

**PLEASANT VIEW CITY CONSOLIDATED FEE SCHEDULE
(AS OF JANUARY 9, 2018)**

Subdivisions

Subdivision reviews: The subdivider shall reimburse the city for any and all attorney's fees, engineering fees and other professional fees and costs incurred by the city in relation to the subdivider's subdivision within the city..... (refer to the Subdivision Ordinance 17.20.021)

Contracted inspections \$ actual cost to city
City employee inspections (per hour/one hour minimum) \$ 50.00

Concepts and Pre-Applications:

 Concept Plan for Subdivision Application fee \$250.00
 Pre-Application Fee (for other type of development requests) \$250.00

All Residential Development:

 Engineering Deposit per lot fee \$300.00
 (Engineering Deposit may be used by City to pay unpaid project invoices from City)
 Preliminary subdivision fee \$150.00
 Preliminary per lot fee..... \$ 25.00
 Final plat fee \$200.00
 Final per lot fee \$ 75.00
 Plat amendments \$150.00
 (and actual cost to the city)
 Public hearing/meeting notification fee \$200.00

Small Subdivisions (4 lots or less)

 Engineering Deposit per lot fee \$300.00
 (Engineering Deposit may be used by City to pay unpaid project invoices from City)
 Final plat fee \$200.00
 Final per lot fee..... \$75.00
 Storm Water Inspection fee (per inspection) \$50.00
 Public hearing/meeting notification fee \$200.00

All Commercial Development:

 Engineering Deposit per lot fee (minimum of \$800.00) \$400.00
 Application fee..... \$400.00
 Per lot fee \$200.00
 Storm Water Inspection fee (per inspection) \$50.00
 Public hearing/meeting notification fee \$200.00

Special Exception:

Residential	\$50.00
Commercial.....	\$100.00

Detention Basin (in lieu of) \$600.00 per lot

Mobile Home Park Construction Fee:

\$100.00 for the first 20,000 square feet & \$5.00 for each additional 4,000 square feet or fraction thereof included in the park.

Building Permits

Building Fee..... (refer to building permit schedule, attached)

Misc. permits (i.e. demolition, minimum fee).....-\$100.00

Plan Check Fee(50% of building fee for residential, 65% for commercial)

Plan Check Initial Fee (non-refundable)..... \$500.00 (new construction)

Plan Check Initial Fee (non-refundable)..... \$100.00 (remodels & additions)

Electrical Inspection\$25.00

Plumbing Inspection\$25.00

Mechanical/Gas Administration Fee\$25.00

Sewer Lateral Inspection.....\$25.00

Water Lateral Inspection.....\$25.00

Construction Water\$ 50.00

Culinary Water Impact Fee \$see charts below

The Maximum Impact Fee per ERC is based on Service Size and its Ratio

Year	Maximum Impact fee per ERC
2017	\$3,460.18
2018	\$3,496.05
2019	\$3,547.95
2020	\$3,601.17
2021	\$3,656.09
2022	\$3,712.26
2023	\$3,768.86
2024	\$3,825.98
2025	\$3,842.62
2026	\$3,859.31
2027	\$3,876.04
2028	\$3,892.94
2029	\$3,910.02
2030	\$3,927.28
2031	\$3,944.76
2032	\$3,962.30
2033	\$3,979.82
2034	\$3,997.46
2035	\$4,015.23
2036	\$4,033.16

Service Size (in)	Ratio
Residential*(per unit)	1
Apartments (per unit)	0.75
Commercial – 1 ½”	1.5
Commercial – 2”	2
Commercial – 3”	6.4
Commercial – 4”	10

**Residential includes single family, duplex, townhome, condominium, and all other multi-family dwellings, except apartments.*

Sewer Impact Fee.....see chart below

Water Service Size (in)	Water Flow (gpm)	Demand Factor	Connection/Impact Fee
1	36	1.0	\$650.00
1.25	57	1.6	\$1,040.00
1.5	83	2.3	\$1,495.00
2	147	4.1	\$2,665.00
2.5	229	6.4	\$4,160.00
3	330	9.2	\$5,980.00
4	587	16.3	\$10,595.00
6	1322	36.7	\$23,855.00
8	2350	65.3	\$42,445.00
10	3672	102.0	\$66,300.00

