

April 22, 2005

To: Louis Zunguze, Community Development Director

From: Planning Staff

Subject: **Planning Application Fees (REVISED FEE SCHEDULE. PROPOSED FEES WOULD GENERATE APPROXIMATELY \$70,000 BASED ON 2004 AVERAGE)**

Background

The Planning Division conducted a review of what other municipalities charge for doing business in their communities (discretionary applications). The study was to get an idea where Salt Lake City Corporation stood in terms of what it charges in comparison to other cities. Staff quickly concluded that Salt Lake City Corporation was below average in all categories relating to planning applications.

The study included a review of 4 local municipalities and Salt Lake County.

Park City	West Valley City	Salt Lake County
West Jordan	Draper City	

Staff is requesting that the Mayor and Council consider increasing the current Planning fee structure to be competitive with our neighboring cities. The goal of the fee increase is to recover more of our Division's costs of providing these development reviews services while staying competitive with the other municipalities in our area.

Development Review Justifications

1. The current application fees do not cover the cost of processing an application thorough the Boards, Commissions and Council. A typical planning application includes an interdepartmental review, neighborhood council meeting(s), analysis, noticing requirements, postings, staff report(s) and Council transmittals. The time to process an application may take several months, numerous revisions to the original submitted plans, scheduling of meetings between departments and applicant. A typical process generally consists of these factors. The amount of time spent per application request would justify the increase. Depending on complexity of the project, the average time frame for review and approval or denial generally does not exceed 3 months.

2. The fee increase proposed by the Planning Division is consistent with other jurisdictions in the general area. As proposed, Salt Lake City application fees would be equal to or less than other jurisdictions.
3. Salt Lake City Corporation has incurred costs in technology, increase costs in energy/fuel, maintenance of city owned buildings and infrastructure and other city amenities. A fee increase would help maintain the current city assets that the citizens currently enjoy.
4. Additional revenue will provide an enhanced/maintaining a level of service to the citizens of Salt Lake City.
5. Fee increase will help us stay competitive with other municipalities in what services that they provide to their citizens.
6. Fee increase would be equal or less than what other municipalities charge.

Attached are the current/recommended planning fees in relationship to what other municipalities charge for their planning applications.

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Amending Zoning Fees)

AN ORDINANCE AMENDING CHAPTER 21A.64, *SALT LAKE CITY CODE*,
PERTAINING TO ZONING FEES.

WHEREAS, the Salt Lake City Code contains a fee schedule relating to zoning fees; and

WHEREAS, the City Council now desires to amend said fee schedule; and

WHEREAS, the City Council finds that the proposed amendments are in the best interest
of the City.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That Chapter 21A.64, *Salt Lake City Code*, pertaining to zoning fees be,
and the same hereby is, amended to read as follows:

21A.64.010 Fee Schedule:

<u>Petition Or Application</u>	<u>Fee</u>
Administrative interpretation and verification	\$50.00 plus \$50.00 per hour for research after first hour
Administrative Determination	\$150.00
Alley vacation	\$200.00 (fee waiver available)
Alternative parking	\$300.00 residential \$550 nonresidential
Amendment:	
Master Plan	\$750.00 plus \$100.00 per acre in excess of 1 acre

Zoning: Text or Map	\$800.00 plus \$100.00 per acre in excess of 1 acre
Annexation	\$1000.00
Appeal of decision:	
Administrative decision	\$200.00
Historic Landmarks Commission	\$200.00
Planning Commission	\$200.00
	Fee waiver available
Appearance before the zoning enforcement hearing officer:	
First scheduled hearing	No fee
Second scheduled hearing	\$50.00
Billboard construction or demolition	\$200.00
Conditional use/Planned Development	\$600.00 plus \$100.00 per acre in excess of 1 acre
Conditional Site Plan Review	\$600.00 plus \$100.00 per acre in excess of 1 acre
Condominium:	
Preliminary	\$400.00 plus \$30.00 per unit
Final	\$300.00 plus \$20.00 per unit
Dwelling unit legalization	\$200.00
Historic preservation:	
HLC decision	

