

**EMIGRATION CANYON METRO TOWNSHIP COUNCIL**

RESOLUTION NO. **2022-11-01**

DATE: **November 15, 2022**

**AN RESOLUTION OF THE EMIGRATION CANYON METRO TOWNSHIP  
COUNCIL ADOPTING A FEE SCHEDULE FOR FEES AND OTHER  
ASSESSMENTS FOR SERVICES PROVIDED BY THE ECMT FOR 2023  
AND REPEALING AND REPLACING RESOLUTION 2021-11-03**

**RECITALS**

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

WHEREAS, in addition to Emigration Canyon, the MSD provides planning and development services to the metro townships of Copperton, Kearns, Magna, White City, and the Town of Brighton as well as unincorporated Salt Lake County; and

WHEREAS, Section 3.42.040(A)(1) of the Emigration Canyon Code states that all “fees to be charged by [an Emigration Canyon] office or agency shall be proposed by the agency each year as part of the annual budget processes;” and

WHEREAS, Section 3.42.040(A)(3) states that “[u]pon review and approval of fees by the...council, the fee schedule shall be placed on file with the...clerk;” and

WHEREAS, the MSD board approved the attached 2023 fee schedule for the planning and development services the MSD provides; and

WHEREAS,. The Council fees it is necessary to repeal and replace the previously adopted fees schedule to reflect increase costs and other changes in the Township activities with the attached 2023 fee schedule.

**NOW, THEREFORE BE IT RESOLVED BY THE EMIGRATION CANYON  
METRO TOWNSHIP COUNCIL that:**

1. The 2022 Fee Schedule which was adopted by resolution 2021-11-03 is repealed.
2. The attached 2023 fee schedule is adopted pursuant to Section 3.42.040 of the Emigration Canyon Metro Township Code: and
3. Except as otherwise stated with the attached 2023 fee schedule, the 2023 fee schedule does not modify or alter any civil penalties set forth within the Emigration Canyon Metro Township Code, including but not limited to the civil penalties set forth in Section 19.94.070.
4. This resolution shall be effective January 1, 2023.

APPROVED and ADOPTED this 15<sup>th</sup> day of November 2022.

EMIGRATION CANYON METRO TOWNSHIP  
COUNCIL

By: \_\_\_\_\_

Joe Smolka, Mayor

ATTEST

\_\_\_\_\_

Sherrie Swensen, Clerk/Recorder

VOTING

Council Member Smolka voting \_\_\_\_\_

Council Member Hawkes voting \_\_\_\_\_

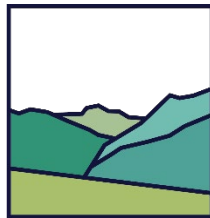
Council Member Brems voting \_\_\_\_\_

Council Member Harris voting \_\_\_\_\_

Council Member Pinon voting \_\_\_\_\_

# Final Fee Schedule 2023

Effective January 1, 2023



**EMIGRATION CANYON**

METRO TOWNSHIP

# Contents

Addressing Fee Schedule .....	2
Business License Fees .....	3
Building Permit Fees .....	4
Additional Building Permit Fees.....	6
Building Type Rate Valuation Table .....	7
Supplemental Building Type Rate Valuation Table .....	8
Building and Inspection Fees .....	9
S.W.P.P.P. Fee, Penalty and Fine Schedules .....	10
Land Use Fees Schedule .....	12
Code Enforcement Fees Schedule .....	15
Bond Fees Schedule.....	15
Additional Fee Schedule .....	16
Fees collected for the Engineering Division .....	17
Glossary .....	19

# Greater Salt Lake Municipal Service District

The Emigration Canyon Metro Township 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 Emigration Canyon Metro Township.

**NOTE:** Fees and Fines will be applied as approved and set forth in this schedule. The 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.