Storm Sewer Connection Fee:

Special Approval Residential – (approx. ¼ acre lot)	\$ 962.43
Residential – 1/3 acre lot	\$ 1,909.21
Residential – 1/2 acre lot	\$ 2,420.91
Residential / Agricultural – over 2 acre lot	\$ 4,989.60
Unique Residential –Condominiums, Townhomes, Apartments, TOD, etc. per sq.ft.	\$ 0.412
Manufacturing / commercial (including office and retail) per sq. ft.....	\$ 0.412

Impact fee collected for Central Weber Sewer Improvement District (CWSID)\$2333.00
 (Other than residential permits - call CWSID for the fee)

Fee to collect the CWSID fee\$ 10.00

Park/Open Space Impact Fee:

Single Family Residential	\$1,158.87
Multi-Family Residential	\$1,237.32

State Fee.....1% of building fee

Garbage can fee.....\$83.00

Impact fee collected for North View Fire Agency:

	Impact Fee
Single Family Residential Unit	\$293.43
Multiple Family Residential Unit	\$212.74
Commercial Square Foot	\$ 0.26
Industrial Square Foot	\$ 0.03
Institutional Square Foot	\$ 0.55

Fee to collect the North View Fire Agency fee.....	\$ 10.00
Meter Change-Out.....	\$100.00
Signs:	
Wall-mounted Sign Fee	\$ 50.00
Monument/Low Profile Sign Fee.....	\$ 50.00
Pole Sign Fee	\$100.00
Billboard Fee.....	\$250.00
(a separate electrical fee will be required for lighted signs)	
Fence Permit	\$ 15.00
Investigation Fee (work performed without a permit)	\$ building fee doubles
Re-inspection Fee.....	\$ 50.00
Concrete Only Fee (can't be applied towards a reduction in the building permit fees).....	\$150.00

Bona fide charity organizations will be exempt from the required building permit fees but not the building permit application for performing charitable work for the needy and poor after approval from the city council.

Planning & Zoning

Adequacy Determination

Application and Deposit fee covering costs.....	\$1,500.00
(plus any additional actual cost to city)	
Board of Adjustments Fee.....	\$150.00
Public hearing/meeting notification fee	\$200.00
Conditional Use Permit:	
Application fee.....	\$250.00
Public hearing/meeting notification fee	\$200.00
Review	Actual cost to city
Application fee for an Attached Accessory Apartment (AAA)	\$100.00
Renewal fee for an AAA.....	\$ 25.00
Apartment fee.....	\$ 50.00 per unit
(plus application, publication and review fees)	

Annexation:

Application fee.....	\$200.00
Public hearing/meeting notification fee.....	\$200.00
Review	Actual cost to city

(The mayor has the authority to waive the fee)

Rezoning and General Plan Amendments Fee:

Application	\$100.00
Public hearing/meeting notification fee.....	\$200.00
Review	Actual cost to city

Ordinance Text Amendments Fee:

Application	\$300.00 (subject to initial council review)
Public hearing/meeting notification fee.....	\$200.00
Review	Actual cost to city

Site Plan Checking Fee:

Application Fee.....	\$250.00
Review	Actual cost to city

Utilities

Water Rates:

Default Rate:

Base rate.....	\$18.75
0 to 6,000 gallons.....	\$ 1.25 per 1,000 gallons
6,001 to 12,000 gallons.....	\$ 2.25 per 1,000 gallons
12,001 to 20,000 gallons.....	\$ 3.25 per 1,000 gallons
20,001-84,000 gallons.....	\$ 4.25 per 1,000 gallons
84,001+ gallons.....	\$ 7.00 per 1,000 gallons

School Rate:

Base rate.....	\$18.75
0 to 30,000 gallons.....	\$ 2.50 per 1,000 gallons
30,001 to 250,000 gallons.....	\$ 3.20 per 1,000 gallons
250,000+ gallons.....	\$ 3.50 per 1,000 gallons

Approved Non-Secondary Water Users Rate

(only during the months of April through September):

