

THE CITY OF
MOAB



EST. 1902

City Council

OCTOBER 27TH, 2026

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 proposed changes get the department a little closer to alignment with true service delivery costs, reflect new services offered, and reduces ambiguity

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
<u>Boundary Adjustment</u>	<u>\$50.00</u>
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	<u>\$350.00</u>
Pre-application conference	\$100.00
Sidewalks, curbs, gutters, and street paving, fee-in-lieu.	110% of the estimated cost of constructing 200-lineal-

<u>Development Agreement</u> <u>And Other Agreements</u>	<u>\$1,000.00</u>
<u>Development Agreement Amendment</u> <u>And Other Agreement Admendments</u>	<u>\$500.00</u>
Floodplain development permits and elevation- certificates	\$200.00
<u>Level 1 as determined by Engineering Policy</u>	<u>\$50.00</u>
<u>Level 2 as determined by Engineering Policy</u>	<u>\$200.00</u>
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
<u>Level 1 as determined by Engineering Policy</u>	<u>\$50.00</u>
<u>Level 2 as determined by Engineering Policy</u>	<u>\$200.00</u>

Master planned developments (<u>MPD</u>) and planned unit development (<u>PUD</u>)– application (A separate fee is to be collected for preliminary and final plats <u>and plans</u>)	\$350.00 plus \$50.00/dwelling unit or \$50.00/3,000 ft² of floor area for commercial buildings
<u>Plat</u>	<u>\$350.00 + \$50.00 per lot</u>
<u>Plan</u>	<u>\$350.00 + \$50.00/1,000 sf of reviewable area</u>
The City Engineer shall calculate by consulting licensed contractors.	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 <u>reviewable building floor</u> area 75.00 \$200.00 will be added to the fee total if the approval body is Planning Commission
Site plan application resubmittal fee (\$100.00 min)***	\$25.00/1,000 ft ² of <u>building floor reviewable</u> area 50.00
Site plan review appeal	If the record is voluminous, appellant must pay the reasonable costs of assembly and copying of the record.
Special exception <u>application</u>	\$100.00

Example of Site Plan Application

- Current Fee
 - \$50.00/1,000 SF of Building Floor Area
 - \$25.00/1,000 SF of Building Floor Area
- 48,500 Building SF = \$2,425 – First round (includes 2 rounds of review)
\$1,212.5 – resubmittal
- Proposed Fee
 - \$75.00/ 1,000 SF of Reviewable Area + \$200 for Planning Commission Item preparation
 - \$50.00/1,000 SF of Reviewable Area per resubmittal
- 49,000 Reviewable SF = \$3,675 –First round (\$3,875 as this is a level 2 Site Plan)
\$2,450 – Resubmittals



Motion Options

Positive Motion: I Motion to Approve the City of Moab 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, given the following conditions:

1. Addition of “Other Agreements” to the newly added Development Agreement and Development Agreement Amendment categories
2. Addition of a Reviewable Area definition to 17.06 as ““Reviewable Area” means occupiable space which has regulatory elements necessitating review as determined by the Planning Coordinator.”
3. Add the following language in Site Plan Fee “\$200.00 will be added to the fee total if the approval body is Planning Commission”
4. Increase the Site Plan Application Fee to \$75.00/ reviewable area and \$50.00/ reviewable area for the Site Plan Resubmittal Application fee

Negative Motion: I Move to Deny the City of Moab Ordinance 2026-20

Sedona, AZ. Example

PUBLIC WORKS/ENGINEERING SERVICES		
Fee Description	Current Base Fee	Additions, Limits, & Notes
Grading Fees		
• 0 – 100 CY	\$46	
• 101 – 1,000 CY	\$88 for the first 100CY, plus \$27 for each additional 100CY	
• 1,001 – 10,000 CY	\$331 for the first 1,000CY, plus \$26 for each additional 1,000CY	
• 10,001 – 100,000 CY	\$565 for the first 10,000CY plus \$41 for each additional 10,000CY.	
• 100,001 +	\$934 for the first 100,000CY, plus \$36 for each additional 10,000CY	
• Additional Meetings	\$84 per hour – 1 hour minimum	
• Additional Plan Review	\$64 per hour – 1 hour minimum	
• Inspection Outside Business Hours	\$76 per hour – 2 hour minimum	

COMMUNITY DEVELOPMENT		
Fee Description	Current Base Fee	Additions, Limits, & Notes
		(conceptual and preliminary plat), one public hearing with the City Council (preliminary plat), and an administrative approval by the City Council (final plat).
• New Subdivision/Major Amendment to Existing Subdivision Base Fee	\$4,000.00	Per additional lot
• Additional Charges		
• Subdivisions Over Ten (10) Lots	\$250.00	
• Minor Plat Amendments		
• Three (3) or Fewer Lots	\$500.00	
• Four (4) or More Lots	\$1,500.00	
• Land Division/Lot Line Adjustment	\$300.00	
• Land Combination	\$200.00	

