

COPPERTON METRO TOWNSHIP

Ordinance No. **2020-8-01**

Date: **August 19, 2020**

AN ORDINANCE ADOPTING A NEW PLANNING AND DEVELOPMENT SERVICES' FEE SCHEDULE; REPEALING CHAPTER 3.52 ("SUBDIVISION AND ZONING FEES") AND REPLACING IT WITH A NEW CHAPTER 3.52 THAT REFERENCES THE NEW FEE SCHEDULE; AND AMENDING SECTIONS 3.48.020, 3.48.025, AND 3.48.030 OF THE ENGINEERING FEES CHAPTER TO LIKEWISE INCORPORATE PLANNING AND DEVELOPMENT SERVICES' FEE SCHEDULE.

WHEREAS, the Copperton Metro Township ("**Copperton**") contracts with the Greater Salt Lake Municipal Services District ("**MSD**") to provide planning and development services;

WHEREAS, in addition to Copperton, the MSD provides planning and development services to the other four metro townships (Emigration Canyon, Kearns, Magna, and White City) and unincorporated portions of Salt Lake County;

WHEREAS, the MSD board approved a new fee schedule for the planning and development services the MSD provides on April 8, 2020; and

WHEREAS, the Copperton Metro Township Council (the "**Council**") desires to adopt the fee schedule the MSD board approved and to make corresponding revisions to the Copperton Metro Township Code to implement the new fee schedule.

NOW, THEREFORE BE IT RESOLVED BY THE COPPERTON METRO TOWNSHIP COUNCIL:

1. The attached fee schedule is adopted pursuant to Section 3.42.040 of the Copperton Metro Township Code.

2. Chapter 3.52 of the Copperton Metro Township Code of Ordinances entitled "Subdivision and Zoning Fees," is hereby repealed and replaced as set forth herein, provided that the amendments made herein are designated by underlining the new substituted language and the language being deleted is designated by brackets and interlineations.

3. Section 3.52.010 is hereby amended as follows:

3.52.010 - Fees as set forth in fee schedule.

Subdivision and zoning fees shall be established in accordance with Section 3.42.040 of these ordinances. These fees shall be set out in the Planning and Development Services Fee Schedule, which shall be approved by the Metro Township Council and shall be on file with the Greater Salt Lake Municipal Service District.

4. Section 3.48.020 is hereby amended as follows:

3.48.020-Plat filing and engineering checking fees.

Any and all persons filing plats with the County Recorder's Office shall first have paid all fees required in Chapter 3.52. In addition, persons filing plats shall pay to the Greater Salt Lake Municipal Services District ~~the~~ the Plat Filing and ~~Engineering~~ Engineering ~~Checking~~ Checking ~~Fee~~ Fee set out in the Planning and Development Services Fee Schedule, which shall be on file with the Greater Salt Lake Municipal Service District. ~~of 6.0 percent of the performance bond amount in accordance with the following schedule:~~

~~A.~~

~~Thirty five percent of the total engineering checking fee shall be paid prior to the engineer review, which consists of a technical review of the subdivision plat, a field boundary check in accordance with policies prepared by the planning and development services division and the county surveyor, and construction plan approval. If the total engineering fee cannot be estimated prior to the engineering review, the portion of the total fee paid at such time shall be ninety dollars per lot, with a minimum of one hundred eighty dollars.~~

~~B.~~

~~The remaining portion of the engineering checking fee which, when added to the portion of the fee paid pursuant to subsection A of this section, will total 6.0 percent of the performance bond amount, shall be paid for administration of the performance bond and construction inspection prior to the recording of the plat or the installation of any proposed improvement. Construction inspection shall consist of a survey check of proposed improvement grades, a survey check of monuments, and inspection of improvement construction.~~

5. Section 3.48.025 is hereby amended as follows:

3.48.025-Engineering checking fee for subdivisions where no plat must be recorded.