Alteration of a principal building	\$25.00
Signs	\$25.00
New construction of a principal building	\$200.00
Demolition of a principal building	\$400.00
Relocation of a principal building	\$200.00
Home occupation:	
Nonconditional	\$100.00
Conditional	\$100.00
Planned development	\$600.00 base fee, see conditional use permit
Routine and uncontested matters	\$100.00
Signs:	
Plan review fee	10% of building permit value
Identification tag	\$10.00
Site development permit	\$200.00 plus \$50.00 per acre in excess of 1 acre
Special exception	\$200.00 ¹ residential
Street closure	\$300.00 (fee waiver available)
Street name change	\$250.00
Subdivision (preliminary review):	
Minor residential	\$300.00 plus \$100.00 per lot
Minor nonresidential	\$300.00 plus \$100.00 per lot
Residential	\$300.00 plus \$100.00 per lot

Nonresidential	\$300.00 plus \$100.00 per lot
FR and FP Zones	\$600.00 plus \$100.00 per lot
Subdivision (final review):	
Residential and nonresidential	Minor: \$600.00 plus \$100.00 per lot
	Major: \$1000.00 plus \$100.00 per lot
FR and FP Zones	\$600.00 plus \$150.00 per lot
Subdivision lot line adjustment	\$200.00
Subdivision amendments and vacations:	
Amendments	\$300.00 plus \$100.00 per lot
Vacations	\$300.00 plus \$100.00 per lot
Temporary uses	\$200.00
Zoning variance	\$300.00 ¹ residential

1. A fee for a special exception or variance shall not be required for alterations of contributing structures or new construction located within an H Historic Preservation Overlay District or alterations of a landmark site when the Historic Landmark Commission finds that the development, as proposed, is more consistent with the intent of Section 21A.34.020 of this Title or subsection 21A.46.070V of this Title, than by strict compliance with the Ordinance.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____,
2005.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date Apr. 22, 2005
By Melanie Reif

Zoning Fees

	Current Fees	Reccommended Fee Changes	# of Cases in 2004	Annual Increase
Rebuild Letters	\$25.00 + \$25.00 per hour for research after first hour	\$50 + \$50/hr after the first hour.	208	\$5,200
Administrative Determination/ Interpretation	\$25.00 + \$25.00 per hour for research after first hour	\$150.00	17	\$2,125
Alley vacation	\$100.00	\$450.00	11	\$3,850
Alternative parking (BoA app)	\$200.00	\$300 residential, \$550 Nonresidential	1	\$100 / \$350
Amendment:				
Master Plan	\$500.00 plus \$100.00 per acre in excess of 1 acre	\$750.00 plus \$100 per acre	4	\$1,000
Zoning: Text or Map	\$500.00 plus \$100.00 per acre in excess of 1 acre	\$800.00 plus \$100 per acre	11	\$3,300
Annexation	\$0.00	\$1,000.00	2	\$2,000
Appeal of decision:				
Administrative decision	\$100.00	\$200.00	2	\$200
Historic Landmarks Commission	\$100.00	\$200.00	1	\$100
Planning Commission	\$100.00	\$200.00	1	\$100
Appearance before the zoning enforcement hearing officer:				
First scheduled hearing	No fee	No fee		
Second scheduled hearing	\$50.00	Same		
Billboard construction or	\$100.00	\$300.00		

Zoning Fees

Conditional use	\$300.00 plus \$100.00 per acre in excess of 1 acre	\$600 plus \$100.00 per acre in excess of 1 acre	58	\$17,400
Conditional Site Plan Review	New Process	\$600 plus \$100.00 per acre in excess of 1 acre	Estimate 8 per year	\$4,800
Condominium:				
Preliminary	\$300.00 plus \$10.00 per unit	\$600 + \$30 per unit	11	\$3,300
Final	\$200.00 plus \$10.00 per unit	\$400 + \$20 per unit	11	\$2,200
Dwelling unit legalization	\$100.00	Same		
Accessory Apartment	Not allowed			
Historic preservation:				
Alteration of a principal building	\$25.00	same		
Signs	\$25.00	same		
New construction of a principal building	\$200.00	same		
Demolition of a principal building	\$200.00	\$400.00		
Relocation of a principal building	\$200.00	same		
Home occupation:				
Nonconditional	\$100.00	same		
Conditional	\$100.00	same		
Planned development(see Conditional Use)	\$300.00 plus \$100.00 per acre in excess of 1 acre	\$600.00 plus \$100.00 per acre in excess of 1 acre		
Routine and uncontested matters	\$100.00	same		

