



Memorandum

To: Mayor, Town Council
From: Rick Wixom
Date: February 6, 2015
Re: **February 12, 2015 Town Council Meeting**
Resolution 2015-06 Water and Sewer Rate Adjustments

Background

The Town's rates for culinary water were last increased in February of 2012. Since that time the utility has continued to experience an increase in costs associated with operating the department.

The Town Auditor has consistently recommended the Council review water fees from time to time to ensure the Town fees keep pace with the cost of providing the utility. The Council has in past years expressed an interest in looking at fee adjustments on a predictable schedule and avoiding going for many years and ending up with a very large adjustment, instead of several small adjustments "along the way". Additionally, the Council has asked for a downward change in the sewer rates to offset the increase in the water rates. The intent of this is to be as neutral as possible as these changes are made.

As noted in the audit report, the unrestricted cash amount in the water fund has continued to decline over the past few years. Whenever we have large, unplanned expenses related to emergency repairs, these expenses are covered first by available budgeted repair funds and then by the fund's unrestricted cash. Additionally, the fund should be retaining some money as reserves for future improvements and replacement of the system.

As the Council is aware, we have been able to completely budget for regular and ongoing maintenance of the system, but not been able to fully budget for depreciation of the system for several years.

Comparatively speaking, Springdale's water rates are significantly higher than many other communities in the County. As with other Town utilities, the system serves far more people than the approximately 550 people that call Springdale home on a permanent basis. The culinary water system has 270 residential connections, 109 commercial connections and 13 community connections (town hall, canyon community center, park restrooms, etc.). This is unfortunately a small user base to meet the financial needs of the water system significantly more advanced than would be required for a town of 550 people. Large water users, the hotels and restaurants, use the bulk of the water in any given month, and therefore, end up paying the majority of the user fees.

Staff believes that it is time for the water user rates to be increased and is proposing a 3 percent rate increase.

Water Rates

Current and proposed water rates are as follows:

	Current	Proposed	Increase
Base Rate	\$14.90	\$15.35	\$0.45
Usage (Gallons)	Cost (per 1000 gallons)	Proposed Cost (per 1000 gallons)	Increase (per 1000 gallons)
0 – 5,000	\$4.53	\$4.67	\$0.14
5,001 – 10,000	\$6.39	\$6.58	\$0.19
10,001 – 25,000	\$7.93	\$8.17	\$0.24
25,001 – 50,000	\$9.17	\$9.44	\$0.28
Over 50,000	\$10.09	\$10.40	\$0.30

Residential average use in Springdale during FY 2013 was 4,307 gallons per month per meter. At this usage, the current water billing would be \$34.41. With a 3 percent rate change, the proposed water billing would be \$35.46, a difference of \$1.05.

Commercial average use in Springdale during the same period was 29,062 gallons per month per meter. At this usage the current water billing would be \$225.70. With the proposed rate, the water billing would be \$232.50, a difference of \$6.80.

Beyond looking at overall averages, an analysis was done looking at averages in the various usage rates. The top usage rate (over 50,000 gallons/month) averaged 92,355 gallons per month during FY 2013. At this usage the current water billing would be \$845.06. With the proposed rate, the water billing would be \$870.64, a difference of \$25.58.

Based on average usage, staff estimates that a 3 percent increase in the water rates would result in an annual increase to the water fund of about \$13,700.

Sewer Rates

Current and proposed sewer rates are as follows:

	Current	Proposed	Increase
Base Rate	\$14.03	\$13.05	(\$0.98)
Usage (Gallons)	Cost (per 1000 gallons)	Proposed Cost (per 1000 gallons)	Increase (Decrease) (per 1000 gallons)
Under 7,000	Included in base	Included in base	
Over 7,000	\$3.83	\$3.56	(\$0.27)

Sewer rates are based on water usage. The base rate includes the first 7,000 gallons used and additional gallons are billed at the usage rate.

To make the water increase and the sewer decrease about neutral, several scenarios were considered. The one that had the best “neutral” outcome was a water increase of 3 percent and a sewer decrease of 7 percent. As this was calculated based on the average usage in each water rate tier and in both sewer rate tiers, some individual usage might result in a slightly higher or slightly lower billing than the current rates.

