

ORDINANCE NO. 2023- 60

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.040 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY FEES RELATING TO BUILDING, PLANNING, AND ZONING IN SOUTH SALT LAKE CITY.

WHEREAS, The South Salt Lake City Council (the "City Council") is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the "City"); and

WHEREAS, the City Council finds that, after a review of the consolidated fee schedule while updating other sections subsequent to a study conducted by Zion's Public Finance, the City's consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.040, should be amended to reflect the current fees charged for over the counter flat fees by the Building, Planning, and Zoning departments of the City and for public noticing requirements; and

WHEREAS, the fees shown in the attached, proposed update reflect fees that were previously authorized by the City Council but inadvertently removed or omitted from the City's Consolidated Fee Schedule and fees for public noticing requirements; and

WHEREAS, the City Council hereby determines that amending section 3.11.040 of the South Salt Lake Municipal Code to adjust the Building, Planning, and Zoning fees as shown in "Exhibit A," which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Section 3.11.040 is hereby amended, as attached hereto and incorporated by reference in "Exhibit A."

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures appear on separate page)

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DATED this 12 day of April, 2023.

BY THE CITY COUNCIL:

Sharla Bynum
Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	<u>Yes</u>
Thomas	<u>Yes</u>
Bynum	<u>Yes</u>
Mila	<u>Yes</u>
Siwik	<u>Yes</u>
Pinkney	<u>Yes</u>
Williams	<u>Yes</u>

Transmitted to the Mayor's office on this 13 day of April, 2023.

Ariel Andrus
Ariel Andrus, City Recorder



MAYOR'S ACTION:

Approve

Dated this 13th day of April, 2023.

Cherie Wood
Cherie Wood, Mayor

ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder



Exhibit A:

Fees Modifications

3.11.040 Building, Planning, and Zoning.

- A. Building Permits and Fees. Total Building Permit Fees (Building Fee + Plan Check Fee + State Surcharge Fee) are calculated based upon the most current International Code Council Building Valuation Data (ICCBVD), updated semi-annually. The Building Permit Fee is the sum of the applicable Building Fee (B), Plan Check Fee (P) and State Surcharge Fee (Y). The Building Fee (B), is calculated by multiplying the Gross ICCBVD Valuation (GIV) by the local multiplier (μ). The Plan Check Fee (P) is calculated by multiplying the Building Fee (B) by .65. The State Surcharge Fee (Y) is calculated by multiplying the Building Fee (B) by .01.

$$\text{Building Permit Fee} = B + P + Y$$

$$B = \mu \times \text{GIV}$$

$$P = B \times .65$$

$$Y = B \times .01$$

$$\text{GIV} = \Sigma [(\text{gross square footage of each ICCBVD building valuation type})(\text{ICCBVD value for that building valuation type}) + (\text{gross square footage of that ICCBVD building valuation type})(\text{ICCBVD value of that building valuation type}) + \dots (\text{same calculation for gross square footage of each separate building valuation type})]$$

Building Fees and Plan Check Fees entitle the applicant to an initial review and two subsequent reviews without additional charge. Plan Check Fees are due at time of building permit application. Building Fees and State Surcharge Fee are due prior to issuance of permit. All fees are non-refundable.

Certain routine or simple projects are eligible for an over-counter flat fee, in lieu of a calculated fee, as detailed in the chart below.

Other fees:

Consultant fees (expedited, complicated, or unusual structures or projects)	City's actual cost
Additional hourly fees (beyond three reviews)	\$56.00/hour
Inspection re-fee	\$56.00
Commencing construction prior to issuance of permit	additional 100% of Building Fee

Over the Counter Flat Fees:

Demolition permit (per building)	
Commercial demolition	\$60.00
Two-family or more	\$60.00
Single family/accessory building	\$30.00
Interior demo (plans and inspection required)	\$20.00
Sign permits (not including electrical work, if needed)	

Building mounted	\$100.00
Freestanding (ground, pole, monument, etc.)	\$200.00
Billboard (off-premises sign)	\$500.00
<u>Commercial</u>	
<u>Electrical service inside upgrade</u>	<u>\$50.00</u>
<u>Electrical service, upgrade 200 amps or less</u>	<u>\$50.00</u>
<u>Air Conditioner/Condenser, replacement</u>	<u>\$50.00</u>
<u>Furnace, replacement</u>	<u>\$50.00</u>
<u>M-Roof Top Units, replacement</u>	<u>\$50.00</u>
<u>Swamp Cooler, replacement</u>	<u>\$50.00</u>
<u>Fence installation</u>	<u>\$30.00</u>
<u>Insulation</u>	<u>\$50.00</u>
<u>Siding</u>	<u>\$150.00</u>
<u>Windows</u>	<u>\$50.00 / window</u>
<u>Parking Lots</u>	<u>\$200.00</u>
<u>Trailer set up. Tie Downs, electrical, plumbing, sewer hookups</u>	<u>\$75.00</u>
<u>Gas meter, Existing meter only needing service</u>	<u>\$50.00</u>
<u>Sprinkler installation</u>	<u>\$50.00</u>
<u>Water pipe, inside upgrade</u>	<u>\$50.00</u>
<u>Water Heater, replacement</u>	<u>\$50.00</u>
<u>Re Roof - Applies to either shingle, Tar/Gravel or Membrane</u>	-
<u>Re Roof 10,000 sf or less</u>	<u>\$150.00</u>
<u>Re Roof 10,000 to 50,000 sf</u>	<u>\$300.00</u>
<u>Re Roof greater than 50,000 sf</u>	<u>\$500.00</u>
<u>Cell Tower- New dish antenna installation, piggyback</u>	<u>\$50.00</u>
<u>Residential</u>	
<u>Dumpster enclosure</u>	<u>\$30.00</u>
<u>Electrical service inside upgrade</u>	<u>\$50.00</u>
<u>Electrical service, upgrade 200 amps or less</u>	<u>\$50.00</u>
<u>Air Conditioner/Condenser, replacement</u>	<u>\$30.00</u>

