



# MILLCREEK

Planning & Development Services

APPROVED FEE SCHEDULE

for 2018

Submitted for review and approval  
in 2016

## Planning and Development Services

### Business License Fees

Services	Fee Activity Detail	Fee
<b>Licensing fees</b>	General License Fee	\$150.00
	Per Employee Fee	\$6.00
	Seasonal License	\$120.00
	Temporary License	\$25.00
	Large Scale Event Temporary License	\$150.00
	Solicitor ID	\$65.00
	Sexually Oriented Business - excluding Outcall Services	\$300.00
	Outcall Service Businesses	\$500.00
	25% Penalty	25% of General License Fee
	100% Penalty	100% of General License Fee
	Application Withdrawal Fee	\$25.00
	<b>Alcohol Related Licensing Fees</b>	Single Event
Off-Premise Beer Retailer		\$250.00
Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Wholesale Beer		\$300.00
Restaurant Liquor		\$500.00
Manufacturing		\$350.00
Recreational On-Premise Beer Retailer		\$350.00
Limited Restaurant Liquor		\$500.00
Club Liquor		\$600.00
Reception Center		\$500.00
Temporary Beer Event		\$150.00

## Planning and Development Services

### Business License Fees

Administered by the Local Law Enforcement Agency

Services	Fee Activity Detail	Fee
Licensing fees	Sheriff Registration Card	\$10.00
	Sheriff Out of State Group Work Card	\$50.00
	Duplicate Sheriff Card	\$5.00
	Professional Dancers	\$115.00
	Employees of a sexually oriented business, who are not personally providing nude or seminude entertainment or outcall services	\$50.00
	Employees of nude entertainment businesses, adult businesses, or outcall service businesses, who are personally providing nude or seminude entertainment or outcall services	\$250.00
	Each additional license for employees of a sexually oriented business when requesting more than one license at the same time	\$50.00

# Planning and Development Services

## Building Permit Fees

Services	Fee Activity Detail	Fee
<b>Administrative Fees</b>	Canceled Building Permit Fee Building w/o permit Reinstatement Fee Reinstatement Fee (Final Inspections only)	25% of building permit fee 2x Building Permit fee 1/2 of building permit fee \$200.00
<b>State Surcharge</b>	Applicable State Surcharge on all permits	1% of building fee
<b>Inspection Fees</b>	Reinspection Pre-inspection (post fire or disaster) Overtime/After Hour (per hour) Multi-unit Inspection	\$50.00 \$70.00 see hourly rate \$100.00
<b>Permit Types</b>	Building Permit Fee (Val) Demolition Fee Mechanical, plumbing & Electrical Permits (Circuit, Electrical Service Charge, Power to Panel, Temporary Panel, Reroof (Shingles only), etc.) Additional appliance, fixture etc. Grading Permit Retaining Wall Manufactured Home Permit	Based on valuation Based on valuation \$70.00 \$20.00 Based on valuation Based on valuation \$200.00
<b>Plan Check</b>	Grading Plan Check Hourly Plan Check Fee Plan Check Fee(FCOZ) Land-Use Review fee	Based on valuation see hourly rate 65% of Building Permit Fee \$110.00

Card File plan check fee (listed as plan check fee)	\$100.00
Plan Check Fee for smaller projects	\$100.00
Plan Check Fee (Res)	40% of Building Permit Fee
Plan Check Fee (Com)	65% of Building Permit Fee

## Planning and Development Services Additional Building Permit Fees

Services	Fee Activity Detail	Fee
<b>Solar</b>	Base Permit Cost (charged with KWA fee) KWA (Additional Permit Cost per kwa being produced) Plan Check Battery Storage System per battery Other fees may apply depending on extent of information to check	\$70.00 \$30.00 \$100.00 \$2.00
<b>Reroof Permits</b>	Reroof with Sheathing (decking) Reroof fee (without sheathing) Reroof (Com) based on valuation below \$1-\$9,999 \$10,000-\$49,999 \$50,000-and up	\$110 \$70 \$150.00 \$300.00 \$500.00
<b>Window and Door (replacement only with no other Work)</b>	Window and Door (RES) Window and Door (COM) (The Building Permit fee is used) permit fee calculation based on declared value and normal building permit fee calculation	\$70.00 based on valuation

Planning and Development Services  
 Building Type Rate Valuation Table  
 (This is updated as the new standards are published)