Irrigation Rates

Current irrigation rates for Town irrigation customers are as follows:

	Current
Valve Size	Cost
1 Inch	\$231.00
1 ½ Inch	\$462.00
2 Inch	\$693.00
2 ½ Inch	\$924.00
3 Inch	\$1,155.00
3 ½ Inch	\$1,386.00
4 Inch	\$1,617.00

Irrigation rates are an annual rate that can be paid for in monthly payments if the user desires to do so. I have not included in this resolution an increase in the irrigation rates. Section 8-2-5 of the Town Code requires that changes in rates first receive a recommendation from the Secondary Water Advisory Board (SWAB) before action by the Town Council. If the Council is interested in making adjustments to the irrigation rates, there could be a direction from the Council as part of action on this item to convene a meeting of the SWAB to review irrigation rates.

Just for information purposes, the irrigation rates were last modified in 2007. A 10 percent increase in irrigation rates would result in rates as outlined below. Based on the amount of current users, these rates would generate approximately \$1,750 in revenue for the fund.

10% Increase	Current Annual	Proposed Annual	Increase
Valve Size	Cost	Proposed Cost	Per Year
1 Inch	\$231.00	\$254.10	\$21.18
1 ½ Inch	\$462.00	\$508.20	\$46.20
2 Inch	\$693.00	\$762.30	\$69.30
2 ½ Inch	\$924.00	\$1,016.40	\$92.40
3 Inch	\$1,155.00	\$1,270.50	\$115.50
3 ½ Inch	\$1,386.00	\$1,524.60	\$138.60
4 Inch	\$1,617.00	\$1,778.70	\$161.70

As the Council is aware, during the current budget a transfer of \$15,000 from the Water Fund to the Irrigation Fund was budgeted to subsidize irrigation expenses. While it would not be reasonable to cover that entire amount with one rate change (it would take an increase of about

90 percent), we need to start increasing the rates to reduce the Irrigation Fund's reliance on the Water Fund.

Staff Recommendation

Staff recommends the Council adopt Resolution 2015-06 as presented.

Staff also recommends the Council direct the SWAB to convene to discuss and recommend changes to the irrigation rates.

RESOLUTION NO. 2015-06

A RESOLUTION REVISING THE FEE SCHEDULE FOR TOWN OPERATIONS

WHEREAS, the Town of Springdale recognizes the need to change fees from time to time in order to cover rising expenses related to services, in this instance to cover costs of the operation and maintenance of the culinary water system; and

WHEREAS, the Town of Springdale also desires to reduce sewer rates in order to make the overall change pursuant to this resolution as neutral as possible; and

WHEREAS, Springdale Town Code Section 8-1-3 allows the Town Council to set water rates by resolution; and

WHEREAS, Springdale Town Code Section 8-4-4 allows the Town Council to set sewer rates by resolution; and

WHEREAS, this resolution shall replace any other fee schedule that may have been set as policy prior to February 12, 2015,

NOW THEREFORE, BE IT HEREBY RESOLVED by the Town Council of the Town of Springdale that the attached fee schedule, dated February 12, 2015, be adopted as the official and current fee schedule for the Town of Springdale.

This resolution shall become effective immediately upon passage and posting.

New water and sewer user rates will be applied to water used on or following March 1, 2015.

Passed and adopted this 12th day of February 2015.

Stanley J. Smith, Mayor

Attest:

Darci Carlson, Town Clerk



FEE SCHEDULE

Adopted ~~February 11, 2015~~ **July 9, 2014**

GRAMA Requests

Government Records Access Management Act (GRAMA) Request (**63G-2-204**):

- Requests must be submitted in writing, preferably on appropriate request form. Unless expedited response is requested and approved, the information will be released within 10 business days, unless there are extraordinary circumstances. **63G-2-204(5)**.
- Fees will be determined on an individual basis per UCA **63G-2-203**, based on the Town's standard administrative fees.
- If the request is substantial and time-consuming, the applicant may be required to prepay if fees are expected to exceed \$50. **63G-2-203(8)(a)(i)**
- If the requestor has fulfilled but unpaid GRAMA requests outstanding, the custodian of the records may require payment of those fees before processing a new request. **63G-2-203(8)(a)(ii)**
- The town is not required to fulfill a person's records request if the request unreasonably duplicates prior records requests from that person. **63G-2-201(8)(a)(iv)**
- In certain circumstances, particularly if releasing the record primarily benefits the public rather than a person, the custodian of the records may waive fees, upon request. **63G-2-203(4)(a)**
- Processes exist for appealing denial of waivers, denial of access to records, and protesting fees. **63G-2-205, 63G-2-401**