Any person proposing to subdivide a parcel of land where no plat must be recorded (a nonregular subdivision) shall pay to the Greater Salt Lake Municipal Services District ~~the~~ the ~~Engineering~~ Engineering ~~Checking~~ Checking ~~Fee~~ Fee ~~for Subdivision with no plat set out in the Planning and Development Services Fee Schedule, which shall be approved by the [Metro Township] Council and shall be on file with the Greater Salt Lake Municipal Service District.~~ for Subdivision with no plat set out in the Planning and Development Services Fee Schedule, which shall be approved by the [Metro Township] Council and shall be on file with the Greater Salt Lake Municipal Service District. ~~in the amount of two hundred dollars.~~

6. Section 3.48.030 is hereby amended as follows:

3.48.030-Engineering checking fees for nonsubdivision development.

Any person proposing to develop a parcel of land, either as a permitted use[,] or conditional use, ~~but not a~~ Planned Unit Development~~, other than~~ or a subdivision, shall pay to the Greater Salt Lake Municipal Services District ~~an~~ the ~~[e]Engineering [e]Checking [f]Fee for nonsubdivision development set out in the Planning and Development Services Fee Schedule, which shall be on file with the Greater Salt Lake Municipal Services District.~~ ~~[in an amount equal to 4.5 percent of the total performance bond amount for required landscaping, off site storm drainage and on site storm drainage improvements. The minimum fee shall be one hundred fifty dollars which must be paid prior to the engineering review. Any remaining portion of the fee shall be paid prior to approval by the planning and development services division of the development or installation of any of the improvements.]~~

7. This ordinance shall take effect twenty (20) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within twenty (20) days then it shall take effect immediately upon its first publication pursuant to Utah Code Ann. § 10-3-711(1) and Utah Code Ann. § 10-3-712.

APPROVED and ADOPTED this 19th day of August, 2020.

COPPERTON METRO TOWNSHIP COUNCIL

By: _____
Sean Clayton, Mayor

ATTEST

APPROVED AS TO FORM:

Sherrie Swensen, Clerk/Recorder

METRO TOWNSHIP ATTORNEY

VOTING

Council Member Bailey voting _____
Council Member Clayton voting _____
Council Member Pazell voting _____
Council Member Severson voting _____
Council Member Stitzer voting _____

(Complete as Applicable) Summary of ordinance published in newspaper: _____ Date of publication: _____ Effective date of ordinance: _____
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SUMMARY OF

COPPERTON METRO TOWNSHIP ORDINANCE NO. 2020-8-1

On the 19th day of August 2020, the Copperton Metro Township Council adopted Ordinance No. 2020-8-1, adopting a new Planning and Development Services' Fee Schedule, repealing Chapter 3.52 ("Subdivision and Zoning Fees"), and replacing it with a new Chapter 3.52 that incorporates the new fee schedule. The ordinance also amends Sections 3.48.020, 3.48.025, and 3.48.030 of the Engineering Fees Chapter to likewise incorporate the new Planning and Development Services' Fee Schedule.

COPPERTON METRO TOWNSHIP COUNCIL

By: _____
Sean Clayton, Mayor

ATTEST

APPROVED AS TO FORM:

Sherrie Swensen, Clerk

METRO TOWNSHIP ATTORNEY

VOTING

Council Member Bailey voting _____
Council Member Clayton voting _____
Council Member Pazell voting _____
Council Member Severson voting _____
Council Member Stitzer voting _____

A complete copy of Ordinance No. 2020-8-1 is available in the office of the Copperton Metro Township Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah.

