

# RESOLUTION 2013-1

(This Resolution 2013-1 dated January....., 2018 supersedes any earlier dated 2013-1)

## A RESOLUTION TO ADOPT A PERMIT APPLICATION AND FEE SCHEDULE

**Whereas**, upon public hearing, the Town of Castle Valley has determined that it is in the best interests of the citizens of Castle Valley that the Town accurately charge permit and application fees as well as fair penalties for violations of Town ordinances.

**Whereas**, the Town Council will annually review and update the Permit Application and Fee Schedule to ensure that the fees and penalties accurately reflect the cost of providing such services.

NOW, THEREFORE, BE IT RESOLVED THAT RESOLUTION 2013-1 SHALL BE ENACTED ADOPTING THE 2018+6 PERMIT AND APPLICATION FEE SCHEDULE FOR THE TOWN OF CASTLE VALLY AS FOLLOWS:

### TOWN OF CASTLE VALLEY PERMIT APPLICATION AND FEE SCHEDULE

**Contact: Abby Hafey - Building Permit Agent, John Groo - Water Rights Agent  
435-259-9828, Fax 435-259-9846**

Land Use Application Fees are due upon receipt of the Land Use Application (Application) and are applied toward the actual cost in processing and reviewing the Application and performing required Town inspections. Additional costs that incur that exceed the Fees listed below are calculated per review of the submitted Application and are collected as part of the Total Application Fee. When **further Professional Review from that listed below** is deemed necessary, the Applicant must pay an Application Deposit Fee and may be required to enter into a written agreement with the Town, as provided for in Section 9.2 of Town Ordinance 85-3, as amended. The Total Application Fee, including the Application Deposit Fee and written agreement with the Town (if applicable), must be submitted as a condition of Town Land Use Application Approval or the issuance of any other Land Use Decision.

- 1) **BUILDING PERMIT APPLICATION FEE.** Castle Valley Building Permits are required for all construction and alterations, including setting up or moving in a mobile, modular, or manufactured home; additions to external perimeter of existing structures; removal of part of a building; moving of walls; remodeling that changes the use of the building; re-roofing; fences higher than six feet (see also item 6 below); decks and porches 30” above grade, covered, or attached to a structure; and retaining walls over 4 feet or that support a structure, and other structures that require a Grand County Building Permit.
  - a. Construction/Alterations greater than 120 sq. ft but equal to or less than 200 sq. ft **\$30**
  - b. Construction/Alterations greater than 200 sq. ft. but equal to or less than 3500 sq. ft **\$75**
  - c. Construction/Alterations greater than 3500 sq. ft. but equal to or less than 7000 sq. ft **\$100**Note: Fee includes the cost of plan review, drainage review, electrical permit (\*see also #3), final site review and signing of certificate of occupancy.)
  
- 2) **PLAN REVIEW FEE.** When the proper evaluation of architectural plans submitted as part of a Building Permit Application requires the Town to retain outside professional services, additional fees apply.
  - a. Plan Review for Construction/Alterations greater than 120 sq. ft but equal to or less than 200 sq. ft **\$20**
  - b. Plan Review for Construction/Alterations greater than 200 sq. ft. but equal to or less than 3500 sq. ft **\$49**
  - c. Plan Review for Construction/Alterations greater than 3500 sq. ft. but equal to or less than 7000 sq. ft **\$65**
  
- 3) **ADDITIONAL REVIEW.** If an application or plan is deficient in required information, additional fees apply.
  - a. First time review of ‘deficiency’ revised plans **No Fee**
  - b. Multiple re-reviews of deficiency revised plans **\$20.00/hr. (\$20.00 min.)**
  - c. Review of plans revised during construction **\$20.00/hr. (\$20.00 min.)**

