



Weber County Planning Division

MEMORANDUM

To: Weber County Commission
From: Steve Burton
Date: May 31, 2018
Subject: Development Services Fee Amendment

Commissioners,

Attached to this memo is an ordinance amendment to include three additional categories in the Development Services fee schedule. The proposed amendment also includes a new section allowing for fee modifications.

The proposed categories are for application fees that were not included in the recently amended Development Services fee schedule of 2017. The proposed categories are for applications that have been accepted and required by the Planning Division for many years, and are not considered new applications. Adding the proposed categories to the Development Services fee schedule will allow the County to charge applicants for development review services of the proposed categories, where these categories were not listed before. The proposed 'Fee Modification' section will allow the County Commission to modify fees for good and sufficient purposes.

The ordinance proposal includes a clean copy and a track-change copy of the proposed fee ordinance amendments, which is intended to be for your convenience of reading and comparing.

Please feel free to contact me with any questions.

ORDINANCE NO. _____

**AN ORDINANCE OF WEBER COUNTY ADDING CERTAIN
FEE CATEGORIES IN THE WEBER COUNTY CODE OF ORDINANCES**

WHEREAS, the Weber County Development Services Fee Schedule did not contain fees for certain development services being provided by Weber County; and

WHEREAS, the Weber County Development Services Fee Schedule did not contain language permitting the County Commission to modify fees for good and sufficient purposes; and

WHEREAS, the Commission finds that the fees associated with the additional categories are reasonably related to the costs involved in providing the services;

NOW THEREFORE, the Board of County Commissioners of Weber County ordains as follows:

Section 1: Ordinance Amendment. Title 16, Chapter 2, of the Weber County Fee Ordinance, shall be amended in-part as provided in **Exhibit A (Clean Copy)** and **Exhibit B (Track Change Copy)**.

Section 2: Effective Date. This ordinance amendment shall become effective 15 days after publication in a local newspaper.

Adopted and ordered published this ____ day of _____ 2018.

Weber County Commission

By _____
James H. "Jim" Harvey, Chair

Commissioner Ebert voted _____
Commissioner Gibson voted _____
Commissioner Harvey voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

- 1 Title 16 - COUNTY FEE SCHEDULE
- 2 CHAPTER 1. - GENERAL PROVISIONS
- 3 ...
- 4 Sec. 16-2-5. - Land use code application fees.

5 The following are the fees for applications authorized by a county land use ordinance:

Subdivisions, Easements, and Rights-of-Way	Planning Division Fees		Engineering Division Fees		Surveyor's Office Fees	
	Base Fee	Size Fee	Base Fee	Size Fee	Base Fee	Size Fee
Large Subdivision (5+ Lots) Fee*	\$815.00	+\$25.00 per lot.	\$385.00	+\$50.00 per lot.	\$400.00	+\$25 per lot; or +\$50 per condo unit
Large Subdivision Re-review Fee	\$200.00	-	\$200.00	-	\$75.00	(See Section 45-4-3)
Small Subdivision (Less than 5 Lots) Fee**	\$520.00	+\$25.00 per lot.	\$230.00	+\$25.00 per lot.	\$400.00	+\$25 per lot; or +\$50 per condo unit
Small Subdivision Re-review Fee	\$200.00	-	\$200.00	-	\$75.00	(See Section 45-4-3)
Subdivision Change Fee	\$250.00	-	\$100.00	-	\$ 100.00	-
Final Subdivision Time Extension Fee	\$225.00	-	-	-	-	-
Easement or Right-of-way Vacation or Right-of-way Dedication Fee	\$385.00	-	\$115.00	-	\$400 per plat; or \$150 per ordinance	
Cluster Subdivision Sketch Plan Endorsement Fee	\$150.00	-	-	-	-	-
Alternative Access Review Fee	\$350.00	-	-	-	-	-
Conditional Use Permits						
Conditional Use Permit <u>with</u> Design Review Fee***	\$770.00	+\$30.00 per 1000 square feet of total building area; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint.	\$230.00	-	-	-
Conditional Use Permit <u>without</u> Design Review Fee***	\$400.00	-	\$100.00	-	-	-
Conditional Use Permit Amendment <u>with</u> Design Review Fee***	\$400.00	+\$30.00 per 1000 square feet of total building area being modified; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint.	\$100.00	-	-	-
Conditional Use Permit Amendment <u>without</u> Design Review Fee***	\$200.00	-	\$50.00	-	-	-
Conditional Use Permit Re-review Fee	\$150.00	-	\$25.00	-	-	-
Conditional Use Approval Extension Fee	\$100.00	-	-	-	-	-
Design Reviews						
Design Review Fee***	\$450.00	+\$30.00 per 1000 square feet of total building area; and +\$30.00 per 1000 square feet of site area being modified excluding	\$50.00	-	-	-