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
A-1 Assembly, theaters, without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
A-2 Assembly, nightclubs	182.86	177.56	173.06	166.05	156.54	152.22	160.22	141.73	136.94
A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries,	180.57	172.51	166.04	158.00	144.89	140.11	151.32	127.59	121.94
A-4 Assembly, arenas	213.40	205.35	198.88	190.84	177.53	172.76	184.16	160.23	154.58
B Business	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.09
H-1 High Hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	0.00
H234 High Hazard	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5 HPM	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
I-2 Institutional, hospitals	314.17	307.27	301.34	292.67	277.18	0.00	286.18	258.79	0.00
I-2 Institutional, nursing homes	217.67	210.77	204.84	196.17	182.68	0.00	189.68	164.29	0.00
I-3 Institutional, restrained	212.42	205.52	199.59	190.92	177.93	171.25	184.43	159.54	151.71
I-4 Institutional, day care facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
M Mercantile	136.25	130.95	125.45	119.44	109.43	106.11	113.60	94.63	90.83
R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
R-2 Residential, multiple family	158.84	152.48	147.23	139.81	127.05	122.83	139.91	110.87	106.54
R-3 Residential, one- and two-family	148.17	144.14	140.42	136.90	131.89	128.41	134.60	123.40	116.15
R-4 Residential, care/assisted living facilities	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
S-1 Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
S-2 Storage, low hazard	102.68	97.53	92.40	87.50	78.80	73.84	83.43	64.78	59.12
U Utility, miscellaneous	80.38	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

Supplemental Building Type Rate Valuation table

Type	per	Fee
Unfinished basements	Square Foot	\$16.00
Basements Finished	Square Foot	\$37.00
Decks (any type)	Square Foot	\$19.00
Carport/ CoveredPatio	Square Foot	\$19.00
Roof Conversions	Square Foot	\$19.00
Fence (any type)	Lineal Foot	\$19.00
Retaining Wall (any type)	Lineal Foot	\$56.00
Tenant Improvement	Calculated	35% of the valuation
Shell only	Calculated	80% of the valuation
Exterior Finish	Square Foot	\$4.50
Re-roof	Square Foot	\$4.50
Fire Sprinklers	Square Foot	\$5.50
Remodel/Alteration	Square Foot	\$37.00
Grading	cubic yard cut and fill	Equation

Planning and Development Services  
 Building and Inspection Fees based on total valuation rate

Services	Fee Activity Detail	Fee
Total Valuation	<p>Less than \$2,000</p> <p>\$2,000 to \$25,000</p> <p>\$25,000 to \$50,000</p> <p>\$50,000 to \$100,000</p> <p>\$100,000 to \$500,000</p> <p>\$500,000 to \$1,000,000</p> <p>Over \$1,000,000</p>	<p>\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to and including \$2,000.</p> <p>\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.</p> <p>\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.</p> <p>\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.</p> <p>\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.</p> <p>\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.</p> <p>\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.</p>
	Fees for inspections or checks not specifically listed shall be determined by the Building Official	



## Planning and Development Services

### S.W.P.P.P. Fee, Penalty and Fine Schedules

Services	Fee Activity Detail	Fee
S.W.P.P.P.	Base Fee per project Plus per acre	\$200 \$50
<p><b>Control Measure Fine</b></p> <p>All Penalty and fines are subject to Double Fee's for second offense, third offense; maybe turn over to District Attorney for further action.</p>	<p>Primary Boundary Control -Per day per violation Secondary Boundary Control - Per day per violation Exit Control - Per day per violation Waste Control - Per day per violation Material Storage Control - Per day per violation Fugitive Dust Control - Per day per violation Safety Control - Per day per violation Plan administration (Each LDP requires SWPPP administration and written documentation such as but not limited to; inspections, training, SWPPP amendments, closeout documents etc.) Working without a permit (Per day Per violation/ Subject to Double fee's)</p>	<p>\$1,000.00 \$500.00 \$500.00 \$500.00 \$250.00 \$250.00 \$250.00 \$1,000.00  \$1,000.00</p>
<p><b>Illicit Discharge</b></p>	<p>Sediment - Per day per violation cementations material - Per day per violation paints and solvents - Per day per violation solid waste - Per day per violation sanitary waste - Per day per violation Fuels - Per day per violation Fertilizers - Per day per violation Organics - Per day per violation Cleansers - Per day per violation hazardous material Any illicit discharge could be bumped</p>	<p><b>Fine/each illicit discharge</b></p> <p>\$1,000.00 \$500.00 \$500.00 \$500.00 \$2,000.00 \$1,000.00 \$500.00 \$250.00 \$500.00 \$5,000.00</p>

	to this category, depending on the impact	
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## Planning and Development Services