APPROVED FEE SCHEDULE

for 2020

Approved by MSD board
on April 8, 2020

SALT LAKE COUNTY
Addressing Division
Fee Schedule

Service ID	Service	Service Detail	Fee	
			Flat Fee	*Per Lot
A-1	Assignment of Address	Provide assignment of address information on recorded subdivision plat and/or for individual parcel/building addresses. Ensure address information meets addressing standards and address information is suitable for mail delivery, public safety, utility services and general delivery of services.	\$ 100.00	\$ 40.00
A-2	Correction of Address	Provide correction of addresses. Document the correction properly 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 change.	\$ 25.00	\$ 15.00
A-3	Street Name Change	Confirm petition meets required number of 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	\$ 50.00

* Per lot fee is an addition to flat fee. For example, Assignment of Address fee for a single lot would be \$100 + \$40. For more than a one lot, the fee would be \$100 + (number of lots x \$40).

Planning and Development Services

Building Permit Fees

Services	Fee Activity Detail	Fee
Administrative Fees	Canceled Building Permit Fee Building w/o permit Reinstatement Fee Reinstatement Fee (Final Inspections only)	25% of building permit fee 2x Building Permit fee 1/2 of building permit fee \$200.00
State Surcharge	Applicable State Surcharge on all permits	1% of building fee
Inspection Fees	Reinspection Pre-inspection (post fire or disaster) Overtime/After Hour (per hour) Multi-unit Inspection	\$50.00 \$70.00 see hourly rate \$100.00
Permit Types	Building Permit Fee (Val) Demolition Fee Mechanical, plumbing, & Electrical Permits (Circuit, Electrical Service Charge, Power to Panel, Temporary Panel, Reroof (Shingles only), etc) Additional appliance, fixture etc. Grading Permit Retaining Wall Manufactured Home Permit	Based on valuation Based on valuation \$70.00 \$20.00 Based on valuation Based on valuation \$200.00
Plan Check	All plan check fees include up to 4 reviews. Additional reviews will incur additional costs billed at the Hourly Plan Check Fee rate. Grading Plan Check Hourly Plan Check Fee Plan Check Fee(FCOZ) Land-Use Review fee	Based on valuation see hourly rate 65% of Building Permit Fee \$110.00

Plan Check continued	Card File plan check fee (listed as plan check fee)	\$100.00
	Plan Check Fee for smaller projects	\$100.00
	Plan Check Fee (Res)	40% of Building Permit Fee
	Plan Check Fee (Com)	65% of Building Permit Fee

Planning and Development Services

Additional Building Permit Fees

Services	Fee Activity Detail	Fee
Solar	Base Permit Cost (charged with KWA fee) KWA {Additional Permit Cost per kwa being produced) Plan Check Battery Storage System per battery Other fees may apply depending on extent of information to check	\$70.00 \$30.00 \$100.00 \$2.00
Reroof Permits	Reroof with Sheathing (decking) Reroof fee (without sheathing) Reroof {Com) based on valuation below \$1-\$9,999 \$10,000-\$49,999 \$50,000-and up	\$110.00 \$70.00 \$150.00 \$300.00 \$500.00
Window and Door (replacement only with no other Work)	Window and Door (RES) Window and Door {COM) (The Building Permit fee is used)	\$70.00 based on valuation permit fee calculation based on declared value and normal building permit fee calculation

Planning and Development Services
 Building Type Rate Valuation Table

Square Foot Construction Costs

(This is updated as the new standards are published)

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70
F-1 Factory and industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95
F-2 Factory and industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	N.P.
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	N.P.	302.06	273.22	N.P.
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	N.P.	200.83	174.02	N.P.
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76
R-3 Residential, one- and two-family ^d	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73

Supplemental Building Type Rate Valuation table

Type	per	Fee
Unfinished basements	Square Foot	\$22.45
Basements Finished	Square Foot	\$37.00
Decks (any type)	Square Foot	\$19.00
Carport/ Covered Patio	Square Foot	\$19.00
Roof Conversions	Square Foot	\$19.00
Fence (any type)	Lineal Foot	\$19.00
Retaining Wall (any type)	Lineal Foot	\$56.00
Exterior Finish	Square Foot	\$4.50
Re-roof	Square Foot	\$4.50
Fire Sprinklers	Square Foot	\$5.50
Remodel/Alteration	Square Foot	\$37.00
Basement TI		\$26.50
Grading	cubic yard cut and fill	Equation
Tenant Improvement	Calculated	35% of the valuation
Shell only	Calculated	80% of the valuation