Zoning Fees

Signs:

Plan review fee	10% of building permit value	permit counter	permit counter	
Identification tag	\$10.00	permit counter	permit counter	

Site development permit
(aka Permitted Use permit)

\$200.00 plus \$50.00 per acre in excess of 1 acre	same		
.....Permit Center			

Special exception

\$200.00	same		
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Street closure

\$300.00 (fee waiver available)	same		
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Street name change

\$250.00	same		
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Subdivision (preliminary review):

Minor residential	\$150.00 + \$25.00/lot	\$600 plus \$100.00 per lot	27	
Minor nonresidential	\$150.00 + \$25.00/lot	\$600, plus \$100.00 per lot		
Major Residential	\$250.00 + \$25.00/lot	\$1000, plus \$100.00 per lot		
Major Nonresidential	\$150.00 + \$50.00/lot	\$1000 plus \$100.00 per lot		
FR and FP Zones	\$600.00 + \$100.00/lot	\$600.00 plus 150.00 per lot	0	\$12,150

Subdivision (final review):

Residential and nonresidential	\$300.00 plus \$75.00 per lot, FR and FP Zones: \$600.00 plus \$150.00 per lot	Minor: \$600 plus 100.00 per lot	27	\$8,100
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Zoning Fees

FR and FP zones	\$600 + \$150/lot	same	0	
Subdivision lot line adjustment	\$200.00	same		
Subdivision amendments and vacations:				
Amendments	\$350.00 plus \$25.00 per lot	\$600.00 plus \$100.00 per lot	5	\$1,250
Vacations	\$350.00	\$300.00 plus \$100.00 per lot	0	
Temporary uses	\$50.00	\$200.00		
Zoning variance, Board of	\$200.00	\$300.00	7	\$700
Total Increase				\$68,075

Planning Fees

	Salt Lake City Current Fees	Reccommended Fee	Park City	West Valley	West Jordan*	S L County*	Draper City
Administrative interpretation and verification	\$25.00 + \$25.00 per hour for research after first hour	\$50 + \$50/hr after the first hour.	GRAMA: \$50 + \$20/hr (whichever is greater)	\$35 zoning verification	\$150.00	Zone verification: \$50.00 + \$50.00 per hour for research after first hour	GRAMA: \$50 + copy fee
Administrative Determination		\$150.00	No Fee	\$125.00	To be added in July	\$150.00	
Alley vacation	\$100.00	\$450.00	Fair market value of land + app fee of \$450	Street vacation: \$150	\$320.00	Street vacation: \$300	
Alternative parking (BoA app)	\$200.00	\$300 residential, \$550 Nonresidential	Determined by PC under Master Plan Development	Considered by PC or as a Conditional Use	\$350.00	Residential: \$500 Nonresidential: \$750	\$200.00
Amendment:							
Master Plan	\$500.00 plus \$100.00 per acre in excess of 1 acre	\$750 plus \$100 per acre	General Plan Amendment: \$3475 per application	General Plan/zoning district amendment: \$700 + \$50 for each Acre over 10	General Plan: \$455	General Plan: less than 1 acre: \$500 more than 1 acre: \$900 + \$100/acre	General Plan map or text amendment: \$2000
Zoning: Text or Map	\$500.00 plus \$100.00 per acre in excess of 1 acre	\$800 plus \$100 per acre	Change to existing zone: \$1250, Create new zone: \$2600, Modify zone language: \$2000	General Plan amendment for text and/or map: \$250 Appeal: \$150 Zoning amendment: \$350	Zone: \$820 Text: \$750	Residential: \$900 base fee + \$75/acre Nonresidential: \$900 base fee + \$95/acre (up to 5 acres) and + \$110/acre (over 5 acres) Text: \$300	General Plan map or text amendment: \$2000