## Addressing Fee Schedule

Service	Service Detail	Fee	
		Flat Fee	*Per Lot
Assignment of Address (A-1)	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. The per lot fee does not apply to Accessory Dwelling Units (ADU).	\$100.00	\$40.00
Street Name Change (A-2)	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
<p><i>* 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).</i></p>			

# Planning and Development Services

## Business License Fees

<b>Services</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Licensing Fees	General License Fee	\$150.00
	Per Employee Fee	\$6.00
	Seasonal License	\$120.00
	Solicitor ID	\$65.00
	Accessory Dwelling Unit (ADU) License	\$50.00
	Sexually Oriented Business - excluding Outcall Services	\$300.00
	Outcall Service Businesses	\$500.00
	Late renewal penalty if renewed 31-60 days after expiration (no penalty if renewed within 30 days of expiration). Paid in addition to General License Fee.	25% of General License Fee
	Late renewal penalty if renewed more than 60 days after expiration. Paid in addition to General License Fee.	100% of General License Fee
	Application Withdrawal Fee	25% of License Fee
Alcohol Related Licensing Fees	Single Event	\$150.00
	Off-Premise Beer Retailer	\$250.00
	Beer-Only Restaurant	\$350.00
	On-Premise Beer Tavern	\$350.00
	Resort	\$500.00
	Wholesale Beer	\$300.00
	Restaurant Liquor	\$500.00
	Manufacturing	\$350.00
	Recreational On-Premise Beer Retailer	\$350.00
	Limited Restaurant Liquor	\$500.00
	Club Liquor	\$600.00
	Banquet & Catering	\$500.00

# Planning and Development Services

## Building Permit Fees

<b>Services</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Administrative Fees	Canceled Building Permit Fee (when no work has commenced)	25% of Building Permit Fee or \$200, whichever is lower
	Building w/o permit.	2x Building Permit Fee plus \$50 per day (commencing 10 business days after notice of violation), or 1% of Building Permit Fee per day, whichever is less
	Reinstatement Fee (if permit has been expired more than 30 business days)	½ of Building Permit Fee
	Reinstatement Fee (Final Inspections Only)	\$200.00, or ½ of original Building Permit Fee, whichever is less
State Surcharge	Applicable State Surcharge on all Permits	1% of Building Fee
Inspection Fees	Reinspection	\$50.00
	Pre-Inspection (post fire or disaster)	\$70.00
	Overtime/After Hour (per hour)	See hourly rate
	Multi-unit Inspection	\$100.00
Permit Types	Building Permit Fee	Based on calculated square footage and the current ICC valuation tables, or declared valuation when square footage determinations not practical or possible as reasonably determined by Director or Designee
	Demolition Fee	Based on declared valuation of demolition work
	Mechanical, Plumbing & Electrical Permits (Circuit, Electrical Service Charge, Power to Panel, Temporary Panel), Reroof (Shingles)	\$70.00
	Additional appliance, fixture, etc.	\$20.00
	Grading Permit	Based on valuation tables
	Retaining Wall	Based on valuation tables
	Mobile Home Setup Permit	\$200.00
Plan Check	<i>All building permit plan check fees include up to 4 reviews. Additional reviews will incur additional costs billed at the Hourly Plan Check Fee rate.</i>	
	Grading Plan Check	40% of Grading Permit Fee (residential) or 60% of Grading Permit Fee (commercial). \$100.00 minimum fee

# Planning and Development Services

## Building Permit Fees

Hourly Plan Check Fee	See hourly rate
Plan Check Fee (FCOZ)	65% of Building Permit Fee
Land-Use Review Fee	\$110.00
Card File plan check fee (listed as plan check fee) – single-family residential or multi-family duplex only (including accessory structures to those buildings)	\$150.00
Card File plan check fee (listed as plan check fee) – all other multi-family residential	\$1,000.00
Plan Check Fee for smaller projects	\$100.00
Plan Check Fee (Res)	40% of Building Permit Fee. \$100.00 minimum fee
Plan Check Fee (Com)	65% of Building Permit Fee; \$100.00 minimum fee



# Planning and Development Services

## Additional Building Permit Fees

<b>Services</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Solar—Residential and Small Commercial Projects less than or equal to 20 KWA*	Base Permit Cost (Charged with KWA fee)	\$70.00
	KWA (Additional Permit Cost per KWA being produced)	\$30.00
	Plan Check	40% of Solar Permit Fee (residential); 60% of Solar Permit Fee (commercial) \$150.00 minimum
	Battery Storage System per battery	\$2.00
	<i>*Other fees may apply depending on extent of information to check</i>	
Solar—Large commercial (e.g. solar farms or other large scale systems greater than 20 KWA))	Permit Fee	Based on applicant's declared valuation as reasonably determined by Director or Designee and/or applicable valuation table
	Plan Check	65% of the Building Permit Fee
Reroof Permits	Reroof with Sheathing (decking)	\$110.00
	Reroof fee (without sheathing)	\$70.00
	Reroof (Com) based on valuation below	
	\$1-\$9,999	\$150.00
	\$10,000-\$49,999	\$300.00
	\$50,000-and up	\$500.00
Window and Door (Replacement with no other work)	Window and Door (Res)	\$70.00
	Window and Door (Com)	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