Planning and Development Services

Building and Inspection. Fees based on total valuation rate

Services	Fee Activity Detail	Fee
Total Valuation	<p>Less than \$2,000</p> <p>\$2,000 to \$25,000</p> <p>\$25,000 to \$50,000</p> <p>\$50,000 to \$100,000</p> <p>\$100,000 to \$500,000</p> <p>\$500,000 to \$1,000,000</p> <p>Over \$1,000,000</p>	<p>\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to and including \$2,000.</p> <p>\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.</p> <p>\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.</p> <p>\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.</p> <p>\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.</p> <p>\$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.</p> <p>\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.</p>
	Fees for inspections or checks not specifically listed shall be determined by the Building Official	

Planning and Development Services

S.W.P.P.P. Fee, Penalty and Fine Schedules

Services	Fee Activity Detail	Fee
S.W.P.P.P.	Base Fee per project Plus per acre	\$200 \$50
<p>Control Measure Fine</p> <p>All Penalty and fines are subject to Double Fee's for second offense, third offense; maybe turn over to District Attorney for further action.</p>	<p>Primary Boundary Control -Per day per violation</p> <p>Secondary Boundary Control - Per day per violation</p> <p>Exit Control - Per day per violation</p> <p>Waste Control - Per day per violation</p> <p>Material Storage Control - Per day per violation</p> <p>Fugitive Dust Control - Per day per violation</p> <p>Safety Control - Per day per violation</p> <p>Plan administration (Each LDP requires SWPPP administration and written documentation such as but not limited to; inspections, training, SWPPP amendments, closeout documents etc.)</p> <p>Working without a permit (Per day Per violation/ Subject to Double fee's)</p> <p>Storm water violation schedule for 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. Illicit discharges are divided into the following categories</p>	<p>\$1,000.00</p> <p>\$500.00</p> <p>\$500.00</p> <p>\$500.00</p> <p>\$250.00</p> <p>\$250.00</p> <p>\$250.00</p> <p>\$1,000.00</p> <p>\$1,000.00</p>
Illicit Discharge	<p>Sediment - Per day per violation</p> <p>cementations material - Per day per violation</p> <p>paints and solvents - Per day per violation</p> <p>solid waste - Per day per violation</p> <p>sanitary waste - Per day per violation</p> <p>Fuels - Per day per violation</p> <p>Fertilizers - Per day per violation</p> <p>Organics - Per day per violation</p> <p>Cleanders - Per day per violation</p> <p>hazardous material</p> <p>Any illicit discharge could be bumped to this category depending on the impact.</p>	<p>Fine/each illicit discharge</p> <p>\$1,000.00</p> <p>\$500.00</p> <p>\$500.00</p> <p>\$500.00</p> <p>\$2,000.00</p> <p>\$1,000.00</p> <p>\$500.00</p> <p>\$250.00</p> <p>\$500.00</p> <p>\$5,000.00</p>

Planning and Development Services

Land Use Fees Schedule

Review Process	Fee Activity Detail	Fee
<p>Agency Review Meeting Required for:</p> <ul style="list-style-type: none"> New Development on property over 1 acre Re-Development on property over 1 acre All new FCOZ* Development All development proposals which will require more than one review process. As requested by an applicant 	<ul style="list-style-type: none"> Conditional Use Permitted Use PUD (Planned Unit Development) SFD in FCOZ (Foothills and Canyons Overlay Zone) Subdivision 	\$455.00
<p>Permitted Uses (Administrative Decisions, Staff Decision)</p>	<p>Staff Site Plan Review; Reviews which require an Agency Review from other agencies. Includes 4 reviews. Any additional reviews will incur an additional plan review fee of \$535.00.</p> <ul style="list-style-type: none"> Permitted Uses SFD in FCOZ (Foothills and Canyons Overlay Zone) Sign Permit 	\$535.00
	<p>Staff Reviews which do not require an Agency Review from other agencies.</p> <ul style="list-style-type: none"> Condominium Conversion Home Daycare or Pre-School Lot line adjustment [18.18.020] Lot Consolidation [18.08.020] Minor Site Plan Amendments Modify a Cell Tower Non-Complying Structure [19.88.150] RCOZ Option A (Residential Compatibility Overlay Zone) RCOZ Option B Sign Permit Mobile Store 	\$175.00

