

TOWN OF HIDEOUT FEE & RATE RESOLUTION #2022-R-03

(Repealing and Replacing Resolution #2021-R-08 dated September 9, 2021)

A RESOLUTION REPEALING AND REPLACING THE FEE SCHEDULE INCLUDING CHANGES TO WATER METER FEES, BUSINESS LICENSES, AND PUBLIC INFRASTRUCTURE DISTRICT.

WHEREAS, the Hideout Town Council ("Council") has the authority to set fees and fines for activities and operations within the Town; and

WHEREAS, the Council finds it necessary to amend fees for water meter installations, business licenses, and for public infrastructure district applications.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Hideout Town, State of Utah, as follows:


The Fee Schedule(s) as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Resolution are hereby repealed and in its place this Resolution is adopted establishing the fees for various Town services, permits and processes as attached in Exhibit A. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Resolution shall remain in full force and effect.

Passed and adopted by the Town Council of Hideout, Utah this 10th day of March, 2022.

THE TOWN OF HIDEOUT

ATTEST

Alicia Fairbourne, Town Clerk


Philip Rubin, Mayor



TOWN OF HIDEOUT
FEES AND RATES SCHEDULE

Resolution 2022-R-03

Updated 03/10/2022

Section 1.1
Building Permit Application Fees

Residential

Building Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the February 2019 Building Valuation Data.</i>	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation Fee	\$500.00 - \$1 for each additional square foot of excavation - \$500 minimum fee per excavation w/asphalt cut (up to 25 square feet) - \$3 for each additional square foot of asphalt cut - Noxious Weeds on Active Construction Site - \$125 minimum fee up to ½ acre plus \$125 for each additional ½ acre
Water Connection Fee (plus cost of meter and insulation)	\$985.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$500
Town Impact Fee (by subdivision)	See Section 10

Commercial

Building Fees	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation	\$400.00
Water Connection Fee	\$950.00
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Change Fee (plus cost of meter)	\$20.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$500

Remodel Building Permit Fees

Application Fee	\$200.00
Administrative Fee	10% of Town Engineer estimated fees for plan review and inspections
State Surcharge	1% of Town Engineer estimated fees for plan review and inspections

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FEES AND RATES SCHEDULE

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Section 1.2
Planning Fees

1.2.1 Development Fees

Concept Review	Application Fee: \$1,000 Escrow Fee: \$2,500 (with a minimum required balance of \$500) Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: \$3,750 + \$100/acre <i>*Preliminary Review not required if Applicant wishes to proceed directly to Final Review</i> Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$5,500 + \$100/acre Escrow Fee: \$15,000 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Commercial/Other)	Application Fee: \$2,750 + \$750/acre Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	\$2,000 + \$100/acre if Preliminary Subdivision review complete; OR \$5,000 + \$100/acre if Preliminary Review not completed Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$5,000 + \$100/acre Escrow Fee: \$15,000 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Commercial/Other)	Application Fee: \$3,000 + \$750/acre Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Plat Amendment and Lot Combination	Application Fee: \$1,250 Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
Revised Development Plans	Application Fee: \$1,500 Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: One (1) Planning Commission Meeting

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FEES AND RATES SCHEDULE

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Subdivision Construction Fee	5% of construction costs (must be paid prior to commencement of any construction activity)
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1.2.2 Conditional Use Permit

Conditional Use Permit	Application Fee: \$1,500 Escrow Fee: \$2,500 (with a minimum required balance of \$500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
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1.2.3 Temporary Use Permit

Temporary Use Permit	Application Fee: \$750
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1.2.4 General Plan Amendment

Per Application	Application Fee: \$2,500 Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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1.2.5 Zone Change Application

Zone Change	Application Fee: \$3,000 + \$50/acre Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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1.2.6 Annexations

Pre-Application	Application Fee: \$3,000 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: \$7,500 Escrow Fee: \$15,000 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: \$5,000 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Fiscal Impact Analysis plus actual cost of Town-approved consultant fee if greater than initial fee	Fee: \$3,500
Modification to Annexation Agreement	Application Fee: \$2,000 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meetings and Two (2) Town Council Meetings