### Land use Fees Schedule

Review Process	Fee Activity Detail	Fee
<p><b>Agency Review Meeting</b>            Required for:</p> <ul style="list-style-type: none"> <li>New Development on property over 1 acre</li> <li>Re-Development on property over 1 acre</li> <li>All new FCOZ* Development</li> <li>All development proposals which will require more than one review process.</li> <li>As requested by an applicant</li> </ul>	<ul style="list-style-type: none"> <li>Conditional Use</li> <li>Permitted Use</li> <li>PUD (Planned Unit Development)</li> <li>SFD in FCOZ (Foothills and Canyons Overlay Zone)</li> <li>Subdivision</li> </ul>	\$455.00
<p><b>Permitted Uses (Administrative Decisions, Staff Decision)</b></p>	<p><b>Staff Site Plan Review; Reviews which require an Agency Review from other agencies.</b></p> <ul style="list-style-type: none"> <li>Permitted Uses</li> <li>SFD in FCOZ (Foothills and Canyons Overlay Zone)</li> <li>Sign Permit</li> </ul>	\$535.00
	<p><b>Staff Reviews which do not require an Agency Review from other agencies.</b></p> <ul style="list-style-type: none"> <li>Condominium Conversion</li> <li>Home Daycare or Pre-School</li> <li>Lot line adjustment [18.18.020]</li> <li>Lot Consolidation [18.08.020]</li> <li>Minor Site Plan Amendments</li> <li>Modify a Cell Tower</li> <li>Non-Complying Structure [19.88.150]</li> <li>RCOZ Option A (Residential Compatibility Overlay Zone)</li> <li>RCOZ Option B</li> <li>Sign Permit</li> <li>Mobile Store</li> </ul>	\$175.00

	<p><b>Staff Reviews approved per a request for an Agency Review for a Building Permit or Business License.</b>  Change of Use (Tenant Change (Permitted) or a Conditional Use which is subordinate to a Previously Approved Conditional Use)  Home Business  SFD in an approved subdivision (Non-FCOZ)  Tenant Change  Sign Permit</p>	\$110.00
	<p><b>Development Services Director Review</b>  Extension of Time – Subdivision [18.08.015]  Extension of Time - Conditional Use [19.84.050.4]  Waiver of FCOZ Standards [19.72.060.A]  Takings Relief Petition [19.93.030]</p>	\$275.00
	<p><b>Final Approval /Technical Review / An Agency Review</b>  Boundary Line Adjustments [18.18.020]  (Lot Line Adjustment or Lot Consolidation)  Conditional Use Technical Review [19.84.095]  PUD (Planned Unit Development) [19.84.095]  Subdivision Final Plat</p>	\$530.00
<p><b>Public Body Review</b></p>	<p><b>Planning Commission Meeting [19.05.040]</b>  Conditional Uses  Waiver of FCOZ Standards [19.72.060.B and C]  PUD (Planned Unit Development) [19.84]  RCOZ Option C [19.71.050]  Special Exception to have Use Violation declared legal [19.88.140]  Signs Permit  Subdivisions (Preliminary Plat)  Re-Zone Gen Plan, etc.</p>	\$650.00
	<p><b>Mayor’s Meeting (Planning Commission’s recommendation to the Mayor)</b>  Subdivision Amendment to create additional lots (608 hearing) [18.18.040]  Subdivision Amendment to remove easements etc. (no preliminary plat required). (608 hearing) [18.18.050]  Subdivision Preliminary Plat  Subdivision Amendment to Vacate a Public Street [14.48, 18.18?]  Street Dedication (for streets not reviewed as part of a Subdivision Plat) [15.28.030.B]</p>	\$115.00