Permitted Uses (Administrative Decisions, Staff Decision) continued	Staff Reviews approved per a request for an Agency Review for a Building Permit or Business License. Change of Use (Tenant Change (Permitted) or a Conditional Use which is subordinate to a Previously Approved Conditional Use) Home Business SFD in an approved subdivision (Non-FCOZ) Tenant Change Sign Permit	\$110.00
	Development Services Director Review Extension of Time - Subdivision [18.08.015] Extension of Time - Conditional Use [19.84.050.4] Waiver of FCOZ <i>Standards</i> {19.72.060.A} Takings Relief Petition [19.93.030]	\$275.00
	Final Approval /Technical Review/ An Agency Review Includes 4 reviews. Any additional reviews will incur an additional plan review fee of \$535.00. Boundary Line Adjustments [18.18.020] (Lot Line Adjustment or Lot Consolidation) Conditional Use Technical Review [19.84.095] PUD (Planned Unit Development) [19.84.095] Subdivision Final Plat	\$535.00
Public Body Review	Planning Commission Meeting [19.05.040] Conditional Uses Waiver of FCOZ Standards [19.72.060.B and C] PUD (Planned Unit Development) [19.84] RCOZ Option C (19.71.050) Special Exception to have Use Violation declared legal [19.88.140] Signs Permit Subdivisions (Preliminary Plat) Re-Zone Gen Plan, et c.	\$650.00
	Mayor's Meeting (Planning Commission's recommendation to the Mayor) Subdivision Amendment to create additional lots (608 hearing) [18.18.040] Subdivision Amendment to remove easements etc. (no preliminary plat required). (608 hearing) [18.18.050] Subdivision Preliminary Plat Subdivision Amendment to Vacate a Public Street [14.48, 18.18?]	\$115.00

Public Body Review continued	<p>Street Dedication (for streets not reviewed as part of a Subdivision Plat) [15.28.030.B]</p> <p>PUD Subdivision Preliminary Plat (Planning Commission approval for the PUD is required prior to consideration of the preliminary plat)</p> <p>Exception to Road Improvements [15.28.070]</p>	<p>\$115.00</p>
	<p>County Council Meeting: (Planning Commission's recommendation to the County Council.</p> <p>General Plan and General Plan Amendment Ordinances</p> <p>Re-Zone up to 10 Acres (Zoning Map Amendment) [19.90.050] (Re-Zones greater than 10 acres require consideration of an Area Amendment to the General Plan prior to acceptance of the Re-Zone application. See General Plan Amendment).</p> <p>Takings Relief Petition [19.93.040]</p>	<p>\$115.00</p>
	<p>General Plan or General Plan Amendment</p> <p>Text Amendment</p> <p>Area Amendment (base)</p> <p>Greater than 10 to 50 Acres</p> <p>50 to 100 Acres</p> <p>Larger than 100 acres</p> <p>Suggested Projects</p>	<p>\$300.00</p> <p>\$1500.00 plus per acre fee base fee plus \$200.00 per Acre</p> <p>base fee plus \$300.00 per Acre</p> <p>To be determined prior to acceptance of the application</p> <p>No Fee</p>
Land Use Hearing Officer Review	<p>Appeals of Conditional Use Decisions [19.92.030]</p> <p>Appeals of a zoning decision or interpretation [19.92.050]</p> <p>Special Exceptions [19.92.060]</p> <ul style="list-style-type: none"> ▶ Adjusting a zone boundary line ▶ Enlargement or addition to a noncomplying structure ▶ Relocation or reconstruction of a noncomplying structure 	<p>\$1,000.00</p>