(These valuations shall be updated automatically as the new standards are published by ICC, which is usually twice per year)

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

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	309.06	298.66	291.64	280.58	263.98	255.82	272.02	244.80	237.02
A-1 Assembly, theaters, without stage	282.85	272.45	265.42	254.37	237.77	229.61	245.81	218.59	210.80
A-2 Assembly, nightclubs	237.31	230.23	224.56	215.36	202.99	197.40	207.69	183.68	177.40
A-2 Assembly, restaurants, bars, banquet halls	236.31	229.23	222.56	214.36	200.99	196.40	206.69	181.68	176.40
A-3 Assembly, churches	286.90	276.49	269.47	258.42	242.23	234.07	249.86	223.05	215.26
A-3 Assembly, general, community halls, libraries, museums	244.77	234.37	226.34	216.29	198.94	191.79	207.73	179.77	172.98
A-4 Assembly, arenas	281.85	271.45	263.42	253.37	235.77	228.61	244.81	216.59	209.80
B Business	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
E Educational	257.70	248.89	242.35	231.90	216.47	205.54	223.92	189.21	183.31
F-1 Factory and industrial, moderate hazard	144.93	138.11	130.39	125.40	112.49	107.10	120.02	92.69	86.88
F-2 Factory and industrial, low hazard	143.93	137.11	130.39	124.40	112.49	106.10	119.02	92.69	85.88
H-1 High Hazard, explosives	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	N.P.
H234 High Hazard	135.29	128.47	121.75	115.76	104.14	97.75	110.39	84.34	77.53
H-5 HPM	240.90	232.07	223.51	214.08	194.91	187.36	205.68	172.02	164.34
I-1 Institutional, supervised environment	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
I-2 Institutional, hospitals	401.22	392.40	383.83	374.40	354.29	N.P.	366.00	331.40	N.P.
I-2 Institutional, nursing homes	279.15	270.32	261.76	252.33	234.64	N.P.	243.93	211.75	N.P.
I-3 Institutional, restrained	273.40	264.57	256.00	246.57	229.13	220.58	238.17	206.24	196.56
I-4 Institutional, day care facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
M Mercantile	177.02	169.94	163.27	155.07	142.48	137.88	147.40	123.17	117.89
R-1 Residential, hotels	246.94	238.56	231.54	222.30	204.35	198.77	222.58	183.44	178.00
R-2 Residential, multiple family	206.81	198.43	191.41	182.17	165.41	159.83	182.46	144.50	139.06
R-3 Residential, one- and two-family <sup>d</sup>	192.58	187.37	182.53	178.04	172.85	166.59	175.01	160.35	150.87
R-4 Residential, care/assisted living facilities	244.45	236.08	229.06	219.82	202.16	196.58	220.10	181.25	175.81
S-1 Storage, moderate hazard	134.29	127.47	119.75	114.76	102.14	96.75	109.39	82.34	76.53
S-2 Storage, low hazard	133.29	126.47	119.75	113.76	102.14	95.75	108.39	82.34	75.53
U Utility, miscellaneous	104.98	99.04	93.31	89.21	80.44	74.45	85.33	63.42	60.43

- 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) = \$23.20 per sq. ft.

# Planning and Development Services

## Supplemental Building Type Rate Valuation Table

(These supplemental valuations may be updated annually as part of the annual fee approval process)

<b>Type</b>	<b>Unit</b>	<b>Valuation Per Unit</b>
Unfinished basements	Square Foot	\$24.00
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 Improvement	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

# Planning and Development Services

## Building and Inspection Fees

Fees based on total valuation rate

Services	Fee Activity Detail	Fee
Total Valuation	Less than \$2,000	\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to and including \$2,000.
	\$2,000 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.
	\$25,000 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.
	\$50,000 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.
	\$100,000 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.
	\$500,000 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 \$1,000,000	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

# 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	\$200.00
	Plus per acre	\$50.00
Control Measure Fines	<b><i>All Penalty and fines are subject to Double Fee's for second offense, third offense; maybe turn over to District Attorney for further action.</i></b>	
	Primary Boundary Control - Per day per violation	\$1,000.00
	Secondary Boundary Control - Per day per violation	\$500.00
	Exit Control - Per day per violation	\$500.00
	Waste Control - Per day per violation	\$500.00
	Material Storage Control - Per day per violation	\$250.00
	Fugitive Dust Control - Per day per violation	\$250.00
	Safety Control - Per day per violation	\$250.00
	Plan administration (Each LDP requires SWPPP administration and written documentation such as but not limited to; inspections, training, SWPPP amendments, closeout documents etc.)	\$1,000.00
Working without a permit (Per day Per violation/ Subject to Double fee's)	\$1,000.00	
Illicit Discharge	<b><i>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</i></b>	
	Sediment - Per day per violation	\$1,000.00
	Cementations 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
	Cleansers - Per day per violation	\$500.00
	Hazardous material <i>Any illicit discharge could be bumped to this category depending on the impact.</i>	\$5,000.00

# Planning and Development Services

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

Floodplain Development	<b><i>A floodplain development permit is required for development within the floodplain as required by FEMA</i></b>	
	Floodplain Development Permit. Required for all development within a mapped flood plain.	\$50.00

# Planning and Development Services

## Land Use Fees Schedule

<b>Review Process</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Agency Review Meeting	<p>Required for:</p> <ul style="list-style-type: none"> <li>All new FCOZ Development</li> <li>All development proposals which will require more than one land use approval process.</li> <li>As requested by an applicant for</li> </ul> <p>Conditional Use Permitted Use PUD (Planned Unit Development) SFD in FCOZ (Foothills and Canyons Overlay Zone) Subdivision</p>	\$455.00
Permitted Uses (Administrative Decisions, Staff Decision)	<p>Staff Site Plan Review; Reviews which require an Agency Review from other agencies. Includes 4 reviews. <i>Any additional reviews will incur an additional plan review fee of \$535.00.</i></p> <ul style="list-style-type: none"> <li>Permitted Uses when agency review is required</li> <li>SFD in FCOZ(Foothills and Canyons Overlay Zone)</li> <li>New Comprehensive Sign Plan</li> </ul>	\$535.00
	<p>Staff Reviews requiring limited Agency Review from other agencies.</p> <ul style="list-style-type: none"> <li>Accessory Dwelling Units</li> <li>Condominium Conversion</li> <li>Home Daycare or Pre-School</li> <li>Lot line adjustment [18.18.020]</li> <li>Lot Consolidation [18.08.020]</li> <li>Minor Site Plan Amendments</li> <li>Modify a Cell Tower</li> <li>Non-Complying Structure [19.88.150]</li> <li>Mobile Store</li> </ul>	\$175.00
	<p>Staff Reviews approved per a request for an Agency Review for a Building Permit or Business License.</p> <ul style="list-style-type: none"> <li>Change of Use (Tenant Change (Permitted) or a Conditional Use which is subordinate to a Previously Approved Conditional Use)</li> <li>Home Business</li> <li>Permitted Uses with no agency review</li> <li>SFD in an approved subdivision (Non-FCOZ) Sign Permits needing Administrative Approval</li> </ul>	\$110.00
	<p>Development Services Director Review</p> <ul style="list-style-type: none"> <li>Extension of Time - Subdivision</li> <li>Extension of Time - Conditional Use</li> <li>Administrative Determination (For uses not listed in the zoning ordinance)</li> </ul>	\$275.00

## Land Use Fees Schedule Continued

Continued: Permitted Uses (Administrative Decisions, Staff Decision)	<p>Final Approval /Technical Review/ An Agency Review Includes 4 reviews. Any additional reviews will incur an additional plan review fee of \$535.00.</p> <ul style="list-style-type: none"> <li>• Boundary Line Adjustments [18.18.020] (Lot Line Adjustment or Lot Consolidation)</li> <li>• Conditional Use Technical Review [19.84.095]</li> <li>• PUD (Planned Unit Development) [19.84.095]</li> <li>• Subdivision Final Plat</li> </ul>	\$535.00
Public Body Review	<p><b>Planning Commission Meeting [19.05.040]</b></p> <ul style="list-style-type: none"> <li>• Conditional Uses</li> <li>• Waiver of FCOZ Standards [19.72.060.B and C]</li> <li>• PUD (Planned Unit Development) [19.84]</li> <li>• Special Exception to have Use Violation declared legal (19.88.140)</li> <li>• Sign Permits needing Conditional Use approval</li> <li>• Subdivisions and PUD (Preliminary Plat)</li> <li>• Re-Zone</li> <li>• General Plan Amendment</li> </ul>	\$650.00
	<p><b>Mayor's Meeting (Planning Commission's recommendation to the Mayor)</b></p> <ul style="list-style-type: none"> <li>• Subdivision Amendment to create additional lots (608 hearing) (18.8.040)</li> </ul>	\$115.00
	<p><b>Council Meeting: (Planning Commission's recommendation to the Council.</b></p> <ul style="list-style-type: none"> <li>• General Plan and General Plan Amendment Ordinances</li> <li>• Re-Zone up to 10 Acres (Zoning Map Amendment)</li> <li>• Takings Relief Petition [19.93.040]</li> </ul>	\$115.00



## Land Use Fees Schedule Continued

	Council Meeting (Continued)	
	<ul style="list-style-type: none"> <li>• Text Amendment</li> </ul>	\$300.00
	<ul style="list-style-type: none"> <li>• Base fee for Zoning Map Amendment or General Plan Amendment (base) greater than 10 acres (base); per acre fee starts with the 11<sup>th</sup> acre</li> </ul>	\$1,500.00 plus per acre fee
	<ul style="list-style-type: none"> <li>• Greater than 10 and less than 50 Acres</li> </ul>	Base Fee plus \$200.00 per acre
	<ul style="list-style-type: none"> <li>• 50 to 100 Acres</li> </ul>	Base Fee plus \$300.00 per acre
	<ul style="list-style-type: none"> <li>• Larger than 100 acres</li> </ul>	To be determined by funding agreement between local government agency and Applicant prior to acceptance of the application
Land Use Hearing Officer Review	<ul style="list-style-type: none"> <li>• Appeals of Conditional Use Decisions [19.92.030]</li> <li>• Appeals of a zoning decision or interpretation [19.92.050]</li> <li>• Special Exceptions [19.92.060] <ul style="list-style-type: none"> <li>○ Adjusting a zone boundary line</li> <li>○ Enlargement or addition to a noncomplying structure</li> <li>○ Relocation or reconstruction of a noncomplying structure</li> </ul> </li> <li>• Variances from the terms of the zoning ordinance [19.92.040]</li> <li>• Appeal of a final decision on a Subdivision [18.08.040]</li> <li>• Appeals of a waiver or modification decision [19.72.060.C.9]</li> <li>• Taking Relief Petition</li> </ul> <p><i>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).</i></p>	\$1,000.00
	<ul style="list-style-type: none"> <li>• Double fee (if construction has started) Note: Refund not provided regardless of determination.</li> </ul>	\$2,000.00

## Planning and Development Services Code Enforcement Fees Schedule

<b>Activity</b>	<b>Fee Schedule Activity</b>	<b>Fee</b>
Administrative Citation	All minor violations unless specified otherwise	\$100.00 per violation
Civil Penalty	All violations of the code other than zoning violations and as otherwise prescribed in the code.	\$100.00 per violation per day for first 30 days, \$150.00 per violation per day for next 30 days, and \$200 per violation per day for all violations remaining after 60 days
Clean-up Fees	Billed costs from Public Works for clean up as well as an administrative fee as noted above.	Based on size and clean up costs plus \$100.00 administrative fee.
Post Compliance Penalty		Based on number of days
Civil Penalty	Violations of zoning regulations	As provided in Section 19.94.070

## Planning and Development Services Bond Fees Schedule

<b>Services</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Bond Administration Fees	Bond Processing (must be paid prior to acceptance of the bond)	\$100.00
	Bond Forfeiture (will be called upon if improvements not done by expiration date)	Based on Bond Amount
	Deferred Curb and Gutter	Based on Size
	Bond Reinspection (This is used for ENG and CODE. This is also used for a Partial Bond Release. Will be added if applicant fails bond inspection twice.)	\$100.00
	Overtime/After Hour inspection fee	See hourly rate

# Planning and Development Services

## Additional Fee Schedule

<b>Additional Services/Costs</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
Development Agreement		To be determined by funding agreement between local government agency and Applicant prior to acceptance of the application
Hourly Rate	Per hour fee (Overtime/After Hours/Plan Check/Etc.	\$120.00 per hour
Geology and Natural Hazards Review	Initial Site Assessment	\$75.00
	Review of a technical report for a single-family dwelling and all other development types.	Full cost of review completed by contracted agency.
GRAMA	Research and compiling fees	Charged actual costs for research and materials per MSD Records Access and Management Policy.
Material Costs	Copies (up to 11x17in)	Actual costs of materials per MSD Records and Access and Management Policy
	Copies (Larger than 11x17in)	
	Large Format Color Map	
	Large Format Black and White Map	
	CDs, USB Thumb Drives, etc.	
Research	Types of Research offered: <ul style="list-style-type: none"> <li>• Legal status of a lot or parcel</li> <li>• Zoning compliance letter</li> <li>• Administrative decision</li> </ul>	\$25.00 plus \$25.00 per hour
Salt Lake County Health Department Review	Health Department	As provided in the SLCo Health Department Fee Schedule
Postage	Postage (for noticing mailings this is charged per meeting)	Actual cost of postage
Newspaper notice	Noticing costs for meeting before councils	Actual cost of noticing, if applicable

# Planning and Development Services

## Fees collected for the Engineering Division

Services	Fee Activity Detail	Fee
Right of Way Improvement Review and Inspection Fee: No existing curb & gutter, design & stake, inspect by others, check and inspect by County (with or without sidewalk)	Curb, gutter, sidewalk & drive approaches	\$150.00 + \$1.00 per linear foot
	Curb, gutter & drive approaches	\$150.00 + \$1.00 per linear foot
	Sidewalk only	\$100.00 + \$1.00 per linear foot
	Drive approaches only	\$100.00 + \$0.50 per linear foot
Right of Way Improvement Review and Inspection Fee: Existing curb & gutter, design & stake, check and inspect by County. Changing the configuration of existing improvements.	Sidewalk & Drive Approaches	\$20.00 + \$1.00 per linear foot
	Drive approaches only	\$20.00 + \$1.00 per linear foot
Right of Way Improvement Review and Inspection Fee: Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration		No Fee
Final Subdivision Fees, Plat Filing, and Engineering Checking Fee for Subdivisions	Prior to review, 35% of 6% of improvement estimate, default of \$90 per lot, minimum of \$10 or the appropriate calculation described above. Prior to recording or construction, 100% of 6% of improvement estimate minus fee already paid.	Equation
	Amended Subdivision Plat	\$350.00
Engineering Checking Fee for Non-Subdivision development	Prior to engineering review	\$150.00
	Prior to approval or construction, 4.5% of total improvement estimate for off-site, and on-site storm drainage minus fees already paid	Equation
Road dedication fees for non-subdivision development	Where dedication is required for street widening and improvements	\$150.00
	Street signs	\$200.00

## Fees collected for the Engineering Division Continued

Geology/Natural Hazards Review Application Fees (3.52.160)	Initial Site Assessment	\$200.00
	Review of Technical Reports -	Full cost of review completed by contracted agency.
Traffic Impact Review	Initial Site Assessment	\$200.00
	Review of Technical Report (3.52.17)	Full cost of review completed by contracted agency.

### Public Works - Engineering

### Special Events

Special Events within the following areas require the submittal of an application: Big Cottonwood Canyon, Emigration Canyon, Kearns, Magna, Unincorporated Salt Lake County, and White City.

PW Engineering does not provide services to Copperton Township or any incorporated city.

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.

Metro Township Special Event Permit Fees	
# 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

- \$50 fee for Big Cottonwood Canyon and any Unincorporated Salt Lake County areas.
- 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 paperwork with the signatures of affected neighbors' concurrence of the road closure. This paperwork should reflect the addresses of each resident, as well as their signature indicating agreement for the road closure. Barricades and security are the responsibility of the applicant.

# Glossary

**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

**DIRECTOR:** The Director of Planning and Development or Designee.

**ENG:** Engineering

**Equation:** Used when the fee is based on an equation structure that cannot be easily defined in a table. Please contact the appropriate department for more detail on what that fee includes.

**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 I 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 requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include: Planning Commission Review, Additional Public Body Review, Technical Review.

**MSD:** Means the Greater Salt Lake Municipal Services District, which the Emigration Canyon Metro Township has contracted with to provide planning and zoning, building permit, business license, and code enforcement services.

**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 Conditional Use and a Subdivision Preliminary Plat review would be required , 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 ensure 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 council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

**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