                                                                                                                                                                                               |                                                           |
| Operating short-term rental without a business license                                 |                                                                                                                                                                                                                                               | \$650.00 per infraction per day                           |
| Operating short-term rental for less than two nights for each stay                     |                                                                                                                                                                                                                                               | \$650.00 per infraction per day                           |
| Holding special event at short-term rental – first violation                           |                                                                                                                                                                                                                                               | \$650.00 per infraction per day                           |
| <u>Holding special event at short-term rental – subsequent violations (individual)</u> |                                                                                                                                                                                                                                               | <u>\$1,000.00 per infraction per day</u>                  |
| Holding special event at short-term rental – subsequent violations (non-individual)    |                                                                                                                                                                                                                                               | \$1,300.00 per infraction per day                         |
| Other short-term rental violations                                                     | Violations not covered in the above categories.                                                                                                                                                                                               | \$100.00 per infraction per day                           |

### Bond Administration Fees

| Fee Type | Description | Amount |
|----------|-------------|--------|
|----------|-------------|--------|

|                                 |                                                                                             |                     |
|---------------------------------|---------------------------------------------------------------------------------------------|---------------------|
| Bond Processing Fee             | Must be paid prior to acceptance of bond.                                                   | \$100.00            |
| Bond Forfeiture                 | Will be called if improvements are not complete by expiration date.                         | Varies <sup>a</sup> |
| Deferred Curb and Gutter        |                                                                                             | Varies <sup>b</sup> |
| Bond Reinspection               | Inspections required for partial bond release or if applicant fails bond inspections twice. | \$100.00            |
| Overtime/After-hours Inspection |                                                                                             | \$120.00 (Per hour) |

<sup>a</sup> Based on bond amount.

<sup>b</sup> Based on project size.

### Miscellaneous Service Fees

| Fee Type                 | Description                                                                                                                   | Amount                                 |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Development Agreements   |                                                                                                                               | Varies <sup>a</sup>                    |
| Hourly Rate              | Per hour fees for staff time not covered under specific fee types.                                                            | \$80.00 per hour                       |
| GRAMA                    | Time spent on research and compiling.                                                                                         | Actual cost <sup>b</sup>               |
| Material Costs           | Copies, maps, CDs, USB drives, etc.                                                                                           | Actual cost <sup>b</sup>               |
| Research                 | Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel. | \$25.00 base fee plus \$25.00 per hour |
| Health Department Review | Activities performed by the Salt Lake County Health Department.                                                               | County fee <sup>c</sup>                |
| Postage                  | For noticing mailings, postage is charged per meeting.                                                                        | Actual cost <sup>b</sup>               |
| Newspaper Notices        | Notices of meetings before Councils.                                                                                          | Actual cost <sup>b</sup>               |

<sup>a</sup> Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

<sup>b</sup> Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

<sup>c</sup> Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

### Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

| Right-of-way Improvement Review & Inspection Fees               |                                                                                                                                                                                          | Amount                                        |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Replacement of existing improvements                            | Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.                                                                              | No charge                                     |
| Changes to improvements (existing curb & gutter)                | Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.                            | \$20.00 base fee plus \$1.00 per linear foot  |
| Changes to improvements (no existing curb & gutter or sidewalk) | Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant. | \$150.00 base fee plus \$1.00 per linear foot |