Land Use Hearing Officer Review continued	Variances from the terms of the zoning ordinance [19.92.040]	\$1,000.00
	Appeal of a final decision on a Subdivision [18.08.040]	
	Appeals of a waiver or modification decision [19.72.060.C.9]	
	<p>Note: In the case of appeals: if the Land Use Hearing Officer finds in favor of the appellant/applicant then the \$1000.00 shall be refunded less a \$100.00 administration fee. (To be clear \$900.00 shall be refunded).</p>	
	Double fee (if construction has started)	\$2,000.00

Planning and Development Services Code Enforcement Fees Schedule

Activity	Fee Activity Detail	Fee
Administrative Fee	Weed and other types	\$100.00
Civil Penalty		Based on number of Days
Clean-Up Fees	(Weed fees Collected for Public works)	Based on size
Post Compliance Penalty		Based on number of Days

Planning and Development Services

Bond Fees Schedule

Services	Fee Activity Detail	Fee
Bond Administration Fees	Bond Processing (does not apply to regular subdivisions and must be paid prior to acceptance of the bond)	\$100.00
	Bond Forfeiture	Based on Bond Amount
	Deferred Curb and Gutter	Based on size
	Bond Reinspection (This is uses for [NG and CODE. This is also used for a Partial Bond Release. The fee is per request)	\$100.00
	Overtime/After Hour inspection fee	see hourly rate

Planning and Development Services

Additional Fee Schedule

Additional Services/Costs:	Fee Activity Detail	Fee
Development Agreement		\$1,000.00
Hourly Rate	Per hour fee (Overtime/After Hour/ plan check/ etc.)	\$120.00 per hour
Geology and Natural Hazards Review	Initial Site Assessment Review of a technical report for a Single Family Dwelling and all other development types.	\$75.00 Full cost of review completed by contracted agency..
<p>GRAMA: Fees for Duplication of a Record:</p> <p>The fees for a GRAMA request shall be in accordance with Salt Lake County, Countywide Policy 2060 adopted in accordance with Section 2.82.090.</p>	<p>Initial Cost, includes up to one hour of staff time.</p> <p>Plus: Fees for services rendered (staff time)</p> <p>Plus the following:</p> <p>Copies:</p> <p style="padding-left: 20px;">Copies (up to 11x17in) \$0.20</p> <p style="padding-left: 20px;">Copies (Larger than 11x17in) \$5.00</p> <p>Maps:</p> <p style="padding-left: 20px;">Colored \$50.00</p> <p style="padding-left: 20px;">Black and White \$20.00</p> <p style="padding-left: 20px;">CD's, Thumb Drives, etc. \$15.00</p> <p style="padding-left: 20px;">Copy of General Plan \$20.00</p>	<p>\$25.00</p> <p>\$25.00 per hour</p>
Research:	Types of research offered: Legal status of a lot or parcel Zoning compliance letter Administrative Decision [19.76.030]	\$25.00 plus \$25.00 per hour
Salt Lake County Health Department Review	Health Department	\$25.00
Postage	Postage (Collected for the post office. This is charged per meeting)	Varies by project