Base rate.....	\$18.75
0 to 6,000 gallons.....	\$ 1.25 per 1,000 gallons
6,001 to 84,000 gallons.....	\$ 2.25 per 1,000 gallons
84,001+ gallons.....	\$ 7.00 per 1,000 gallons

Water Deposit \$100.00
 Water Deposit (repeat offenders of non-payment from other City accounts and approved by City Administrator) \$500.00

Sewer Rates..... \$24.75 per month

Garbage Rate..... \$ 8.50 per month
 Extra Garbage Can \$ 9.50 per month

Replacement Garbage Can Fee \$41.50
 Replacement Garbage Can Fee (caused by homeowner's negligence or request for a replacement of a usable non-damaged can) \$100.00

Recycling Rate \$ 2.25 per month
 Extra Recycling Can \$ 3.00 per month

Reimbursement for Land Fill Tipping Fees/ Incinerator Rate \$ 2.00 per month
 (a fee charged to private developments when using the same waste management company as the city. Their waste is collected together with the city's waste. The city pays the land fill tipping fees. This is a reimbursement fee.)

Monthly Surcharges for water meter replacements:

Water Connection Sizes	Monthly Surcharge
3/4"	\$.00
1"	\$ 1.10
1 1/2"	\$ 2.50
2"	\$13.50
3"	\$16.00
4"	\$23.00
6"	\$41.00
8"	\$62.79

Storm Water Rate Fees:

*(One Equivalent Service Unit (ESU) = 3,000 Square Feet)

Residential, Duplex and Triplex/Fourplex based on Flat Rate Charge

- A. Single Residential = (one ESU each) \$7.80 per month
- B. PRUD=s and Condominiums = (one ESU per single family unit) \$7.80 per month
- C. Duplex=s = (1.4 ESU each unit) \$10.90 per month
- D. Triplex/Fourplex = (2 ESU each unit) \$15.60 per month

Commercial, Industrial, Churches and Schools based on measured amount of impervious area.

$$\text{-Monthly Fee} = \frac{\text{Measured Impervious Area}}{\text{ESU} = (3000 \text{ S.F. of Area})} \times \$7.80 = \text{Monthly Fee}$$

Credit for Detention Facilities:

$$\text{-Monthly Fee} = \frac{\text{Measured Impervious Area}}{\text{ESU} = (3,000 \text{ S.F. of Area})} \text{ multiplied by } 50\% \times \$7.80 = \text{Monthly Fee}$$

RELINQUISH: Dogs \$100.00
 Cats \$100.00
 Litter..... \$100.00

LIVESTOCK pickup & transportation Actual cost to city
 LIVESTOCK damage restitution..... Actual cost to city

QUARANTINED: DogsActual cost to city + impound + boarding + license fees
 CatsActual cost to city + impound + boarding + license fees

Licensing for dogs: minimum age 6 months old
 required 2 weeks after acquiring a dog,

Other Fees

Storm Water Construction Activity Permit \$ 50.00 per ERU
 Water Shut-Off/Turn-On Fee (request by resident) \$ 25.00
 Water Turn-On Fee (on delinquent accounts) \$ 25.00
 Utility Late Fee (assoc. w/ shut-off notice)..... \$ 10.00
 Utility Penalty 2% on unpaid balance – per ordinance- **(effective Aug 1, 2010)**
 Return Check Charge \$ 30.00
 Return Payment Fee (Invalid account number or unable to locate account)..... \$ 30.00 (1st time no charge)
 Return Check Charge (NSF or Closed Account) \$ 30.00
 Return Check Charge (Customer Stop Payment)..... \$ 30.00
 Copies \$.10
 GRAMA Research \$ free for the first 30 minutes, then \$10.00 per hour (1hr min)
 GRAMA Copies..... \$.25
 Audio or Visual reproduction copies \$ 20.00
 Finger-prints (non-residents)..... \$ 15.00
 Bureau of Criminal Investigation (B.C.I.) Check \$ 10.00
 Sex and kidnap offenders annual registration fee \$ 25.00
 Street Signs cost of sign
 Deposit for Street Excavations:
 \$4.00 per sq. ft. for Compaction
 \$6.00 per sq. ft. for Asphalt repair (Summer)
 \$8.00 per sq. ft. for Asphalt repair (Winter)
 (Minimum Charge \$150.00 and Deposit held up to 1 year)
 Use of the Pleasant View City Basement: Rental fee \$25.00
 or during normal office hours and the event is open to the public..... \$25.00
 Deposit \$200.00

