

**GRANTSVILLE
ORDINANCE 2025-15**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING THE ZONING FEE
SCHEDULE**

WHEREAS, the Grantsville City Council finds it necessary to update and amend the zoning fee schedule to ensure fees accurately reflect administrative costs and development requirements;

WHEREAS, the amendments to the zoning fee schedule are intended to promote fairness, transparency, and efficiency in land use application processes;

WHEREAS, the proposed amendments have been reviewed and recommended for approval;

NOW THEREFORE, be it ordained by the Council of the Grantsville, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “Zoning Fees” of the Grantsville Fee Schedule is hereby *amended* as follows:

BEFORE AMENDMENT

Zoning Fees

Annexation Application Fee	\$1,000.00
Board of Adjustment Fee	\$200.00 per application
Boundary Line Adjustment Fee	\$350.00 per application
Commercial Preliminary Site Plan - Large (greater than 2.5 acres)	\$2,060.00 plus \$100.00 per acre
Commercial Plan and Final Plat Review (greater than 2.5 acres)	<ul style="list-style-type: none">● \$4,175.00 for 0 to 3 acres● plus \$350.00 per acre for 3.01 to 50 acres● plus \$250.00 per acre for 50.1 or more acres
Concept Plan (Discussion Only)	\$200.00 per application for Staff Consultation \$350.00 per application for Planning Commission
Conditional Use Permits (CUP):	

Commercial/Industrial Amendment to Site Plan	\$1000.00 plus \$100.00 per unit
Commercial/Industrial Tenant Change Application	\$100.00 per application
Home Occupational Use	\$75.00 (if only Zoning Official approval) / \$200.00 (if Planning Commission approval)
Mining, Sand, Quarry, or Gravel	\$1100.00 per application
Miscellaneous Conditional Use Amendment	\$200.00 per application
Radius Report (in house)	\$30.00
Sign Permit	\$200.00 (permanent sign) / \$25.00 (temporary sign)
Sportsman, Kennel or Animal Permit	\$75.00 (if only Zoning Official approval) / \$200.00 (if Planning Commission approval)
Solar	\$250.00 per application
Temporary Construction Living Unit	\$100.00 per application
Temporary Construction Office	\$100.00 per application
Work Meeting	\$350.00 per meeting with Planning Commission \$350.00 per meeting with City Council
Development Agreement	\$800.00 Administrative Fee plus \$3,000.00 retainer for Development Agreement Attorney
General Plan Amendment	\$500.00 per application
Planned Unit Development (Multi-Use, Commercial, Industrial)	\$2,500.00 plus: <ul style="list-style-type: none"> ● \$100.00 per acre for the first 20 acres ● \$30.00 per acre for the next 30 acres ● \$10.00 per acre for each acre over 50 acres
Planned Unit Development (Residential)	\$2,500.00 plus \$30.00 per dwelling unit per application
Final Plat Amendment (Map)	<ul style="list-style-type: none"> ● Final Plat: \$725.00 plus \$55.00 per affected lot
Public Infrastructure Districts (PID):	
Letter of Intent	\$1,000.00
Governing Documents:	\$1,000.00

Subdivision Preliminary Plat/Plan	
Single Lot Process (Preliminary and Final Fees Combined)	See Final Fees
Two (2) to four (4) lots w/no street improvements needed	See Final Fees
Two (2) to four (4) lots with street improvements needed	See Final Fees
Five (5) and greater	\$1,600.00 plus \$112.00 per lot
Subdivision Final Review	
Single Lot Process (Preliminary and Final Fees Combined)	\$1,450.00
Two (2) to four (4) lots w/no street improvements needed	\$1,000.00
Two (2) to four (4) lots with street improvements needed	\$1,270.00
Five (5) and greater	\$1,525.00 plus \$163.00 per lot
Rezone Application	\$1500.00 per application
Street Dedication/ Vacation	\$340.00 per application
Water Dedication Retainer	\$3,000.00 (any additional costs will be billed by Grantsville City's water attorney)
Internal ADU	\$430.00
Electronic Recording (Mylar, Development Agreements etc)	\$20.00 for initial Signature plus \$10.00 per additional signature
Community Development Class Enrollment	\$15.00.00 for an individual or \$20.00.00 per couple
Community Development Workshop Enrollment	\$25 for an individual or \$30 per couple
Public Hearing Notice - Signage	\$100.00
SR-138 Waterline Connection Fee	\$500.00 per dwelling