<u>Furnace, replacement</u>	<u>\$30.00</u>
<u>Fence installation</u>	<u>\$30.00</u>
<u>Insulation</u>	<u>\$30.00</u>
<u>Sprinkler installation</u>	<u>\$30.00</u>
<u>Siding</u>	<u>\$150.00</u>
<u>Windows</u>	<u>\$30.00 / window</u>
<u>Trailer set up. Tie Downs, electrical, plumbing, sewer hookups</u>	<u>\$75.00</u>
<u>Gas meter, Existing meter only needing service</u>	<u>\$50.00</u>
<u>Swamp Cooler, replacement</u>	<u>\$30.00</u>
<u>Water Heater, replacement</u>	<u>\$30.00</u>
<u>Re Roof, adding second layer</u>	<u>\$75.00</u>
<u>Re Roof, strip down, sheathing replacement, Ice & water barrier</u>	<u>\$75.00</u>
<u>Concrete (block), with footing & rebar or fences 7 feet or greater</u>	<u>\$50.00</u>
<u>Other fees</u>	
3 rd and subsequent business license inspection	\$50.00/appointment
Certificate of Occupancy inspection	\$300.00/occurrence

- B. Impact Fees. Impact fees are applicable if construction attributable to new growth is taking place within the specific fee's service area.

Culinary water impact fee	
¾" meter	\$733.00
1" meter	\$1,557.00
1.5" meter	\$5,690.00
2" meter	\$7,611.00
3" meter	\$16,664.00
4" meter	\$28,558.00
6" meter	\$46,676.00
Other meter connection	\$733.00/ERC, determined by director

Sanitary sewer impact fee (meter size)	City multiplier	Impact fee
¾" meter	1.00	\$1,063.00

1" meter	2.12	\$2,259.00
1.5" meter	7.76	\$8,252.00
2" meter	10.38	\$11,038.00
3" meter	22.73	\$24,167.00
4" meter	38.96	\$41,417.00
6" meter	63.68	\$67,694.00

Parks impact fee	Fee per household
Single-family	\$1,677.00
Multi-Family	\$1,608.00

C. Fire Marshal Inspections.

Automatic sprinkler systems	
Up to 8,000 square feet	\$150.00
Over 8,000 square feet	\$300.00
Third and any subsequent submittal	40% of prior fee
Clean agent systems/hood systems/paint booths	\$200.00
Fire alarm systems	
Up to 5,000 square feet	\$120.00
Over 5,000 square feet	\$300.00
Tent and membrane structures	
Up to 700 square feet	\$120.00
Over 700 square feet	\$120.00 + (\$0.02/additional square feet)
State licensed healthcare	
Day care facility (6 or less children)	\$29.00
Day care facility (7 or more children)	\$58.00
Group homes, offices	\$58.00
Counseling services/group therapy	\$58.00
Nursing home facility	\$116.00
Greater than 10,000 square feet	Additional \$300.00

Fuel tanks	
1—2 tanks installed/removed	\$250.00/site
Additional tanks (3+)	\$200.00/tank
Re-inspection fee	\$100.00

D. Planning and Zoning Fees.

Allowed Use Applications	\$150.00
Conditional Use Applications	\$600.00 + \$10.00/unit
Subdivision and Platting	
Predevelopment review	\$50.00
Plat	\$1000.00 + \$20.00/lot
Recording fees	At City's cost
Vacating, altering, or amending a subdivision plat	\$1000.00
Development Review	\$500.00
Concept review	\$50.00
Design review—Planning Commission	\$500.00
Historic and Landmark Commission review	\$400.00
Design review—Design review committee	\$400.00
Other	
Zoning/Ordinance change request	\$1000.00
Variance	\$300.00
Non-conforming use determinations	\$500.00
General plan amendment	\$1000.00
Consultant fees (expedited, complicated, or unusual projects)	City's actual cost
Documents	
Zoning map	\$10.00
General plan	\$20.00
<u>Public Notice Postcard</u>	<u>\$2.00/postcard</u>

E. Small Wireless Facilities and Associated Fees.

Application Fee for Collocating a Small Wireless Facility on an Existing or Replacement Utility Pole or Wireless Support Structure	\$100.00 per wireless facility
Application Fee for Installing a New Utility Pole	\$250.00 per pole
Application Fee for Discretionary Use Utility Pole	\$1000.00
Site License Fee	The greater of 3.5% of all gross revenue related to the Provider's use of the ROW or \$250 per year*
Site License Fee For Collocation on a City-owned Pole	\$50 per year

* No Site License Fee will be charged to a Provider that is also subject to the Municipal Telecommunications License Tax, pursuant to Utah Code Ann. 10-1-401 et seq.