Standard Administrative Fees:

Certified Mail delivery of letters regarding a delinquent account: \$10.00

Staff time: The weighted hourly rate for the lowest paid employee with the necessary skill and training required for searching, retrieving, compiling, formatting, packaging, summarizing, organizing and other direct administrative activities needed to fulfill the request: \$21.65/hour. The first ¼ hour is free.

Electronic services fee: (Assessed when the Town is requested to produce a document in a format other than normally maintained:) In addition to staff time outlined above, staff time required to print, scan, and/or otherwise reformat documents will be assessed at \$21.65/hour. If printing is required for either a final document or a scanned document for reformatting to a secure digital format, the Town's standard per-page photocopy fees will also apply.

Photocopies: \$0.25 for 8 1/2 x 11 single or double sided on town paper
\$0.35 for 8 1/2 x 14 single or double sided on town paper
\$0.60 for 11 x 17 single or double sided on town paper
\$0.05 for any size single or double sided on your own paper

CDs used to supply digital copies of data or meeting recordings: \$3.00 ea.

Standard police reports in paper form: \$5.00 (Staff time may also apply if multiple reports are requested at the same time and if they require redaction.)

Police reports requested to be supplied in digital form are subject to electronic services fees in addition to \$5.00 base fee and redaction fees.

Returned check fee: \$25.00

Standard Facilities Rental Fees

Springdale Park Facilities rental (four hour rental period):

(Rentable facilities include Ballfield, gazebo, tennis courts, volleyball area. Please see Park Use and Event Policy)

Private, non-commercial events with fewer than 50 attendees: \$50 per facility rented.

Large events permitted as temporary uses, in addition to required Temporary Use Permit Fee:

1 to 50 attendees: \$50

51 to 100 attendees: \$85

More than 100 attendees: \$100 for the first 101 attendees plus \$10 for each additional 50 attendees

Damage Deposit:

\$100 for rentals of the Gazebo, Tennis Courts, Volleyball area and small private rentals at the Ballfield.

\$1000 for temporary use permit rentals of the Ballfield

Springdale Town Hall Conference Room:

\$50.00 per day or \$25.00 part-day (four hours or less) \$100.00 refundable cleaning/damage deposit. Special fees or exceptions may be granted by the Town Council for local non-profit organizations or civic functions depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e. AV equipment, change in room setup or large groups.

Business Licenses

Off Premise Beer License (Class 1) \$100.00

On premise Beer License (Class 2) \$300.00

On premise Beer Licenses will only be issued in conjunction with one or more of each of the following DABC licenses:

Restaurant - Full Service

Restaurant - Limited

Restaurant - Beer Only

On Premise Beer - Tavern

On Premise Beer - Recreational

On Premise Banquet and Catering

Club

Brewery Manufacturing (Class 3) \$300

Will only be issued in conjunction with a DABC manufacturing license

Special Event Licenses: (Class 4) \$100

Will only be issued in conjunction with one of the following DABC licenses:

Single event

Temporary Beer Special Event

Business License, Commercial: \$100.00

Additional Use, Commercial: \$20.00 each use

Tubing Business additional fee: \$50.00

Business License, Home-Based: \$50.00

Additional Use, Home based: \$10.00 each

Local Non-Profit Organizations must be licensed: \$0.00

Business License Late fee: \$25.00 per month or portion of month

Cemetery Rates

Open/Close: \$200.00 weekdays, \$50.00 additional charge after 3:30 p.m.; \$300.00 Saturday

Cremains or infant: \$100.00

Lots: \$500.00 non-resident

\$250.00 resident (a person who has lived in Springdale for 12 consecutive months immediately prior to purchase/within a reasonable period of time prior to purchase)

(Residents must pay non-resident rate for lots bought for non-residents)

\$125.00 Cremains or infant resident or non-resident (If full-sized vault is not required)

Exhumation: \$500.00 Weekdays only. County Coroner may have separate fees.