Nuisance Penalty:

1. As a class C misdemeanor; or
2. By imposing civil penalties as follows:
 - a. Any person who is found by the inspector to be in violation of any of the provisions of this chapter, either by failing to do those acts required herein or by doing a prohibited act, shall be liable to the city for the following civil penalties:
 - (1) First citation - \$100.00
 - (2) Second citation - \$200.00
 - (3) All subsequent citations - \$500.00

Parks:

Ball Diamond Reservations

Field Lights	\$25.00 per hour
Field Usage Fee	\$10.00 per hour/\$50 per day
To Prepare the Field Fee	\$15.00 per hour

Horse Arena: \$ no cost. The arena is open riding.

Park Bowery Reservations:

P.V.City Residents	\$ 25.00 per day
Non-Residents.....	\$ 35.00 per day
Businesses.....	\$ 35.00 per day

Credit Card Usage Fee: 2% fee on credit card transactions over \$1,000

Justice Court: Bail Schedule: Utah State's Bail Schedule

Traffic School: Bail + \$45.00

Reimburse Off-Duty Officer's time for scheduled services\$ Wages x 1.5 plus Benefits

Appeal Process for Fees Assessment Waivers and Rebates Policy(see attached policy)

Business License Fees:

Home Occupation	\$ 40.00
Commercial Businesses:	
Wholesale.....	\$ 43.25
Professional & occupational businesses	\$ 43.25
Contractors	\$ 43.25
Retail	\$ 65.00
Storage units.....	\$ 65.00
Temporary Businesses:\$ 65.00 (pro-rated with \$25.00 minimum) plus a \$50.00 inspection fee	
Mobile Home Parks	\$ 3.85 per year/per occupied pad, plus \$7.00 processing fee
Gravel Pits.....	\$ 85.00
Beer and Liquor licenses:	\$250.00
Solicitor certificate.....	\$ 40.00
Auctioneer.....	\$ 50.00
Kennel License:	
house between 4 to 15 dogs and	
house between 5 to 15 cats.....	\$ 20.00
house between 16 to 30 animals	\$ 30.00
house between 31 or more animals	\$ 40.00

***For Fees not listed refer to the Pleasant View City Ordinances or determined by city council review.

Appeal Process for Fees Assessment Waivers and Rebates Policy.

1. Any person or entity that believes that this fee schedule was interpreted or applied erroneously may appeal to the City Administrator.
2. The City Administrator may hear complaints and make corrections of any assessments, established in this fee policy and resolution which are alleged to be incorrect, illegal, unequal, or unjust.
3. The City Administrator may temporarily, if he/she sees fit, adjust, assess, or rebate all or any part of a fee established in this Resolution for fees schedule. Any adjustment of fees will be a one-time only exception. However, this fee waiver/rebate process specifically excludes development and impact fees.
4. The City Administrator can only adjust fees which are less than 3 months old.
5. The City Administrator or designee shall have the authority to waive utility charges up to \$100.
6. If a fee has been assessed to the City as a direct result of the applicant's negligence, inattention, etc., the fee will not be eligible for an appeal. (Example: If a utility payment check is returned to the City for insufficient funds, and the City's bank imposes a fee on the City for processing that returned check, and in turn the City passes that fee along to the user account, that fee isn't eligible for refund.)
7. The appeal shall be filed with the City within thirty (30) business days of the user or customer receiving their billing statement.
8. Appeals shall be submitted **in writing** to the City Administrator, and include at a minimum:
 - a. Date of the request, name, address, and contact information for the requestor.
 - b. An explanation of the circumstances the requestor believes justifies the request.
 - c. The amounts, dates and payment methods for the protested fees.
 - d. The exact relief sought by the applicant (refund, reimbursement, waiver, etc.).
9. The City Administrator will respond to the appellant within 30 days of receiving an appeal and inform the Treasurer, Mayor and City Council of action resulting from the appeal.