Planning Fees

	Salt Lake City Current Fees	Recommeneded Fee	Park City	West Valley	West Jordan*	S L County*	Draper City
Annexation	No fees. May be considered through a subdivision application	\$1000 *New policy discussion	Pre-application: \$3300, <u>Fiscal Impact Analysis:</u> \$1550, <u>Modification to annexation agreement:</u> \$3300	Last one was in 1990, no fee currently listed	\$2500 deposit for review of annexation		
Appeal of decision:							
Administrative decision	\$100.00	\$200.00	\$100.00	\$350.00	To be added in July	\$150.00	
Historic Landmarks	\$100.00	\$200.00	\$365.00	No such service	No such service	No such service	
Planning Commission	\$100.00	\$200.00	\$365.00	\$350.00	\$415.00	\$150.00	\$100.00
Appearance before the zoning enforcement hearing officer:							
First scheduled hearing	No fee	No fee	Service not		To be added in July		
Second scheduled	\$50.00	Same	provided		To be added in July		
Billboard construction or demolition	\$100.00	\$300.00	Not allowed	\$250.00	\$250 + valuation of sign	\$300.00	
Conditional use	\$300.00 plus \$100.00 per acre in excess of 1 acre	\$600.00 plus \$100.00 per acre in excess of 1 acre	Discretionary: \$720, <u>Steep Slope Review:</u> \$350, <u>Administrative:</u> \$100, <u>Extension or Modification:</u> \$250	<u>New:</u> \$500 fast track + \$300, <u>Amendment:</u> \$200 + \$50/acre, <u>Residential:</u> \$250 + \$50/unit	<u>New:</u> \$350 <u>Amend:</u> \$250	<u>Director approval:</u> \$600 <u>Planning Commission:</u> \$900 base fee + \$50/unit for PUD, +\$25/unit for Multi-fam, +\$35/1000 sq. ft. for commercial	\$500.00
Condominium:							
Preliminary	\$300.00 plus \$10.00 per unit	\$600 + \$30 per unit	<u>Condo conversion:</u> \$450 per unit, <u>Record of Survey:</u> \$450 per unit,	See subdivision fees. For condo's the per lot fee transfers to a per	\$480 + \$30 per unit		

Planning Fees

	Salt Lake City Current Fees	Reccommended Fee	Park City	West Valley	West Jordan*	S L County*	Draper City
Final	\$200.00 plus \$10.00 per unit	\$400 + \$20 per unit	<u>Amendment to record of Survey</u> : \$100 per unit, <u>Extension of approval</u> : \$250 per application	See subdivision fees. For condo's the per lot fee transfers to a per unit fee.	\$320 + \$20 per unit		
Dwelling unit legalization	\$100.00	Same	No such process	No such process	Covered by zoning		
Accessory Apartment	Not allowed		Regulated: \$100 Conditional: \$720	Not allowed	Standard development fees		
Historic preservation:							
Alteration of a principal building	\$25.00	same	No such process	No such process	No such process	No such process	No such process
Signs	\$25.00	same					
New construction of a principal building	\$200.00	same	<u>Residential</u> : \$200 <u>Commercial</u> : \$200 per unit				
Demolition of a principal building	\$200.00	\$400.00	\$400 plus hourly fee: for fiscal economic analysis, billed at actual cost				
Relocation of a principal building	\$200.00	same	No such process				
Home occupation:							
Nonconditional	\$0.00	same	Obtained through business licensing	<u>Major</u> HO reviewed by PC: \$200, <u>Minor</u> HO: \$25	\$50 inspection fee + \$40 license fee	<u>no customers</u> : \$100 <u>with customers</u> : \$250, <u>phone/mail only</u> : \$100	
Conditional	\$100.00	same					\$60.00