Dog Tags

Spayed/Neutered: \$5.00

Unspayed/unneutered: \$40.00

Dog Kennel License

Non-Commercial: \$50.00

Impound and Boarding Fees

Impound fee:

First offense: \$25.00

Second offense: \$50.00

Third offense: \$100.00

Boarding fee: Boarding fee shall be applied for each day an animal is impounded.

Dogs and Cats: \$10.00 per day

Other Animals: Boarding fee for other animals shall be determined by the animal control officer at the time the animal is impounded.

Emergency Medical Care: Owner of impounded animal will reimburse actual costs of emergency medical care of impounded animals before animal may be redeemed from the pound.

Impact Fees and Building Permits

Building Permit Deposit: For all multi-family residential projects and commercial projects with a valuation of more than \$250,000, a \$5,000 deposit is required at the time of building permit application. The deposit will be credited toward the total building permit cost (all permit and review fees required at the time a building permit is issued, based on the fees listed below). Any amount of the deposit in excess of the total building permit cost will be credited back to the applicant. If the applicant elects to abandon the project without obtaining a building permit, the deposit will be used to cover the town's actual costs in reviewing the permit application up to the point the applicant informs the town of the intent to abandon the project. Any amount of the deposit in excess of the town's actual costs will be credited back to the applicant.

Building Permit Application: \$125.00

Building Permit: Based on valuation of construction. See Table 1-A

Plan Review Fee: 65% of the Building Permit fee from Table 1-A.

Excavation Permit Application: \$75.00

Excavation Permit: Based on Volume of earth removed or relocated. See table A-33-A

Excavation Plan Review: See Table A-33-B

Fire District Review: Actual Cost

Sewer Grinder Pump: \$ 3,855.00. Sewer grinder pumps shall only be provided for properties where the Town has a contractual obligation to provide them.

Property owner or contractor shall install grinder pump in accordance with adopted Town standards and specifications.

Surcharge Tax: 1% of Building Permit Fee

Town Engineer Review: Actual Cost – an estimate of costs will be applied to the Building Permit

Solar and other alternative energy devices: Building permit fees shall include the actual costs of plan review and inspection, based on \$75 per hour. No other building permits fees apply. (Note: If the alternative energy device is part of a larger construction or building project, all standard fees will apply to the project, except that the value of the alternative energy device may be deducted from the total valuation of the project in determining the building permit and plan review fees.)

Water Meters:

<u>Meter Size</u>	<u>Meter Placement</u>
¾ Inch	\$201
1 Inch	\$398
1 ½ Inch	\$981
2 Inch	\$1815

Meters 2" and larger must be compound meters.

Costs for meters larger than 2" shall be determined at time of building permit application.

Town shall supply and install meter. Property owner or contractor shall install meter box and culinary water lines in accordance with adopted Town standards and specifications.

Owner or contractor may arrange with Town to supply those parts at cost, if necessary.

Town of Springdale public works personnel shall inspect installations before Town accepts meter box or line installation.

Culinary Water Impact Fees:

Impact fees are one-time fees charged to help pay for the cost of the infrastructure that serves the residents of Springdale.

Impact Fees

<u>Meter Size</u>	<u>Culinary Water</u>
¾ Inch	\$6,060
1 Inch	\$10,880
1 ½ Inch	\$23,377
2 Inch	\$43,244
3 Inch	\$97,369
4 Inch	\$173,115
6 Inch	\$389,338

If expansion, modification, or change in use of a building requires additional water flow, an upsized meter may be connected at the cost of installation plus the difference in price between the original meter and the required new meter.

Parks and Open Space Impact Fees:

Residence: \$3,883 per residential unit. (Unit is defined as one residential dwelling, one apartment, and one condominium.)

Transient Lodging Unit: \$3,285 Transient Lodging Unit is defined as: one individually rented unit in a hotel/motel, one individually rented room in a Bed and Breakfast, one vacation rental home if the entire home is rented as a single unit, one individually rented room in a vacation rental home if the rooms in the vacation rental are rented separately.

Habitat Impact Fees:

Residence: .002 of value of construction of home

Subdivision: \$250.00 per acre

Fee In-Lieu of Water Dedication: \$950 per equivalent residential unit (ERU)

Water Use Rates

Application fee: \$20.00

1. Inspection fee: \$20.00 for new installations
2. Connected Services: There shall be a monthly base charge of ~~\$14.90~~ \$15.35, plus billing of the water usage according to schedule A below.

