

RESOLUTION 2013-1

(This Resolution 2013-1 dated ~~January 17,~~ 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 PERMIT AND APPLICATION FEE SCHEDULE FOR THE TOWN OF CASTLE VALLEY 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 incurred 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-seven~~ 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) **CERTIFICATE OF LAND USE COMPLIANCE.** **No Fee**
 Required to show that agricultural buildings, including greenhouses, adhere to Town of Castle Valley Land Use Regulations regarding setbacks, height, and square footage.
- 5) **ELECTRICAL SERVICE AND SOLAR ENERGY SYSTEM PERMIT.** **\$15**
 Submit a plot plan to show that setbacks adhere to Town Land Use Regulations 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) **SEPTIC PERMIT.** **\$15**
 Castle Valley Septic Permit application grants Land Use approval for an authorized septic system design signed by the SEUHD Sanitarian. The CV septic application must be completed and approved by the Town before a septic system is installed. ~~A final inspection by the~~ The Signature of the State Sanitarian and his/her signature on the Grand County Building Permit Application ~~are is~~ required before the Town Building Permit Agent signs the Grand County Permit Application.
- 7) **TEMPORARY DWELLING PERMITS.** (if site visits are required, additional fees may apply) **\$50**
 Required for all motor homes, travel trailers, campers, etc., used as occasional housing, temporary housing, or for housing during construction.
- 8) **TEMPORARY DWELLING PERMIT BI-ANNUAL RENEWALS.** (if site visits are required, additional fees may apply) **\$30**
- 9) **CONDITIONAL USE / HOME OCCUPATION / PREMISE OCCUPATION PERMITS.**
 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, if required.)
- a. Routine **\$35**
 - b. Nonroutine **\$50**
- 10) **REQUIRED BUSINESS LICENSE RENEWAL.** **\$10**
- 11) **WELLS / WATER RIGHTS.** Water user agreement required. **\$95**
- 12) **VARIANCE REQUEST.** **\$500**
Variance Applications must receive a recommendation from the Town, after which the Town Clerk will transmit the recommendation, the Application, and other required information to the Variance and Appeal Hearing Officer for review. If the Variance Applicant withdraws their application prior to the Town Clerk transmitting the above information to the Officer, the funds remaining after all administrative expenses and additional costs incurred by the Town have been paid and accounted for, shall be returned to the Applicant.

13) APPEALS TO A LAND USE DECISION.	\$950
a. Appeals regarding whether or not a Land Use Application is Routine or Nonroutine	\$15
b. Appeals regarding the assessment of Land Use Application Fees	\$150
The appeal fee will be returned to the Appellant if the Appeal of the assessment of fees is upheld.	
c. All other Land Use Decision Appeals	\$950

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.

14) LAND USE ORDINANCE VIOLATION.

1 st Offense	\$250/day
2 nd Offense	\$500/day
3 rd Offense	\$750/day
4 th Offense or more	\$1,000/day

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 immediately upon adoption of this resolution, 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 in open session on this 17th day of January, 2018.

Those voting AYE: ~~Mayor Duncan, Council Members: Drogin, Holland, Hill & O'Brien~~

Those voting NAY: None

ABSENT: None

TOWN OF CASTLE VALLEY:

Jazmine Duncan, Mayor

ATTEST:

Jocelyn Buck, Town Clerk

Official Seal of the Town of Castle Valley: