**COPPERTON METRO TOWNSHIP COUNCIL**

RESOLUTION NO. 2022-12-0 DATE: December 21, 2022

**AN ORDINANCE OF THE COPPERTON METRO TOWNSHIP COUNCIL**

**ADOPTING THE FEE 2023 FEE SCHEDULE**

### RECITALS

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

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

WHEREAS, Section 3.42.060 of the Copperton Metro Code states that all “fees or charges for services provided … shall be set by the council;” and

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

WHEREAS, the Council desires to adopt the attached 2023 fee schedule.

### NOW, THEREFORE BE IT RESOLVED BY THE COPPERTON METRO TOWNSHIP

COUNCIL that effectively immediately:

1. The attached 2023 fee schedule is adopted: and
2. Staff are instructed to file this resolution and the attached fee schedule with the Copperton Metro Township Clerk; and
3. Staff are instructed to post this resolution and the attached 2023 fee schedule to the Copperton Metro Township website and to the “Municipal Resolutions Book” within Copperton’s Municode page; and
4. 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 Copperton Metro Township Code, including but not limited to the civil penalties set forth in Title 19 of the Copperton Metro Township Code.
5. The 2023 fee schedule will go into effect on January 1, 2023.

[execution on following page]

APPROVED and ADOPTED this 21st day of December, 2022.

COPPERTON METRO TOWNSHIP COUNCIL

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

Sean Clayton, Mayor

ATTEST

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sherrie Swensen, Clerk

Voting:

Council Member Bailey voting \_\_\_\_\_

Council Member Clayton voting \_\_\_\_\_

Council Member Olsen voting \_\_\_\_\_

Council Member Severson voting \_\_\_\_\_

Council Member Stitzer voting \_\_\_\_\_

2023

Final Fee Schedule

## 2023

## Logo, company name Description automatically generated

Contents

[Addressing Fee Schedule 2](#_bookmark0)

[Business License Fees 3](#_bookmark1)

[Building Permit Fees 4](#_bookmark2)

[Additional Building Permit Fees](#_bookmark3) 6

[Building Type Rate Valuation Table](#_bookmark4) 7

[Supplemental Building Type Rate Valuation Table](#_bookmark5) 8

[Building and Inspection Fees](#_bookmark6) 9

[S.W.P.P.P. Fee, Penalty and Fine Schedules](#_bookmark7) 10

[Land Use Fees Schedule 1](#_bookmark8)2

[Code Enforcement Fees Schedule 1](#_bookmark9)5

[Bond Fees Schedule 1](#_bookmark10)5

[Additional Fee Schedule 1](#_bookmark11)6

[Fees collected for the Engineering Division 1](#_bookmark12)7

[Glossary](#_bookmark13) 19

# Greater Salt Lake Municipal Service District

# The Copperton 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 Copperton 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

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| **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 |
| *\* 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).* | | | |

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| **Services** | **Fee Activity Detail** | **Fee** |
| Licensing Fees | General License Fee (optional for most businesses but required for Accessory Dwelling Unit business licenses) | $150.00 |
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| 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 |

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| **Services** | **Fee Activity Detail** | **Fee** |
| 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 | *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.* |  |
| Grading Plan Check | 40% of Grading Permit Fee (residential) or 60% of Grading Permit Fee (commercial). $100.00 minimum fee |
| 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 |

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| **Services** | **Fee Activity Detail** | **Fee** |
| 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 |
| *\*Other fees may apply depending on extent of information to check* | |
| 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 |

## Square Foot Construction Costs

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

Table

Description automatically generated

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

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| **Type** | **Unit** | **Valuation Per Unit** |
| 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 |

Fees based on total valuation rate

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| **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. |

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| **Services** | **Fee Activity Detail** | **Fee** |
| S.W.P.P.P | Base Fee per project | $200.00 |
| Plus per acre | $50.00 |
| Control Measure Fines | ***All Penalty and fines are subject to Double Fee's for second offense, third offense; maybe turn over to District Attorney for further action.*** | |
| 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 | ***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*** | |
| 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  *Any illicit discharge could be bumped to this category depending on the impact*. | $5,000.00 |

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| Floodplain Development | ***A floodplain development permit is required for development within the floodplain as required by FEMA*** | |
| Floodplain Development Permit. Required for all development within a mapped flood plain. | $50.00 |

# Land Use Fees Schedule

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| **Review Process** | **Fee Activity Detail** | **Fee** |
| Agency Review Meeting | Required for:   * All new FCOZ Development * All development proposals which will require more than one land use approval process. * As requested by an applicant for   Conditional Use Permitted Use  PUD (Planned Unit Development)  SFD in FCOZ (Foothills and Canyons Overlay Zone) Subdivision | $455.00 |
| Permitted Uses (Administrative Decisions, Staff Decision) | 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*.   * Permitted Uses when agency review is required * SFD in FCOZ(Foothills and Canyons Overlay Zone) * New Comprehensive Sign Plan | $535.00 |
| Staff Reviews requiring limited Agency Review from other agencies.   * Accessory Dwelling Units * 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] * Mobile Store | $175.00 |
| Staff Reviews approved per a request for an Agency Review for a Building Permit or Business License (if applicable).   * Change of Use (Tenant Change (Permitted) or a Conditional Use which is subordinate to a Previously Approved Conditional Use) * Home Business * Permitted Uses with no agency review * SFD in an approved subdivision (Non-FCOZ) Sign Permits needing Administrative Approval | $110.00 |
| Development Services Director Review   * Extension of Time - Subdivision * Extension of Time - Conditional Use * Administrative Determination (For uses not listed in the zoning ordinance) | $275.00 |

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| Continued: Permitted Uses (Administrative Decisions, Staff Decision) | 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) * Special Exception to have Use Violation declared legal (19.88.140) * Sign Permits needing Conditional Use approval * Subdivisions and PUD (Preliminary Plat) * Re-Zone * General Plan Amendment | $650.00 |
| **Mayor’s Meeting (Planning Commission’s recommendation to the Mayor)**   * Subdivision Amendment to create additional lots (608 hearing) (18.8.040) | $115.00 |
| **Council Meeting: (Planning Commission's recommendation to the Council.**   * General Plan and General Plan Amendment Ordinances * Re-Zone up to 10 Acres (Zoning Map Amendment) * Takings Relief Petition [19.93.040] | $115.00 |

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|  | Council Meeting (Continued) |  |
|  | * Text Amendment | $300.00 |
| * Base fee for Zoning Map Amendment or General Plan Amendment (base) greater than 10 acres (base); per acre fee starts with the 11th acre | $1,500.00  plus per acre fee |
| * Greater than 10 and less than 50 Acres | Base Fee plus  $200.00  per acre |
| * 50 to 100 Acres | Base Fee plus  $300.00  per acre |
| * Larger than 100 acres | To be determined by funding agreement between local government agency and Applicant prior to acceptance  of the application |
| Land Use Hearing Officer Review | * Appeals of Conditional Use Decisions [19.92.030] * Appeals of a zoning decision or interpretation [19.92.050] * Special Exceptions [19.92.060]   + Adjusting a zone boundary line   + Enlargement or addition to a noncomplying structure   + Relocation or reconstruction of a noncomplying structure * Variances from the terms of the zoning ordinance [19.92.040] * Appeal of a final decision on a Subdivision [18.08.040] * Appeals of a waiver or modification decision [19.72.060.C.9] * Taking Relief Petition   *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).* | $1,000.00 |
| * Double fee (if construction has started)Note: Refund not provided regardless of determination. | $2,000.00 |

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| **Activity** | **Fee Schedule Activity** | **Fee** |
| 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 a $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

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| **Services** | **Fee Activity Detail** | **Fee** |
| 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 |

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| **Additional Services/Costs** | **Fee Activity Detail** | **Fee** |
| 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:   * Legal status of a lot or parcel * Zoning compliance letter * Administrative decision | $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 |

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| **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 |

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| 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. |

Miscellaneous – Special Events

Special Events require the submittal of an application to the Copperton Community Council (3.01.060). No fee is required for Copperton residents to submit an application but a non-refundable $5.00 processing fee is required for non-residents (3.01.080).

# 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 Kearns 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