|                                                                   |                                                                                                                          |                                                                                   |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Changes to sidewalk (no existing curb & gutter or sidewalk)       | Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.                    | \$100.00 base fee plus \$1.00 per linear foot                                     |
| Changes to drive approach (no existing curb & gutter or sidewalk) | Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.            | \$100.00 base fee plus \$0.50 per linear foot                                     |
| <b>Engineering Plan Check Fees</b>                                |                                                                                                                          | <b>Amount</b>                                                                     |
| For Subdivision Development – Master Planning                     | Engineering check fee, reviewing master planning for subdivision development                                             | \$500 plus \$50/dwelling unit or lot                                              |
| For Subdivision Development – Final                               | Engineering check fee, final subdivision fee and plat filing for subdivisions                                            | \$500 plus \$125/dwelling unit or lot                                             |
| Amended Subdivision Plat                                          |                                                                                                                          | \$400.00                                                                          |
| Non-Subdivision Development                                       |                                                                                                                          | \$1,000 plus \$500 per acre                                                       |
| <b>Excavation Permit Fees</b>                                     |                                                                                                                          | <b>Amount</b>                                                                     |
| Excavation within asphalt or concrete                             |                                                                                                                          | \$0.50 per square foot<br>\$250 minimum                                           |
| Excavation within dirt                                            |                                                                                                                          | \$0.25 per square foot<br>\$125 minimum                                           |
| Road Closures or Obstructions caused by Excavation Permits        |                                                                                                                          | \$50 per day per lane or partial lane closed or obstructed for more than 72 hours |
| Permit Extension                                                  |                                                                                                                          | Fee equal to one-half of the original fee                                         |
| Excavation Work Without Permit Penalty                            | A person found doing work in the public right-of-way without having obtained a permit shall be required to pay a penalty | Penalty Fee equal to two times the normal permit fee                              |
| <b>Other Fees</b>                                                 |                                                                                                                          | <b>Amount</b>                                                                     |
| Road Dedication (non-subdivision development)                     | Where required for street widening and improvements.                                                                     | \$150.00                                                                          |
| Street Sign                                                       | Includes sign and installation by MSD or contracted service provider                                                     | \$200.00                                                                          |
| <b>Geology/Natural Hazard Review Fees</b>                         |                                                                                                                          | <b>Amount</b>                                                                     |
| Initial Site Assessment                                           | Determination of whether project falls within boundaries of any mapped hazards.                                          | \$200.00                                                                          |
| Review of Technical Report                                        | Coordination and review of third-party technical report.                                                                 | Actual cost of third-party review plus \$300.00 agency review                     |
| <b>Traffic Impact Review Fees</b>                                 |                                                                                                                          | <b>Amount</b>                                                                     |
| Initial Site Assessment                                           | Determination of whether project meets TIS threshold.                                                                    | \$200.00                                                                          |
| Review of Technical Report                                        | Coordination and review of third-party technical report.                                                                 | Actual cost of third-party review plus \$100 agency review                        |

**Commented [LA1]:** Excavation Permit Fees are currently in Municode Title 14.16. We want all the fees in the fee schedule instead of buried in the code.

## Public Works – Engineering Special Events

Special Events within the Town of Brighton require the submittal of an application:

Insurance certificates, maps, and fees will need to be submitted to the Permit Specialist before your request can be fully processed. See fee schedule below.

| Special Event Permit Fees (for municipalities within the District) |             |
|--------------------------------------------------------------------|-------------|
| # of Participants                                                  | Fee per day |
| 0 to 100                                                           | \$50.00     |
| 100 to 200                                                         | \$100.00    |
| 200 to 400                                                         | \$200.00    |
| 400 to 600                                                         | \$500.00    |
| Over 600                                                           | \$1,000.00  |
| Filming Fees                                                       | \$200.00    |

- Special events or Filming held on any state roadway(s) may also require an additional permit from Utah Department of Transportation.
- Special events or Filming held in any canyon may also require an additional permit from United States Department of Agriculture, Forest Service Division.
- Sponsors of block parties will also be required to submit with the application form a traffic detour and parking plan that will accommodate affected residents and emergency access. Barricades and security are the responsibility of the applicant.

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

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

## Glossary of Terms

**Condominium Plat:** The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

**Director:** The Director of Planning and Development or designee.

**General Plan Amendment:** Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

**Home Daycare I Pre-school Application Fees:** Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

**MSD:** Means the Greater Salt Lake Municipal Services District, which the Town of Brighton has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

**Re-Zone (Zoning Map Amendment):** A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

**Signs:** Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

**Subdivision:** A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

**Valuation:** The estimated construction cost for a project.



# Ordinance Amendment

**Meeting Body:** Planning Commission

**Meeting Date:** July 15, 2026

**File Number & Project Type:**

OAM2026-001644

Amending 9.90.025 of the Brighton Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

**Planner:**

Curtis Woodward

**Key Findings:**

- HB41 (2026 general session) requires all municipalities to adopt this code.

**Staff Recommendation:**

Positive recommendation to the Council

**Exhibits:**

**A.** Proposed ordinance

## PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep Magna Code in line with state code.

## PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 9.

## ANALYSIS AND RECOMMENDATION

### Analysis and Summary:

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials.

### Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

## PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Brighton code as proposed. **Staff Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Brighton code with the following changes:
  - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 9 of the Brighton code as proposed.

**TOWN OF BRIGHTON COUNCIL**

ORDINANCE NO. 2026-O-XXXX

DATE: XXXXX, 2026

**AN ORDINANCE AMENDING SECTION 9.90.025 OF THE BRIGHTON MUNICIPAL CODE TO REPLACE THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE WITH THE 2024 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE TO COMPLY WITH H.B. 41**

WHEREAS, on October 16, 2025, the Town of Brighton Council (“**Council**”) adopted Ordinance 2025-O-10-1 to comply with H.B. 48, which the Utah Legislature passed in 2025; and

WHEREAS, among other things, Ordinance 2025-O-10-1 enacted Section 9.90.025 of the Brighton Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code (“**2006 WUI Code**”); and

WHEREAS, during the 2026 Legislative Session, the Utah Legislature passed H.B. 41, which requires municipalities to replace the 2006 WUI Code with the 2024 edition of the International Wildland-Urban Interface Code (“**2024 WUI Code**”); and

WHEREAS, the Brighton Planning Commission held a duly noticed public hearing on July 15, 2026, to consider amending Section 9.90.025 of the Brighton Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code; and

WHEREAS, after taking public comment on the proposed amendment, the Brighton Planning Commission issued a [favorable/negative] recommendation to the Council; and

WHEREAS, after considering the Brighton Planning Commission’s recommendation, the Council desires to amend Section 9.90.025 of the Brighton Municipal Code to comply with H.B. 41.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Town of Brighton Council:

1. Amendment: Section 9.90.025 of the Brighton Municipal Code is repealed in its entirety and amended to read as follows:

**9.90.025 Wildland-Urban Interface Code**

1. The International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, is hereby adopted as the Wildland-Urban Interface Code of the Brighton for the regulation and governance of the mitigation of hazard to life and property from the intrusion of wildland exposure, fire from adjacent structures, and prevention of structure fires from spreading to wildland fuels in town.
2. International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, together with any future amendments thereto shall, be maintained as public records with the City Recorder are incorporated as a part of this Section.

2. Severability: If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

3. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this Ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the Ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

4. Effective Date: This Ordinance shall become effective immediately upon its posting.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Town of Brighton Council  
on this \_\_\_\_ day of \_\_\_\_\_, 2026.

TOWN OF BRIGHTON COUNCIL

\_\_\_\_\_  
By: Scotty John, Mayor

ATTEST

\_\_\_\_\_  
Kara John, Clerk

Voting:

|                                |       |
|--------------------------------|-------|
| Council Member Bossard voting  | _____ |
| Council Member Brunhart voting | _____ |
| Council Member John voting     | _____ |
| Council Member Keigley voting  | _____ |
| Council Member Zuspan voting   | _____ |

*(Complete as Applicable)*

Date ordinance summary was posted to the Brighton website, the Utah Public Notice website, and  
in a public place within the City of Brighton per Utah Code §10-3-  
711: \_\_\_\_\_

Effective date of ordinance: \_\_\_\_\_

**SUMMARY OF  
CITY OF BRIGHTON  
ORDINANCE NO. 2026-O-XXXX**

On XXXXXX, 2026, the Town of Brighton Council enacted Ordinance No. 2026-O-XXXX, which amends Section 9.90.025 of the Brighton Municipal Code to replace the 2006 Utah Wildland-Urban Interface Code with the 2024 International Wildland-Urban Interface Code to comply with H.B. 41.

TOWN OF BRIGHTON COUNCIL

\_\_\_\_\_  
By: Scotty John, Mayor

ATTEST

\_\_\_\_\_  
Kara John, Clerk

Voting:

|                                |       |
|--------------------------------|-------|
| Council Member Bossard voting  | _____ |
| Council Member Brunhart voting | _____ |
| Council Member John voting     | _____ |
| Council Member Keigley voting  | _____ |
| Council Member Zuspan voting   | _____ |

A complete copy of Ordinance No. 2026-O-XXXX is available in the office of the Town of Brighton Clerk, 860 Levoy Drive, Suite 300, Taylorsville, Utah 84123.