4) <b>CERTIFICATE OF LAND USE COMPLIANCE.</b>		No Fee
Required to show that agricultural buildings, including greenhouses, adhere to Town of Castle Valley <del>zoning-ordinances</del> <b>Land Use Regulations</b> regarding setbacks, height, and square footage.		
5) <b>ELECTRICAL SERVICE AND SOLAR ENERGY SYSTEM PERMIT.:</b>		<b>\$15</b>
Submit a plot plan to show that setbacks adhere to CV zoning requirements for: existing structures, new structures, well service, solar installations, upgrades or changes of electrical meter, new or replaced furnaces, water heaters and other mechanical installations that require a Grand County Building Department Permit. *Fee of \$15 is charged if utilities are needed prior to building, for solar installations, or for upgrades.		
6) <b>SEPTIC PERMIT.:</b>		<b>\$15</b>
Castle Valley <del>s</del> Septic <del>P</del> ermit application grants <del>zoning</del> land use approval for an authorized septic system design signed by the SEUHD Sanitarian. The CV septic application must be completed before a septic system is installed. A final inspection by the State Sanitarian and his/her signature on the Grand County Building Permit application are required before the Town Building Permit Agent signs the GC Permit. <del>must be approved prior to obtaining Health Department approval and Grand County septic permit.</del>		
7) <b>TEMPORARY DWELLING PERMITS. (if site visits are required, additional fees may apply):</b>		<b>*\$3050</b>
Required for all motor homes, travel trailers, campers, etc., used as occasional housing, temporary housing, or <del>for housing</del> during construction.		
8) <b>TEMPORARY DWELLING PERMIT BI-ANNUAL RENEWALS. (if site visits are required, additional fees may apply)</b>		<b>\$30</b>
9) <b>CONDITIONAL USE / HOME OCCUPATION / PREMISE OCCUPATION PERMITS</b>		
Required for all home businesses, public buildings, daycare nurseries or centers, foster care homes, botanical nurseries, livestock in excess of permitted use, schools, churches, water reservoirs, ponds, dams, windmills, fences higher than four feet that enclose more than an acre of land.* Note: Fee includes first year Business License, <del>if required.</del>		
a. <b>Routine</b>		<b>\$35</b>
b. <b>Nonroutine</b>		<b>\$50</b>
9) <b>REQUIRED BUSINESS LICENSE RENEWAL.</b>		<b>\$10</b>
10) <b>WELLS / WATER RIGHTS.:</b> Water user agreement required		<b>\$95</b>
11) <b>VARIANCE REQUEST.</b>		<b>\$500</b>
12) <b>APPEALS TO A LAND USE DECISION.*</b>		<b>\$950</b>
13) <b>LAND USE ORDINANCE VIOLATION.</b>	<b>1<sup>st</sup> Offense</b>	<b>\$250/day</b>
	<b>2<sup>nd</sup> Offense</b>	<b>\$500/day</b>
	<b>3<sup>rd</sup> Offense</b>	<b>\$750/day</b>
	<b>4<sup>th</sup> Offense or more</b>	<b>\$1,000/day</b>

\*In addition to the \$950 Application Fee, the Applicant shall pay all of the Town's costs and expenses incurred as a result of the appeal, including reasonable attorneys' fees and costs, if the Variance and Appeal Hearing Officer or Court upholds the Land Use Decision as provided for in Section 9.2 of Town Ordinance 85-3, as amended.

The Mayor and staff for the Town of Castle Valley is hereby directed to take all administrative actions necessary to enforce this Resolution.

Any fee inconsistent with the Resolution shall be void and superseded, to the extent of conflict herewith.

The fees and penalties established herein shall be effective on.....unless otherwise described herein, and shall remain in full force and effect unless amended by the town Council of the Town of Castle Valley.

This resolution shall take effect immediately upon its adoption by the Town Council.

**PASSED, ADOPTED AND APPROVED** by the Town Council of the Town of Castle Valley ~~after Public Hearing in open session and a majority vote on~~ this ... day of January 2018.

**Those voting AYE:**

**Those voting NAY:**

**ABSENT:**

**TOWN OF CASTLE VALLEY:**

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**Jazmine Duncan, Mayor**

**ATTEST:**

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**Jocelyn Buck, Town Clerk**

**Official Seal of the Town of Castle Valley:**