Schedule A

Usage (Gallons)	Cost (per 1000 gallons)
0 – 5,000	\$ 4.53 <u>\$4.67</u>
5,001 – 10,000	\$ 6.39 <u>\$ 6.58</u>
10,001 – 25,000	\$ 7.93 <u>\$ 8.17</u>
25,001 – 50,000	\$ 9.17 <u>\$ 9.44</u>
Over 50,000	\$ 10.09 <u>\$ 10.40</u>

3. Unconnected and reserve connections: There shall be a monthly base charge of ~~\$14.90~~ \$15.35.
4. Construction water: Water usage during the construction of any building, excavation or grading shall be billed using a flat rate equal to the highest rate in Schedule A above in addition to a monthly base charge of ~~\$14.90~~ \$15.35. Construction water is any water used prior to the issuance of a Certificate of Occupancy and Zoning Compliance. Construction water may be made available through a meter installed on the property, a hydrant meter rental from the Town, or a hydrant meter provided by the contractor or other outside source. In any case, a water account must be established with the Town before construction water will be delivered.
Hydrant meter rental: \$1,000 refundable deposit.
5. Rental Deposit: Applications for water accounts at rental properties must pay a rental deposit of \$125. Deposit shall be refunded after the account is settled and closed.
6. Residential Fire Sprinkler Connections: When the Fire Marshall requires a residential structure to be equipped with fire sprinklers, the fire sprinkler system must have a dedicated and metered connection to the town’s culinary water system. The fire sprinkler connection may not be used for any purpose other than fire suppression. Fees for the water meter and connection to the town’s system are the responsibility of the property owner. Fire sprinkler connections will not be charged a culinary water impact fee. Fire sprinkler connections will not be charged a monthly base charge if there is no use on the connection. If there is use on the connection due to legitimate operation of the fire sprinkler system, the connection will not be charge a monthly base charge or any use charges. If there is use on the connection for any purpose other than legitimate operation of the

fire sprinkler system, the connection will be charged a monthly base charge for each month in which the unauthorized use occurred. The connection will also be charged use charges according to the highest rate in Schedule A above for all unauthorized use.

Sewer Use Rates

1. Application fee: \$20.00
2. Inspection fee: \$20.00 for new installations
3. Connected Services: There shall be a monthly base rate charge of ~~\$14.03~~ \$13.05, plus a volume charge of ~~\$.00383~~ \$.00356 per gallon (~~\$3.83~~ \$3.56 per 1000 gallons) of water used, as measured through the water meter, after 7,000 gallons.
4. Unconnected and reserve connections: There shall be a monthly base rate charge of ~~\$14.03~~ \$13.05
5. National Park Service will be assessed at a proportionate share of the O&M costs per agreement, as determined by proportionate flow, (currently measured at 45 %,) to be billed as a monthly fee.
6. Rockville Accounts:
 - A. Connected Residential: Monthly rate of \$21.56.
 - B. Unconnected Residential: Monthly rate of \$14.03.
 - C. Bed and Breakfast Home Occupations: Assessed at a rate of 2.5 average family residential units, or a monthly rate of \$53.91 (\$21.56 x 2.5).
 - D. Other Home Occupations: Assessed a rate to be determined based on the highest use on their water meter for the months of December, January or February of the preceding year, per the Rockville Water System billing clerk.
 - E. Rockville Community Center: Assessed at a rate of 2.5 average family residential units, or a monthly rate of \$53.91 (\$21.56 x 2.5).

Irrigation Use Rates

User fees shall apply only to town irrigation customers, not irrigation company shareholders. Application and inspection fee shall apply to all irrigation connections including irrigation company shareholders.

1. Application fee: \$20.00
2. Inspection fee: \$20.00 for new installations
3. User fee: User fees shall be assessed on a monthly basis by the Town of Springdale as set forth in Schedule B below.

Schedule B

Valve Size	Annual Rate	Monthly Rate
1 Inch	\$231.00	\$19.25
1 ½ Inch	\$462.00	\$38.50
2 Inch	\$693.00	\$57.75
2 ½ Inch	\$924.00	\$77.00
3 Inch	\$1,155.00	\$96.25
3 ½ Inch	\$1,386.00	\$115.50
4 Inch	\$1,617.00	\$134.75

Public Works/Utility Superintendent shall determine appropriate valve size. Property owner or contractor shall install all valves and lines in accordance with adopted Town standards and specifications. Town public works personnel shall inspect installations before Town accepts valve or line installation.