Planning and Development Services
 Fees collected for the Engineering Division

Services	Fee Activity Detail	Fee
Administrative Charges	Bond Processing Fee (3.56.060) Bond Re-inspection Fee (3.56.080) Partial release (3.56.070) Compliance Fine Exception Request Express Checking	\$100.00 \$100.00 \$100.00 \$50.00 \$250.00 \$250.00
Right of Way Improvement Fee (3.48.010) No existing curb & gutter, design & stake, inspect by County (with or without sidewalk)	Curb, gutter, sidewalk & drive approaches plus \$2.00 per linear foot Curb, gutter & drive approaches plus \$2.00 per linear foot Sidewalk only plus \$2.00 per linear foot Drive approaches only plus \$2.00 per linear foot	\$200.00 \$2.00 \$200.00 \$2.00 \$200.00 \$2.00 \$130.00 \$2.00
No existing curb & gutter, design & stake, inspect by other, check and inspect by County (with or without sidewalk)	Curb, gutter, sidewalk & drive approaches plus \$1.00 per linear foot Curb, gutter & drive approaches plus \$1.00 per linear foot Sidewalk only plus \$1.00 per linear foot Drive approaches only plus \$.50 per linear foot	\$150.00 \$1.00 \$150.00 \$1.00 \$100.00 \$1.00 \$100.00 \$0.50
Existing curb & gutter, design & stake, check and inspect by County	Sidewalk & Drive Approaches plus \$1.00 per linear foot Drive approaches only plus \$1.00 per linear foot	\$20.00 \$1.00 \$20.00 \$1.00
Replacement of existing improvements	Re-staking Fee where County does staking Minimum Maximum	\$100.00 \$500.00
Final Subdivision Fees	Final Subdivision Fees	Equation

Final Subdivision Fees continued	Engineering Checking Fee Amended Subdivision Plat	Equation Based on Bond amount \$350.00
Plat Filing and Engineering Checking Fee for Subdivisions	Prior to review, 35% of 6% of bond, default of \$90 per lot, minimum of \$180 or the appropriate calculation described above. Prior to recording or construction, 100% of 6% of bond minus fee already paid.	Equation
Engineering Checking Fee for Subdivision with no plat		\$200.00
Engineering Checking Fee for Non-Subdivision development	Prior to engineering review Prior to approval or construction, 4.5% of total bond for landscaping, off-site, and on-site storm drainage minus fees already paid	\$150.00 Equation
Road dedication fees for non-subdivision development	Where dedication is required for street widening and improvements Street signs Survey Monument Survey monuments Urban Hydrology Checking Fee	\$150.00 \$180.45 \$150.00 \$400.00 \$150.00
Geology/Natural Hazards Review Application Fees (3.52.160)	Initial Site Assessment Review of Technical Reports - Minor Report Review of Technical Reports - Major Report	\$75.00 \$450.00 \$900.00
Storm Drain Impact Fee	Landuse Storm Drain impact	equation
Traffic Impact Review	Initial Site Assessment Review of a Minor Report (3.52.17) Review of a Major Report (3.52.17)	\$75.00 \$300.00 \$500.00

Planning and Development Services

Terminology

CODE: code enforcement

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.

COM: Commercial

ENG: Engineering

General Plan Amendment: Planning Commissions make a recommendation to the County Council who must authorize Amendments to a General Plan. This process is used only when it is demonstrated by the applicant that there has been a change in circumstances or other sufficient reasons to justify consideration. A study that includes public involvement is conducted after County Council gives the direction to proceed to the Development Services Director.

Home Daycare / Pre-school Application Fees: Although a home daycare / pre-school is 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.

Modification to a Recorded Subdivision Plat: Utah Code, 17.27-808, requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application to the county, notice, a public hearing before the planning commission and county executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, the county completes engineering review of the preliminary and final plat prior to approval and recording. Fees may include: Planning Commission Review, Additional Public Body Review, Technical Review.

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review and a Subdivision Preliminary Plat would be required (also a review by the Planning Commission), and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee. Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (planning commission approval) is required prior to preparation of the subdivision preliminary plat to insure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

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 county council (Additional Public Body Review) and technical work (Technical Review) for map and index work). In cases where the General plan is not clear on the zoning designation which should be allowed, compliance with the General Plan must be considered as part of the re-zone application. The impacts of a re-zone which is for an area of 10 acres or larger should be considered as part of a General Plan Amendment which must be completed prior to accepting the application for a property re-zone.

Res: Residential

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 which required 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 the project