Planning Fees

	Salt Lake City Current Fees	Recommended Fee	Park City	West Valley	West Jordan*	S L County*	Draper City
Planned development	\$300.00 plus \$100.00 per acre in excess of 1 acre	\$600.00 plus \$100.00 per acre in excess of 1 acre....(see conditional use)	Conditional Use Permit/ Master Plan Development: \$720	PUD prelim: \$200 + \$50 per unit or lot, PUD final: \$250 + \$50 per unit or lot	Development Plan Review: Preliminary: \$250, Final: \$250	\$900 base fee + \$50/unit for PUD	
Routine and uncontested	\$100.00	same	Service not	Service not	Service not	Service not	
Signs:							
Plan review fee	10% of building permit value	permit counter	Master Sign Plan: \$110 + \$35.35 per sign, individual signs or amendments to master sign plan: \$55.55 per sign, Temporary signs: \$20.20	Wall Sign: \$50 Pole/monument: \$100 Billboard: \$250	\$250.00	Wall Sign: \$75 Pole/monument: \$150, Billboard: \$300, All others: \$150	Permanent: \$100 + \$2.50/ sq. ft. over 32 sq. ft. Temporary: less than 29 days is \$25, more than 29 day is \$100 plus \$2.50 per sq. ft. over 32, grand opening or going out of business is \$30 per business
Identification tag	\$10.00	permit counter			Temporary: \$25		
Site development permit (aka Permitted Use permit)	\$200.00 plus \$50.00 per acre in excess of 1 acre	same	See conditional use or master plan development	\$300 fast track + \$300	Site Plan Review: Preliminary Commercial: \$775 + \$100/acre Preliminary Industrial: \$515 + \$100/acre Final for both: \$320 + \$100/acre	Residential: \$300, or \$600 if in canyon overlay zone, Nonresidential: \$600, or \$900 if in canyon overlay zone	Building site review: \$100 per site
Special exception	\$200.00	same	Not recognized	\$350.00	\$350.00	Residential: \$500 Nonresidential: \$750	\$200.00

Planning Fees

	Salt Lake City Current Fees	Reccommended Fee	Park City	West Valley	West Jordan*	S L County*	Draper City
Street closure	\$300.00 (fee waiver available)	same	\$100.00				
Street name change	\$250.00	same		\$150.00			
Subdivision (preliminary review):							
Minor residential	\$150.00 + \$25.00/lot	\$600 plus \$100/lot	\$255.00 per unit.	\$250 + \$100/lot	\$480 + \$30/lot	\$250 pre-application meeting fee (attributed to total fees if subdivision app is filed)	\$400/lot, <u>prelim plat review</u> : \$2000 + \$25to\$50 per lot
Minor nonresidential	\$150.00 + \$25.00/lot	\$600 plus \$100/lot					
Residential	\$250.00 + \$25.00/lot	\$1000 plus \$100/lot					
Nonresidential	\$150.00 + \$50.00/lot	\$1000 plus \$100/lot		\$250 + \$250/lot			
FR and FP Zones	\$600.00 + \$100.00/lot	\$600 plus \$150/lot					
Subdivision (final review):							
Residential and nonresidential	\$300.00 + \$75.00/lot	Minor: \$600 plus \$100/lot	\$180.00 per unit. Revisions to conditions of final plat: \$585 per revision. Extension of approval: \$250	\$250 + \$150/lot	\$320 + \$20/lot	Minor: \$1000 base fee + \$100/lot, Major: \$2000 base fee + \$100/lot	\$400/lot, <u>final plat review</u> : \$2000 + \$25 to \$50 per lot
FR and FP zones	\$600 + \$150/lot	same					
Subdivision lot line adjustment	\$200.00	same	\$290.00	\$250.00			
Subdivision amendments and vacations:							
Amendments	\$350.00 plus \$25.00 per lot	\$600 plus \$100 per lot	\$450.00	\$250 + \$100 per lot	Unprosested: \$320 + \$10/lot, <u>Protested</u> : \$415 (paid by protestor) <u>Amend conditions</u> : \$250		
Vacations	\$350.00	\$300 plus \$100 per lot					

Planning Fees

	Salt Lake City Current Fees	Reccommended Fee	Park City	West Valley	West Jordan*	S L County*	Draper City
Temporary uses	\$50.00	\$200.00	Not regulated by Planning	\$100.00	\$350.00	Nonprofit: \$100 Commercial: \$250	\$50.00
Zoning variance, Board of Adjusment application	\$200.00	\$300.00	\$365.00	\$350.00	\$350.00	Residential: \$500 Nonresidential: \$750	\$200.00

*West Jordan will update fees in July.

*The County will update their fees next month.