Water and Sewer Rate Adjustments

1. In order to obtain an adjustment to the water and sewer charges incurred in the event of an aboveground water leak on the property owner's side of the meter, the following conditions must be met:
 - a. The Utility Superintendent, Town Manager or their designee must review and inspect the leak before any repair is made, or sufficient evidence must be provided to the Utility Superintendent, Town Manager or their designee to document the cause and nature of the leak.
 - b. The Utility Superintendent, Town Manager or their designee must determine that the leak resulted from a major failure of the water system such as a broken pipe or valve as opposed to a condition or situation that the property owner was or should have been aware of such as a tap or hose left running, running toilet, leaking taps, leaking swamp cooler, known and unrepaired leaks, irrigation usage, etc.
 - c. The Utility Superintendent, Town Manager or their designee must see evidence of the repair of the leak.
 - d. The amount of water used on the utility bill (water used and water lost due to the leak) must be equal to or greater than twice the historical usage on the property for the same month in the previous year. If the property has had utility service for less than one year, the Town Manager and Town Treasurer shall estimate the usage based on the nearest month in the same season.
 - e. No adjustments shall be made for water used for irrigation purposes.

If the above conditions are met, the Utility Superintendent or Town Manager will instruct the Town Treasurer to make an adjustment to the utility account. The water and sewer rate will be adjusted according to paragraph 3 below. Rate adjustments will be applied only if the property owner is diligent in fixing the leak within three days of its detection. If diligence is not shown within three days, a Waste of Water penalty of \$50 per day will be assessed each following day until the Superintendent is satisfied the repair is completed, and additional penalties as outlined in Section 8.1.16.B may apply. Repair costs are the responsibility of the property owner.

2. In order to obtain an adjustment to the water and sewer charges incurred in the event of an underground water leak on the property owner's side of the meter, the following conditions must be met:
 - a. The Utility Superintendent, Town Manager or their designee must review and inspect the leak before any repair is made, or sufficient evidence must be provided to the Utility Superintendent, Town Manager or their designee to document the cause and nature of the leak.

- b. The Utility Superintendent, Town Manager or their designee must determine that the leak resulted from a failure of the water system as opposed to a deliberate waste of water, a condition or situation that the property owner was or should have been aware of, or an aboveground leak as described in paragraph 1 above.
- c. The Utility Superintendent, Town Manager or their designee must see evidence of the repair of the leak.

If the above conditions are met, the Utility Superintendent or Town Manager will instruct the Town Treasurer to make an adjustment to the utility account. The water and sewer rate will be adjusted according to paragraph 3 below. Rate adjustments will be applied only if the property owner is diligent in fixing the leak within five days of its detection. If diligence is not shown within five days, a Waste of Water penalty of \$50 per day will be assessed each following day until the Utility Superintendent is satisfied the repair is completed, and additional penalties as outlined in Section 8.1.16.B may apply. Repair costs are the responsibility of the property owner.

3. Adjustments shall be based on the amount of the meter readings for the same month a year prior. The water user will pay the current rate for the amount of water and sewer as the prior year's reading plus ½ of the current lowest usage rate for all additional water resulting from the leak. If the property has had utility service for less than one year, the Town Manager and Town Treasurer shall estimate the usage based on the nearest month in the same season.
4. In order to obtain an adjustment to the sewer charges incurred on the filling of a swimming pool, 1) the owner must provide sufficient proof to the Utility Superintendent that the pool doesn't drain to the sewer, and 2) the owner must contact the Utility Superintendent before filling the pool and when the pool is full, so the water used to fill the pool can be metered. The Utility Superintendent will provide the meter readings to the Town Treasurer. Only the amount of water used for filling the pool will be adjusted from the sewer fees; there will be no adjustment to the water charges. If this procedure is not followed, or if the pool is found to drain into the sewer system, there will be no adjustment to the sewer charges.

