ORDINANCE 2026-20

AN ORDINANCE AMENDING TITLE 3 OF THE MOAB MUNICIPAL CODE TO UPDATE CHAPTER 3.50, MASTER FEE SCHEDULE AND MODIFYING CERTAIN FEES AND RATES CHARGED BY THE CITY

The following entries describe the intent and purpose of the City of Moab ("City") of this ordinance:

a. The City desires to update, delete or create new fees for the following items (see Exhibit 1 for current and proposed Master Fee Schedule fees):

• Update/revise – 3.50.170 – Planning and Engineering Services fees – Administrative costs (research) – Delete (research)

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Boundary Adjustment - $50.00

• Update/revise – 3.50.170 – Planning and Engineering Services fees - Amended Plat (Boundary Adjustment)- Delete (boundary adjustment).

• Update/Add – 3.50.170 – Planning and Engineering Services fees - Development Agreement - $1,000.00

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Development Agreement Amendments - $500.00

• Update/Add – 3.50.170 – Planning and Engineering Services fees - Development Code amendments - $350.00

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Floodplain Development Permit as determined by Engineering Policy Level 1 - $50

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Floodplain Development Permit as determined by Engineering Policy Level 2- $200.00

• Update/Add – 3.50.170 – Planning and Engineering Services fees - Grading and Excavation Permit

• Update/Add – 3.50.170 – Planning and Engineering Services fees - Grading and Excavation Permit as determined by Engineering Policy Level 2- $200.00

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Master planned developments and planned unit development – Replace $350.00 plus $50.00/dwelling unit or $50.00/3,000sf of floor area for commercial buildings for Plat - $350.00 + $50.00 per lot and Plan - $350.00 + $50.00/1,000 sf of reviewable area

• Update/revise – 3.50.170 – Planning and Engineering Services fees – Preapplication conference – Delete row

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Special Exception – Add Application to title

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Site Plan – Replace Building Floor Area with reviewable area

• Update/Add – 3.50.170 – Planning and Engineering Services fees – Site Plan Resubmittal - Replace Building Floor Area with reviewable area

b. The Moab City Planning Commission held a duly noticed public hearing during a regularly scheduled meeting on October 8th, 2026, to hear evidence and public comment, and to review the Master Fee schedule.

NOW, THEREFORE, the Council hereby ordains that the following amendments to the Moab Municipal Code 3.50, Master Fee Schedule, are adopted as noted in Attachment A

PASSED AND APPROVED by majority of the City of Moab City Council. This ordinance shall take effect immediately upon passage.

SIGNED: _____ 10/27/26

Joette Langianese, Mayor — Date

ATTEST:

_____

Sommar Johnson, Recorder

SUMMARY OF MOAB CITY ORDINANCE NO. 2026-20

On October 27, 2026, the Moab City Council enacted Ordinance 2026-20, An Ordinance Amending Title 3 of the Moab Municipal Code to Update Chapter 3.50, Master Fee Schedule and Modifying Certain Fees and Rates Charged by the City.

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

Voting: Council Member Knuteson-Boyd voting AYE

Council Member Loftin voting AYE

Council Member Myers voting NAY

Council Member Taylor voting AYE

Council Member Topper voting AYE

A complete copy of Ordinance No. 2026-20 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

Exhibit 1

Proposed Master Fee Schedule Amendments

3.50.170 Planning and engineering service fees.

Administrative costs (research)	$50.00/hr
Amended plats ~~(boundary adjustment)~~	$250.00 plus $25.00/amended lot or unit
Annexation	$1,500.00 (flat rate)
Appeal authority submittal	$450.00
Boundary Adjustment	$50.00
Cemetery application fee	$100.00
Cemetery bond	150% of total cost of improvements
Condominiums and condominium conversions	$350.00 plus $50.00/unit
Development code amendment application – Text amendment	$350.00
Development code amendment application – Zone change – small residential (less than a ½ acre)	$350.00
Development code amendment application – Zone change – large residential or commercial	$500.00
Construction bond	In every construction contract where there is a modification of bonding requirements, or where no bonding is required (e.g., contracts under $50,000.00 in value), the construction contract shall contain one or more alternative security mechanisms to secure performance by the contractor and/or payment to subcontractors, laborers, and material suppliers.