	Planning Division Fees		Engineering Division Fees		Surveyor's Office Fees	
		building footprint.				
Design Review Amendment Fee***	\$270.00	+\$30.00 per 1000 square feet of total building area being modified; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint.	\$30.00	-	-	-
Design Review Re-review Fee	\$100.00	-	\$25.00	-	-	-
Hillside Review Fee	\$425.00	+\$50 per lot or unit.	\$175.00	+\$50 per lot or unit.		
Appeal Authority						
Variance Fee	\$600.00	-	-	-	-	-
Appeal Fee****	\$500.00	+1/2 direct cost of geologic review panel, if applicable.	-	-	-	-
General Permitting Fees						
Exempt Building Land Use Permit Fee***	\$30.00	-	\$20.00	-	-	-
Land Use Permit for Building Permit Fee***	\$60.00	-	\$40.00	-	-	-
General Land Use Permit or Approval (not otherwise listed) Fee***	\$60.00	-	-	-	-	-
Land Use Permit Re-review Fee	\$30.00	-	-	-	-	-
Rebuild Letter Fee	\$25 per hour + cost for copies.					
Excavation or fill application fee	\$200.00	-	-	-	-	-
Building Parcel Designation	\$75.00					
Rezone, Ordinance or General Plan Amendment, or Master Plan						
Rezone Fee	\$600.00	+\$5.00 per acre; or +\$10.00 per acre with a development agreement.	-	-	\$30.00 per hour, if applicable	
Zoning Ordinance or General Plan Amendment Fee	\$1,000.00	+\$52.00 per page.	-	-	\$30.00 per hour, if applicable	
Planned Residential Unit Development Fee	\$1,000.00	-	-	-	-	-
TDR Certification Fee	\$300.00	-	-	-	-	-
Zoning Development Agreement without a Rezone	\$600.00	+\$10.00 per acre.				
Zoning Development Agreement Amendment Fee	\$350.00 +\$20.00 per page; or \$150.00 per page, whichever is less.					
Planning Commission Work Session Fee	\$50.00	-	-	-	-	-
Special Event Fees						
Large Special Event (Over 200 people)	\$345.00	-	-	-	-	-
Small Special Event (200 or less people)	\$290.00	-	-	-	-	-
General Administration Fees						
Public Notice Sign	\$15.00	-	-	-	-	-

	Planning Division Fees		Engineering Division Fees		Surveyor's Office Fees	
Copies Fee	-	-	-	-	-	-
Black and White	\$0.30 per page.		\$0.30 per page.		-	
Color	\$1.00 per page.		\$1.00 per page.		-	
Outsourced Consultant Fees (When Allowed by Code)	Actual Cost		Actual Cost		-	
Fee Modifications						
	The County Commission can modify or waive fees for good and sufficient purposes on a case by case basis.					
<p>*For up to five total (preliminary and final) reviews by each division, except as otherwise specified in Section 45-4-3. Every review thereafter is subject to a re-review fee.</p> <p>**For up to three total (preliminary and/or final) reviews by each division, except as otherwise specified in Section 45-4-3. Every review thereafter is subject to a re-review fee.</p> <p>***For up to two reviews. Every review thereafter is subject to a re-review fee.</p> <p>****50% refundable if decision is ultimately reversed by the final decision making authority.</p>						

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