Table for Permit Fees
Appendix L
2009 IRC

\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof

Residential One and Two Family Valuation
(valuation per square foot)

Main floor.....	\$ 112.90
Upper floor..... (2/3 of main)	\$ 75.26
Unfinished basement.....	\$ 15.00
Finish basement.....	\$ 26.90
Attached garage.....	\$ 23.68
Unattached garage/accessory buildings.....	\$ 37.33
Pole building.....	\$ 25.00

Residential One and Two Family Valuation
(flat fee)

Manufactured home replacement unit (single)	\$200.00
Manufactured home replacement unit (double).....	\$350.00

The Pleasant View City Council hereby adopts the latest version of the Building Valuation Data as found in the Building Safety Journal. (The following is an example of the valuation data.)

Building Valuation Data

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from site and foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs a, b, c, d

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	183.93	177.99	173.55	166.36	154.30	153.54	160.96	142.69	137.37
	Assembly, theaters, without stage	169.71	163.77	159.33	152.14	140.08	139.33	146.75	128.47	123.16
A-2	Assembly, nightclubs	142.72	138.30	134.80	129.54	120.27	119.95	125.03	110.55	106.82
A-2	Assembly, restaurants, bars, banquet halls	141.72	137.30	132.80	128.54	118.27	118.95	124.03	108.55	105.82
A-3	Assembly, churches	170.21	164.27	159.83	152.64	140.54	139.79	147.24	128.94	123.62
A-3	Assembly, general, community halls, libraries, museums	144.92	138.98	133.54	127.35	114.25	114.50	121.95	102.64	98.32
A-4	Assembly, arenas	141.72	137.30	132.80	128.54	118.27	118.95	124.03	108.55	105.82
B	Business	145.73	140.57	136.13	129.77	116.13	115.40	124.76	103.76	99.62
E	Educational	154.87	149.61	145.32	138.85	128.13	125.09	134.30	114.43	110.08
F-1	Factory and industrial, moderate hazard	87.54	83.52	79.00	76.45	66.12	67.04	73.38	56.33	53.39
F-2	Factory and industrial, low hazard	86.54	82.52	79.00	75.45	66.12	66.04	72.38	56.33	52.39
H-1	High Hazard, explosives	82.08	78.06	74.55	70.99	61.84	61.76	67.92	52.05	N.P.
H234	High Hazard	82.08	78.06	74.55	70.99	61.84	61.76	67.92	52.05	48.11
H-5	HPM	145.73	140.57	136.13	129.77	116.13	115.40	124.76	103.76	99.62
I-1	Institutional, supervised environment	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10
1-2	Institutional, hospitals	242.27	237.11	232.67	226.31	212.14	N.P.	221.31	199.79	N.P.
1-2	Institutional, nursing homes	169.43	164.27	159.83	153.47	140.29	N.P.	148.47	127.94	N.P.
1-3	Institutional, restrained	165.41	160.25	155.81	149.45	137.06	135.35	144.45	124.71	118.57
1-4	Institutional, day care facilities	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10
M	Mercantile	106.30	101.89	97.38	93.13	83.41	84.09	88.62	73.69	70.96
R-1	Residential, hotels	144.09	139.19	135.50	130.06	119.51	119.47	129.26	109.98	105.63
R-2	Residential, multiple family	120.83	115.93	112.24	106.79	96.36	96.32	106.11	86.83	82.49
R-3	Residential, one- and two-family	115.72	112.55	109.78	106.76	101.85	101.61	104.94	97.03	91.36
R-4	Residential, care/assisted living facilities	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10
S-1	Storage, moderate hazard	81.08	77.06	72.55	69.66	59.84	60.76	66.92	50.05	47.11
5-2	Storage, low hazard	80.08	76.06	72.55	68.99	59.84	59.76	65.92	50.05	46.11
U	Utility, miscellaneous	61.92	58.55	55.07	52.30	45.47	45.47	48.82	37.33	35.55

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft
- c. For shell only buildings deduct 20 percent.
- d. N.P. = not permitted

From: page 52 of the Building Safety Journal August 2006