Residential Garbage Collection \$10.97 per month per Title 4-5, effective Jan. 1, 2014
Zoning Fees

Accessory Use determination: \$100.00

Amendment to Zoning Maps (zone change): \$1000.00

Amendment to the Zoning Ordinance: \$1000.00

Appeals: \$800.00

Conditional Use Permit: \$400.00

Design Development Review Fees:

DCD Review for minor projects as defined by section 10-15-7: \$125.00

Planning Commission Review: \$500.00

Revised Design Development Review: \$150.00

Design Development Review for Walls and Fences in Residential Zones: \$25.00

Design Development Review for solar and other alternative energy devices: No charge. (Note: If the alternative energy device is part of a larger construction or building project, the applicable DDR fee above will apply.)

Fire District Review: Actual Costs

Home Occupation Permit: \$400.00 for public home occupation (includes Conditional

Use Permit fee) & \$75.00 for non-public home occupation
 Open Air Display Permit: \$125.00
 Ordinance Interpretation: \$100.00
 Sign Permit: \$75.00
 Special Meeting: \$100.00
 Subdivisions:
 Preliminary Plat: \$400.00 plus \$25.00 per lot plus Engineering and Fire Marshal Costs
 Final Plat: \$600.00 plus \$25.00 per lot plus Legal, Engineer, Fire District, and other review Fees
 Plat Amendments: \$400.00 plus \$25.00 per lot plus Engineer and other review fees
 Temporary Use Permit: \$50.00 plus additional amounts below if applicable
 Parades (not Town Sponsored): \$200 for Police Department operational costs
 Private Events requiring additional security or police presence: \$35/hour/officer

Town Attorney Review: actual cost
 Town Engineer Review: actual cost
 Variance: \$800.00
 Zoning Ordinance: \$35.00
 Zoning Map (color 11 x 17): \$7.00

Table 1-A – Building Permit Fees

UBC 1997

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
\$25,000.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00
\$50,000.00, to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$500,000.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours: \$75.00 per hour commercial & \$55.00 per hour residential Minimum charge 2 hrs.
2. Re-inspection fees: \$75 per hour commercial & \$55 per hour residential. (Note: There is no charge for the first re-inspection. The re-inspection fees apply to the second and all subsequent re-inspections.)
3. Additional plan review required by changes, additions or revisions to plans: \$75.00 per hour commercial & \$55.00 per hour residential. Minimum charge is ½ hour.

4. For use of outside consultants for plan checking and inspections, or both: Actual costs.
Items 1-3: Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.
Item 4: Actual costs include administrative and overhead costs.

TABLE A-33-A – GRADING PLAN REVIEW FEES²

UBC - 1997

50 cubic yards (38.2 m ³) or less	No Fee
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$23.50
101 to 1000 cubic yards (77.2 m ³ to 764.6 m ³)	\$37.00
1001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³)	\$49.25
10,001 to 100,000 cubic yard (7646.3 m ³ to 76,455 m ³)	\$49.25 for the first 10,000 cubic yards (7,645 m ³) plus \$13.25 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof.
100,001 to 200,000 cubic yards (76,456 m ³ to 152,911 m ³)	\$269.75 for the first 100,000 cubic yards (76,455 m ³) plus \$13.25 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof.

Other Fees:

Additional plan review required by changes, additions or revisions: \$50.00 per hour
 Minimum charge is ½ hour

TABLE A-33-B – GRADING PERMIT FEES¹

UBC – 1997

50 cubic yards (38.2 m ³) or less	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$37.00
101 to 1000 cubic yards (77.2 m ³ to 764.6 m ³)	\$37.00 for the first 100 cubic yards (76.5 m ³) plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof.
1001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³)	\$194.50 for the first 1,000 cubic yards (764.6 m ³) plus \$14.50 for each additional 1,000 cubic yards (764.5 m ³) or fraction thereof.
10,001 to 100,000 cubic yard (7646.3 m ³ to 76,455 m ³)	\$325.00 for the first 10,000 cubic yards (7,645.5 m ³) plus \$66.00 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof.
100,001 (76,456 m ³) or more	\$919.00 for the first 100,000 cubic yards (76,455 m ³) plus \$36.50 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof.

Other inspections and fees:

Inspections outside of normal business hours: \$50.50 per hour² Minimum charge is 2 hours

Re-inspection fees: \$75.00 per hour²

Footnotes:

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.