	Alternative security mechanisms may include: (1) an irrevocable letter of credit payable to the City; (2) a first position deed of trust on real property; (3) a cash deposit to be held by the City; or (4) other collateral, contract, or security instruments as approved by the City Attorney.
Development Agreement	$1,000.00
Development Agreement Amendment	$500.00
Floodplain development permits ~~and elevation certificates~~	~~$200.00~~
Level 1 as determined by Engineering Policy	$50.00
Level 2 as determined by Engineering Policy	$200.00
~~Floodplain reviews – for floodway and floodplain interpretations, delineations and reviews that exceed 1 hour.~~	~~$50.00/hr~~
Grading/excavation permit ~~Required for > 50 cubic yards or cuts or fills exceeding 10' depth or height~~	~~$0.50/each cubic yard~~
Level 1 as determined by Engineering Policy	$50.00
Level 2 as determined by Engineering Policy	$200.00
General plan amendment	$350.00
GIS fee schedule	
GIS custom data request	$75.00/each GIS layer
Maps	$50.00/each

Hillside development permits	$300.00 + $50.00/hr of staff review time that exceeds 10 hours
Hillside development – improvements and restoration bond	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Director
Improvements agreement	
Financial assurance	110% of the approved construction costs
Warranty deposit	10% of the approved construction costs
Landscaping – bond for new developments in summer and winter months	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Coordinator
Large-scale projects – fee structure for developers to underwrite City staff expenses	Amount reasonably calculated to cover anticipated costs for improvements, as determined by City Planning Coordinator
Large-scale projects – over 30,000 ft^2 – landscaping deposit For completion of landscaping, in the event corrections cannot be made or installation cannot be completed prior to issuance of a certificate of occupancy.	1½ the cost of the landscaping project
Maps	D or E size (> 2'): $25.00 Digital files: $20.00
Master planned developments (MPD) and planned unit development (PUD)– application (A separate fee is to be collected for preliminary and final plats and plans)	~~$350.00 plus $50.00/dwelling unit or $50.00/3,000 ft^2 of floor area for commercial buildings~~
Plat	$350.00 + $50.00 per lot

Plan	$350.00 +$50.00/1,000 sf of reviewable area
Master planned developments and planned unit development – bond	As required on a case by case basis by the City Planning Director
Mobile, manufactured or modular home parks – application	$200.00 plus $25.00/unit or lot
Mobile home parks – bond	Amount equal to the estimated cost, plus 50% of constructing all landscaping, roads, lighting, pedestrian ways, hard-surfacing, water and sewer lines, storage enclosures and common facilities as shown on the final plan.
Occupancy – cash-only bond if given permission by City Planner or designee to occupy prior to completion of building	150% of the cost of completing all required work, plus all administrative costs as determined by the governing body.
Parking, fee-in-lieu. Due prior to issuance of a building permit.	$8,500.00/parking space
Plan check fee	65% of the building permit fee for plans that are sent out to a professional plan checker; or $30.00/hour for plans that are checked by staff, with a $30.00 minimum.
Planned affordable development (PAD)	$50.00/1,000 ft^2 of building floor area
Planning applications – miscellaneous	$100.00
~~Pre-application conference~~	~~$100.00~~
Professional services	Actual costs plus 10%
Reapplication fee	$300.00 plus appropriate subdivision plat fees
Recording fee	Actual costs

Recreational vehicle court	$200.00 plus $25.00/RV space
Right-of-way construction permit	$50.00
Sidewalks, curbs, gutters, and street paving, fee-in-lieu. The City Engineer shall calculate by consulting licensed contractors.	110% of the estimated cost of constructing ~~200 lineal feet of~~ the required improvements.
Sign permit	$50.00 plus $0.50 for each ft^2 above 30 ft^2
Site plan application fee ($100.00 min)**	$50.00/1,000 ft^2 of reviewable ~~building floor~~ area
Site plan application resubmittal fee ($100.00 min)***	$25.00/1,000 ft^2 of ~~building floor~~reviewable area
Site plan review appeal	If the record is voluminous, appellant must pay the reasonable costs of assembly and copying of the record.
Special exception application	$100.00
Street numbers, if City has to install	$20.00
Subdivisions (A separate fee is to be collected for preliminary and final plats.)	$350.00 plus $50.00/lot
Subdivisions – Townhome plat (A separate fee is to be collected for preliminary and final plats.)	$350.00 plus $50.00/lot
Subdivisions – bond	1½ times the cost of improvements not previously installed.
Trees – removing or damaging City-owned trees without permission	The basal area formula and the cost to buy, plant and water replacement trees shall be the basis for the urban forester to determine the replacement cost of the removed or damaged trees.

Right-of-way tree removal fee-in-lieu with permit	150% of estimated cost of a new tree. (Following the calculation from a City Certified Urban Forester); (Removed tree's basal area × 0.5/2)
Water & sewer master plan mains extensions – deposit	Amount equal to the estimated cost of construction
Wireless telecommunications facility – application fee (for each separate monopole, lattice tower, or antenna)	$350.00
Zoning confirmation letter	$100.00

*Square foot construction costs are established using the International Code Council's Building Valuation Data which is updated at 6-month intervals (February and August). Refunds for building permits issued will be limited to 80% of the permit costs, not later than 90 days after the date of fee payment.

**Site plan application fee is limited to two rounds of development review team (DRT) review.

***Site plan application resubmittal fee is charged per each resubmittal review.