AFTER AMENDMENT

Zoning Fees

Annexation Application Fee	\$1,000.00
Board of Adjustment Fee	\$2 500.00 per application
Boundary Line Adjustment Fee	\$3 5700.00 per application
<u>Commercial Preliminary Site Plan – Small (0-3 acres)</u>	<u>\$2,000.00 plus \$100 per acre</u>
<u>Commercial Final Site Plan – Small (0-3 acres)</u>	<u>\$3,000.00 plus \$100.00 per acre</u>
Commercial Preliminary Site Plan - Large (greater than 2.53 acres)	\$2,060 4,285.00 plus \$ + 300.00 per acre
Commercial Plan and Final Plat Review (greater than 2.53 acres)	<ul style="list-style-type: none"> • \$4,1756,100.00 <u>base for 0 to 3 acres</u> • plus \$350310.00 per acre for 3.01 to 5025 acres • plus \$250245.00 per acre for 50+25.1 or more acres
Concept Plan (Discussion Only)	<u>\$200.00 Per application for Planning staff only</u> \$2 500.00 per application for <u>DRC</u> Staff Consultation \$3 50700.00 per application for Planning Commission
Conditional Use Permits (CUP):	
<u>Commercial/Industrial Site Plan</u>	<u>\$1000.00 plus \$200 per unit</u>
Commercial/Industrial Amendment to Site Plan	\$1000 800.00 plus \$ + 200.00 per unit
Commercial/Industrial Tenant Change Application	\$ + 300.00 per application
Home Occupational Use	\$7 5100.00 (if only Zoning Official approval) / \$200.00 (if Planning Commission approval)
Mining, Sand, Quarry, or Gravel	\$1 001,040.00 per application
Miscellaneous Conditional Use Amendment	\$2 500.00 per application
<u>Miscellaneous Conditional Use Permits</u>	<u>\$650.00 (Planning Commission approval)</u>
Radius Report (in house)	\$30.00
Sign Permit	\$200.00 (permanent sign) / \$25.00 (temporary sign)
Sportsman, Kennel or Animal Permit	\$7 5100.00 (if only Zoning Official approval) / \$200.00 (if Planning Commission approval)
Solar	\$2 50825.00 per application

Temporary Construction Living Unit	\$ 1 200.00 per application
Temporary Construction Office	\$ 1 200.00 per application
Work Meeting	\$ 350 700.00 per meeting with Planning Commission \$ 350 700.00 per meeting with City Council
Development Agreement	\$800.00 Administrative Fee plus \$3,000.00 retainer for Development Agreement Attorney \$2,600.00
<u>Development Agreement Major Changes</u>	\$2,300.00
<u>Development Agreement Minor Changes</u>	\$1,800.00
<u>Pioneering Agreement and Interlocal Agreements</u>	\$2,600.00 plus \$3,000.00 retainer for Pioneering Agreement Attorney
General Plan Amendment	\$ 500 1,350.00 per application
Planned Unit Development (Multi-Use, Commercial, Industrial)	\$ 2,500 5,700.00 plus: <ul style="list-style-type: none"> • \$10180.00 per acre for the first 20 acres • \$30135.00 per acre for the next 30 acres • \$100.00 per acre for each acre over 50 acres
Planned Unit Development (Residential)	\$ 25 5,500.00 plus \$ 30 133.00 per dwelling unit per application
Final Plat Amendment (Map)	<ul style="list-style-type: none"> • Final Plat: \$725.00 plus \$55.00 per affected lot
Public Infrastructure Districts (PID):	
Letter of Intent	\$1,000.00
Governing Documents:	\$1,000.00
Subdivision Preliminary Plat/Plan	
Single Lot Process (Preliminary and Final Fees Combined)	See Final Fees
Two (2) to four (4) lots w/no street improvements needed	See Final Fees
Two (2) to four (4) lots with street improvements needed	See Final Fees

Five (5) and greater	\$1,600 <u>2,000</u> .00 plus \$112.00 per lot
Subdivision Final Review	
Single Lot Process (Preliminary and Final Fees Combined)	\$1,450 <u>1,320</u> .00
Two (2) to four (4) lots w/no street improvements needed	\$1,000 <u>325</u> .00
Two (2) to four (4) lots with street improvements needed	\$1,270.00 <u>\$1,330.00</u> \$100.00 per lot
Five (5) and greater	\$1,525.00 plus \$163.00 per lot <u>\$2,000.00 base plus \$163.00 per lot</u>
Rezone Application	\$1500 <u>1,365</u> .00 per application
Street Dedication/ Vacation	\$340.00 per application
Water Dedication Retainer	\$3,000.00 (any additional costs will be billed by Grantsville City's water attorney)
Internal ADU	\$430 <u>154</u> .00
External ADU	<u>See Single Lot Fees</u>
Electronic Recording (Mylar, Development Agreements etc)	\$150.00 <u>20.00</u> for initial Signature plus \$10.00 per additional signature
Community Development Class Enrollment	\$15.00.00 for an individual or \$20.00.00 per couple
Community Development Workshop Enrollment	\$25 for an individual or \$30 per couple
Public Hearing Notice - Signage	\$100.00
SR-138 Waterline Connection Fee	\$500.00 per dwelling
<u>Open Space Fee-in-lieu</u>	<u>10% of the pre-developed land value of the total parcel acreage.</u>
<u>Floodplain Review Fees</u>	<u>3rd Party Incurred Cost (consultant)</u>
<u>Fire Hydrant Testing</u>	<u>\$50.00 per hydrant</u>
<u>Infrastructure Reimbursement Application</u>	<u>\$1,000.00 per application</u>

SECTION 2: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 3: **EFFECTIVE DATE** This Ordinance shall take effect immediately upon its passage and approval as provided by law.