Sedona, AZ. Example

COMMUNITY DEVELOPMENT		
Fee Description	Current Base Fee	Additions, Limits, & Notes
<ul style="list-style-type: none"> Group Dwellings and/or multi-family projects over 12 units 		Per additional unit
Conditional Use Permit		Includes one public hearing with the Planning and Zoning Commission.
<ul style="list-style-type: none"> Base Fee 	\$2,000.00	
Minor Conditional Use Permit (Time Extension or Renewal)		
<ul style="list-style-type: none"> Base Fee 	\$1,000.00	
Development Agreement		Includes one public hearing with the Planning and Zoning Commission and one public hearing with the City Council.
<ul style="list-style-type: none"> New Development Agreement Amendment to Existing Development Agreement 	\$3,000.00 \$1,500.00	
Conceptual Review		Includes one public hearing with the Planning and Zoning Commission.
<ul style="list-style-type: none"> Base Fee 	\$1,500.00	\$500.00 of fee will be applied to fee total of application(s) submitted for formal

COMMUNITY DEVELOPMENT		
Fee Description	Current Base Fee	Additions, Limits, & Notes
Development Review		Includes one work session and one public hearing with the Planning and Zoning Commission. If a project has elements that are captured by multiple categories below, the additional charges from each category are added to the base fee. For example, a mixed-use project with 15,000 square feet of commercial, 20,000 square feet of lodging and 20 multi-family units would pay a fee of \$18,300 (\$2,500 base fee + \$15,000 for square footage exceeding base + \$800 for the 8 units above the base).
<ul style="list-style-type: none"> Base Fee 	\$2,500.00	
<ul style="list-style-type: none"> Additional Charges 		
<ul style="list-style-type: none"> Commercial/Lodging Projects Over 5,000 Square Feet 	\$500.00	Per additional 1,000 square feet or portion thereof
	\$100.00	

Sedona, AZ. Example

COMMUNITY DEVELOPMENT		
Fee Description	Current Base Fee	Additions, Limits, & Notes
		(conceptual and preliminary plat), one public hearing with the City Council (preliminary plat), and an administrative approval by the City Council (final plat).
<ul style="list-style-type: none"> New Subdivision/Major Amendment to Existing Subdivision Base Fee <ul style="list-style-type: none"> Additional Charges <ul style="list-style-type: none"> Subdivisions Over Ten (10) Lots Minor Plat Amendments <ul style="list-style-type: none"> Three (3) or Fewer Lots Four (4) or More Lots Land Division/Lot Line Adjustment Land Combination 	<div>\$4,000.00</div> <div>\$250.00</div> <div>\$500.00</div> <div>\$1,500.00</div> <div>\$300.00</div> <div>\$200.00</div>	<div></div> <div>Per additional lot</div>

Durango, CO. Example

AMOUNT OF FEES CHARGED BY THE COMMUNITY DEVELOPMENT DEPARTMENT UNDER THE NEW LAND USE AND DEVELOPMENT CODE

PROJECT TYPE	FEE
Abandonment/Vacation	\$550
ADU Application Review Fee (LUP)	\$350
ADU Owner-Occupancy Licensing Fee (every 2 years)	\$0
After-the-Fact Application Fee (in addition to standard application fee)	\$350
After-the-Fact Demolition Fee	\$1,000
Alteration Certificate	\$250
Annexation & Initial Zoning	\$1,600, plus \$25/acre
Appeal of Decision	\$750
Certificate of Non-Conformity	\$50
Change of Use Permit	\$50
Comprehensive Plan Amendment	\$1,500
Conditional Use Permit (CUP)	\$1,000
Design Review	\$250
Development Agreement	\$1,000
Established Neighborhood – Alternative Compliance, Major	\$250
Excavation and Grading Permit (on private property)	\$100
Extension of Vesting Period	\$500
Fence/Wall Permit	\$50
Floodplain Development Permit	\$150
Floodplain Map Change	\$500
Limited Use Permit (LUP)	\$350
LUDC Text Amendment	\$1,000
Master Sign Program	\$250
Oil and Gas Facility, major	\$1,800
Oil and Gas Facility, minor	\$600
Pattern Book	\$500

Planned Development (PD): Conceptual Development Plan	\$750
Planned Development (PD): Preliminary Development Plan	\$1,000
Planned Development (PD): Final Development Plan	\$500
PD/Development Agreement Amendment, major	\$750
PD/Development Agreement Amendment, minor	\$250
Retaining Wall	\$50
Revocable Encroachment Permit, temporary (30 days or less)	\$10/day
Revocable Encroachment Permit, major (building, sign base, foundation, deck, etc.)	\$500
Revocable Encroachment Permit, minor (projecting signs, awnings, etc.)	\$50
Rezoning	\$1,000 plus \$25/acre
Sign Permit	\$50
Sign Alternative Compliance (Administrative Variance)	\$250
Site Plan, major	\$1,000
Site Plan, minor	\$550
Special Use Permit (SUP)	\$250
Special Use Permit: Non-posted home occupations	\$50
Special Use Permit: Small daycare	\$100
Stormwater Quality Permit, major (new project)	\$250
Stormwater Quality Permit, minor (reclassification/reassignment of existing)	\$100
Subdivision, Major (6+ units/lots): Conceptual Plan	\$750
Subdivision, Major (6+ units/lots): Preliminary Plan	\$1,000
Subdivision, Major (6+ units/lots): Final Plat	\$400
Subdivision, Minor (5 or fewer units/lots): Preliminary Plan	\$550
Subdivision, Minor (5 or fewer units/lots): Final Plat	\$250
Temporary Use Permit, class A	\$250
Temporary Use Permit, class B & C	\$50
Vacation Rental Permit (LUP)	\$750
Variance, Major	\$750
Wireless Communication, major	\$1,800
Wireless Communication, minor/colocation	\$600
Zoning Verification Letter	\$100

Revised April 1, 2026