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FEES AND RATES SCHEDULE

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1.2.7 Sign Review Fees

Master Sign Plan Review	Application Fee: \$500
Individual Signs or Sign Plans or Minor Amendment to Existing	Application Fee: \$350
Individual Signs when a Master Sign Plan has been Approved	Application Fee: \$250
Temporary Signs	Application Fee: \$150

1.2.8 Special Meetings

Special Meeting Fee	Fee: \$1,000 (in addition to all other applicable fees)
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1.2.9 General Land Use, Variance and Appeal Fees

Variance	Application Fee: \$1,500 Escrow Fee: \$2,500 (with a minimum required balance of \$500) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ)
Appeal of Final Action	Application Fee: \$1,000 Escrow Fee: \$2,000 (with a minimum required balance of \$500) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ), Town Council or Planning Commission
General Land Use Application	Application Fee: \$1,000 Escrow Fee: \$2,000 (with a minimum required balance of \$500) Meetings: One (1) Meeting with Town Council or Planning Commission

* Fees and Rates Schedule: All review work by the Town's consultants will be halted when an escrow account falls below the minimum balance as defined for each specific review process until the escrow account is replenished to a minimum of 75% of the originally required escrow amount.

** Each additional meeting (either Planning Commission or Town Council) will require an additional fee of \$2,500 and must be paid at least two weeks prior to the scheduled meeting.

*** These fees are in addition to any requested Special Meetings (which have a fee of \$1,000/meeting).

1.3 Subdivision Construction Review and Inspection Fees

Subdivision construction permit	\$5,000.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% contingency
Inspection and quality assurance reviews	5% of approved engineers estimate
Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.	

1.4 Public Infrastructure District

<u>PID Application Fee</u>	<u>\$500.00</u>
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Section 2
Business License, Beer and Liquor License

License Application Fee	\$75.00
Home Occupation Business Application-Administrative Fee	\$75.00
Annual License Administration Fee	\$75.00
On Premises Beer Retail License Application/Annual Fee	\$75.00
Restaurant Liquor License Application/Annual Fee	\$300.00
Limited Restaurant Liquor License Application/Annual Fee	\$300.00
On Premises Banquet License Application/Annual Fee	\$350.00
Private Club Liquor License Application/Annual Fee	\$350.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	\$175.00
Sexually Oriented business License Application/Annual Fee	\$300

Section 3
Rental of Town Facilities

3.1 Town Hall Building

Hideout resident usage per day or any fractional part thereof	\$100.00
Non-resident usage	\$500.00
<i>Note: renter will be charged actual cost for cleaning after usage.</i>	

3.2 Fee Reduction or Waiver

Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town.

Section 4
GRAMA Fees (Government Records Access and Management Act)

4.1 Copies Made at Town Facility

8-1/2 x 11 copies	\$.30 per page (double-sided charged as two pages)
8-1/2 x 14 copies	\$.45 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

4.2 Copies in Excess of 50 Pages

The Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

4.3 Compiling Documents

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	\$50.00 per request or \$20.00 per employee hour required to compile the record, whichever is greater.

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Section 5
Penalties and Fees for Non-Compliance with Town Ordinances and Code
including Building Code and Water System and Sewer System Violations

5.1 Penalty Fees: Code Violations

Daily Fee for Each Cited Violation (Catch all)	\$200.00
Non-Moving Vehicle Violations	\$100
Parking Violations	\$50
Unauthorized Dumping or Littering	\$500
Building/Construction Without a Permit	\$500
Occupancy without a Certificate of Occupancy	\$500
Non-Conforming Landscaping	\$100
Unauthorized Connection to Town Water System	\$1,000
Fees will continue to accrue after each Notice of Violation until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.	

Section 6
Water Fees

6.1 Developer Reservations

Stand-by Fee (platted lots without homes)	\$207.00 per lot annually
Stand-by Fee (platted lots with accepted water infrastructure)	\$238.00 per lot annually
Water Reservation Fees	\$160.00 per Hideout Unit (HU) defined as a planned Hideout lot.