	<p>PUD Subdivision Preliminary Plat (Planning Commission approval for the PUD is required prior to consideration of the preliminary plat) Exception to Road Improvements [15.28.070]</p>	
	<p><b>County Council Meeting: (Planning Commission's recommendation to the County Council.</b> General Plan and General Plan Amendment Ordinances Re-Zone up to 10 Acres (Zoning Map Amendment) [19.90.050] (Re-Zones greater than 10 acres require consideration of an Area Amendment to the General Plan prior to acceptance of the Re-Zone application. See General Plan Amendment). Takings Relief Petition [19.93.040]</p>	\$115.00
	<p><b>General Plan or General Plan Amendment</b> Text Amendment Area Amendment (base) Greater than 10 to 50 Acres 50 to 100 Acres Larger than 100 acres Suggested Projects</p>	<p>\$300.00 \$1500.00 plus per acre fee base fee plus \$200.00 per Acre base fee plus \$300.00 per Acre To be determined prior to acceptance of the application No Fee</p>
<b>Land Use Hearing Officer Review</b>	<p>Appeals of Conditional Use Decisions [19.92.030] Appeals of a zoning decision or interpretation [19.92.050] Special Exceptions [19.92.060]     ➤ Adjusting a zone boundary line     ➤ Enlargement or addition to a noncomplying structure     ➤ Relocation or reconstruction of a noncomplying structure Variances from the terms of the zoning ordinance [19.92.040] Appeal of a final decision on a Subdivision [18.08.040]</p>	\$1,000.00

Appeals of a waiver or modification decision [19.72.060.C.9]

Note: In the case of appeals: if the Land Use Hearing Officer finds in favor of the appellant/applicant then the \$1000.00 shall be refunded less a \$100.00 administration fee. (To be clear \$900.00 shall be refunded).

Double fee (if construction has started)

\$2,000.00

## Planning and Development Services Code Enforcement Fees Schedule

Activity	Fee Activity Detail	Fee
Administrative Fee	Weed and other types	\$100.00 Based on number of
Civil Penalty		Days
Clean-Up Fees	(Weed fees Collected for Public works)	Based on size
Post Compliance Penalty		Based on number of Days

## Planning and Development Services

### Bond Fees Schedule

Services	Fee Activity Detail	Fee
Bond Administration Fees	Bond Processing (does not apply to regular subdivisions and must be paid prior to acceptance of the bond)  Bond Forfeiture  Defured Curb and Gutter  Bond Reinspection (This is uses for ENG and CODE. This is also used for a Partial Bond Release. The fee is per request)  Overtime/After Hour inspection fee	\$100.00 Based on Bond Amount Based on size  \$100.00 see hourly rate



## Planning and Development Services Additional Fee Schedule

<b>Additional Services/Costs:</b>	<b>Fee Activity Detail</b>	<b>Fee</b>
<b>Development Agreement</b>		\$1,000.00
<b>Hourly Rate</b>	Per hour fee (Overtime/After Hour / plan check / etc.)	\$120.00 per hour
<b>Geology and Natural Hazards Review</b>	Initial Site Assessment	\$75.00
	Review of a technical report for a Single-Family Dwelling	\$450.00
	Review of a technical report for all other development types	\$900.00
<b>GRAMA: Fees for Duplication of a Record:</b>  The fees for a GRAMA request shall be in accordance with Salt Lake County, Countywide Policy 2060 adopted in accordance with Section 2.82.090.	Initial Cost	\$50.00
	Plus: Fees for services rendered (staff time)	\$50.00 per hour
	Plus the following:	
	Copies:	
	Copies (up to 11x17in)	\$0.20
	Copies (Larger than 11x17in)	\$5.00
	Maps:	
	Colored	\$50.00
	Black and White	\$20.00
	CD's, Thumb Drives, etc.	\$15.00
	Copy of General Plan	\$20.00
<b>Research:</b>	Types of research offered: Legal status of a lot or parcel Zoning compliance letter Administrative Decision [19.76.030]	\$50.00 plus \$50.00 per hour
<b>Salt Lake County Health Department Review</b>	Health Department	\$25.00
<b>Postage</b>	Postage (Collected for the post office. This is charged per meeting)	Varies by project