6.2 Water Connection Fees

Administrative Fee	\$75.00
1" Water Meter, Installation, and Inspection Fee	\$3000
1 - 1 ½" Water Meter, Installation, and Inspection Fee	\$985.00 \$4500
2" Water Meter, Installation, and Inspection Fee	\$5000
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Transfer Fee	\$20.00

a. Monthly Water Metered Service

i. Residential

Base Rate	\$91.25 for the first 10,000 gallons
Next 10,000	\$11.00 per 1,000
Next 10,000	\$13.25 per 1,000
Next 20,000	\$14.63 per 1,000
Next 20,000	\$16.13 per 1,000
Next 20,000	\$17.75 per 1,000
Next 20,000	\$19.63 per 1,000
Over 110,000	\$21.63 per 1,000

ii. Multifamily

Base rate	\$175.00 for the first 10,000 gallons
Next 20,000	\$19.25 per 1,000
Next 20,000	\$21.25 per 1,000
Next 20,000	\$23.38 per 1,000
Next 20,000	\$25.75 per 1,000
Next 20,000	\$28.38 per 1,000
Next 30,000	\$31.25 per 1,000
Over 140,000	\$34.38 per 1,000

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iii. Parks/Irrigation

0 Usage	\$0.00
First 10,000	\$91.25 for 1 to 10,000 gallons
Next 20,000	\$10.13 per 1,000
Next 20,000	\$11.25 per 1,000
Next 20,000	\$12.38 per 1,000
Next 20,000	\$13.63 per 1,000
Next 20,000	\$15.00 per 1,000
Next 30,000	\$16.50 per 1,000
Over 140,000	\$18.25 per 1,000

b. Hideout Irrigation

Outlaw Golf Course	JSSD annual bill plus 10% for administration and maintenance for the infrastructure
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c. Water Reconnection Fee

Due to non-payment or failure to maintain backflow, etc.	\$150.00
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d. Extension of Water Services Policy

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to operate as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

e. Construction use of Water Before Meter Installation

Deposit for 1 - 1 ½" Meter	\$1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$7.30

f. JSSD Water Impact Fee

JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
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Section 7
Sewer Fees

7.1 JSSD Sewer Impact Fees

Bonded (Parcel 2 - East side of SR 248)	See JSSD
Unbonded (Parcel 1 - West side of SR 248)	See JSSD

7.2 Sewer Connection Fees

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	\$40.00

7.3 Monthly Sewer Fees

Per residential or commercial unit	\$28.60
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7.5 Extension of Sewer Services Policy

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

Section 8
Account Late Fees

Overdue Accounts	1.5% monthly interest charge
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Section 9
Storm Drain Fee

9.1 Monthly Storm Drain Fee

Per Billable Meter	\$6.00
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Section 10
Town Impact Fees

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Apartments at Deer Mountain	\$0	\$5,215	\$0	\$0	\$5,215
Deer Springs (tentative)	\$0	\$5,215	\$0	\$0	\$5,215
Deer Waters	\$0	\$5,215	\$0	\$0	\$5,215
Forevermore	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Glistening Ridge	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Golden Eagle	\$0	\$5,215	\$0	\$1,330	\$6,545
KLAIM	\$0	\$5,215	\$0	\$0	\$5,215
New Town Center	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Overlook Village	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Perch (The Settlement)	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Plumb	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Reflection Lane	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Reflection Ridge	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Ross Creek Entrance	\$0	\$5,215	\$0	\$0	\$5,215
Rustler	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Salzman	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase I	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase II	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Remaining (tentative)	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Silver Sky	\$1,445	\$5,215	\$4,315	\$1,355	\$12,330
Soaring Hawk	\$0	\$5,215	\$0	\$1,355	\$6,570
Sunrise	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Van Den Akker	\$0	\$5,215	\$0	\$0	\$5,215
Venturi	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Woolf	\$0	\$5,215	\$0	\$1,355	\$6,570