Planning and Development Services  
Fees collected for the Engineering Division

Services	Fee Activity Detail	Fee
<b>Administrative Charges</b>	Bond Processing Fee (3.56.060) Bond Re-inspection Fee (3.56.080) Partial release (3.56.070) Compliance Fine Exception Request Express Checking	\$100.00 \$100.00 \$100.00 \$50.00 \$250.00 \$250.00
<b>Right of Way Improvement Fee (3.48.010)</b>	<b>No existing curb &amp; gutter, design &amp; stake, inspect by County (with or without sidewalk)</b> Curb, gutter, sidewalk & drive approaches plus \$2.00 per linear foot Curb, gutter & drive approaches plus \$2.00 per linear foot Sidewalk only plus \$2.00 per linear foot Drive approaches only plus \$2.00 per linear foot	\$200.00 \$2.00 \$200.00 \$2.00 \$200.00 \$2.00 \$130.00 \$2.00
<b>No existing curb &amp; gutter, design &amp; stake, inspect by other, check and inspect by County (with or without sidewalk)</b>	Curb, gutter, sidewalk & drive approaches plus \$1.00 per linear foot Curb, gutter & drive approaches plus \$1.00 per linear foot Sidewalk only plus \$1.00 per linear foot Drive approaches only plus \$.50 per linear foot	\$150.00 \$1.00 \$150.00 \$1.00 \$100.00 \$1.00 \$100.00 \$0.50
<b>Existing curb &amp; gutter, design &amp; stake, check and inspect by County</b>	Sidewalk & Drive Approaches plus \$1.00 per linear foot Drive approaches only plus \$1.00 per linear foot	\$20.00 \$1.00 \$20.00 \$1.00
<b>Replacement of existing improvements</b>	Restakeing Fee where County does staking Minimum Maximum	\$100.00 \$500.00
<b>Final Subdivision Fees</b>	Final Subdivision Fees	Equation

	Engineering Checking Fee Amended Subdivision Plat	Equation Based on Bond amount \$350.00
<b>Plat Filing and Engineering Checking Fee</b>	Prior to review, 35% of 6% of bond, default of \$90 per lot, minimum of \$180 or the appropriate calculation described above. Prior to recording or construction, 100% of 6% of bond minus fee already paid.	Equation
<b>Engineering Checking Fee for Subdivision with no plat</b>		\$200.00
<b>Engineering Checking Fee for Subdivision development</b>	Prior to engineering review Prior to approval or construction, 4.5% of total bond for landscaping, off-site, and on-site storm drainage minus fees already paid	\$150.00
<b>Road dedication fees for non-subdivision development</b>	Where dedication is required for street widening and improvements Street signs Survey Monument Survey monuments Urban Hydrology Checking Fee	\$150.00 \$180.45 \$150.00 \$400.00 \$150.00
<b>Geology/Natural Hazards Review Application Fees (3.52.160)</b>	Initial Site Assessment Review of Technical Reports - Minor Report Review of Technical Reports - Major Report	\$75.00 \$450.00 \$900.00
<b>Storm Drain Impact Fee</b>	Landuse Storm Drain impact	equation
<b>Traffic Impact Review</b>	Initial Site Assessment Review of a Minor Report (3.52.17) Review of a Major Report (3.52.17)	\$75.00 \$300.00 \$500.00

# Planning and Development Services

## Terminology

**CODE:** code enforcement

**Condominium Plat:** The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed, and an engineering review to verify compliance with platting requirements.

**COM:** Commercial

**ENG:** Engineering

**General Plan Amendment:** Planning Commissions make a recommendation to the County Council who must authorize Amendments to a General Plan. This process is used only when it is demonstrated by the applicant that there has been a change in circumstances or other sufficient reasons to justify consideration. A study that includes public involvement is conducted after County Council gives the direction to proceed to the Development Services Director.

**Home Daycare / Pre-school Application Fees:** Although a home daycare / pre-school is operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

**Modification to a Recorded Subdivision Plat:** Utah Code, 17.27-808, requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application to the county, notice, a public hearing before the planning commission and county executive (commonly referred to as a 608 hearing / Mayor's Meeting). Additionally, the county completes engineering review of the preliminary and final plat prior to approval and recording. Fees may include: Planning Commission Review, Additional Public Body Review, Technical Review.

**PUD (Planned Unit Development):** In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review and a Subdivision Preliminary Plat would be required (also a review by the Planning Commission), and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee. Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (planning commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

**Re-Zone (Zoning Map Amendment):** A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the county council (Additional Public Body Review) and technical work (Technical Review) for map and index work). In cases where the General plan is not clear on the zoning designation which should be allowed, compliance with the General Plan must be considered as part of the re-zone application. The impacts of a re-zone which is for an area of 10 acres or larger should be considered as part of a General Plan Amendment which must be completed prior to accepting the application for a property re-zone.

**Res:** Residential

**Signs:** Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs which required Planning Commission review would be charged for 1 planning commission review. However, a business which had 1 sign which required planning commission review and another sign which did not, would be charged for 1 planning commission review and 1 staff review.

**Subdivision:** A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

**Valuation:** The estimated construction cost for the project