



**COPPERTON COUNCIL  
MEETING AGENDA  
April 16, 2025**

Bingham Canyon Lions Club  
8725 Hillcrest St.  
Copperton, Utah 84006

**Wednesday, April 16, 2025 – 6:30 PM**

**The public is encouraged to attend**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Copperton Council will hold a meeting on the **16th day of April 2025** at the Bingham Canyon Lions Club, 8725 Hillcrest St., Copperton, Utah as follows:

***\*\* Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.***

**1. REGULAR MEETING**

- a. Call to Order
- b. Determine Quorum
- c. Pledge of Allegiance

**2. COMMUNITY INPUT**

- a. Recognize Visiting Officials
- b. Unified Fire Authority (UFA)
- c. Unified Police Department (UPD)

**3. CONSENT AGENDA (Discussion/Motion)**

- a. Approve Council Meeting Minutes – None
- b. Fiscal Items - ***Mayor Sean Clayton***
  - i) Approval of expenditures

**4. PRESENTATION ITEMS - None**

**5. COUNCIL BUSINESS (Discussion/Motion)**

- a. Discussion Regarding Copperton City's Ideas in the Wasatch Choice Vision Update – ***Council Member Tessa Stitzer***
- b. Consider **Resolution R2025-06**, Adopting the Town of Copperton's 2025-2026 Tentative Budget – ***Mayor Sean Clayton***
- c. Consider **Resolution R2025-07**, Amendment of County Election Contract – ***Diana Baun, Town Clerk***
- d. Review Proposed FY2026 Copperton Fee Schedule – ***Mayor Sean Clayton***
- e. Rio Tinto Updates – ***Council Member Tessa Stitzer***
- f. UPHEAD – Emergency Text and Council Messaging Policy (Discussion/Motion) – ***Council Member Tessa Stitzer***
- g. Letter for Rock N' Yard – ***Mayor Sean Clayton***

**6. STRATEGIC SESSION - None**

**7. COMMITTEE/BOARD UPDATES (Discussion/Motion)**

- a. Bingham Cemetery Board – ***Council Member Stitzer***

- b. Copperton Community Council – *Council Member Stitzer*
- c. Planning Commission – *Council Member Severson*

**8. COPPERTON COUNCIL REPORTS** (Discussion/Motion)

- a. Mayor Clayton
  - i) Greater Salt Lake Municipal Services District (GSLMSD)
  - ii) Council of Governments (COG)
- b. Council Member McCalmon
  - i) Unified Police Department (UPD)
  - ii) Salt Lake Valley Law Enforcement Service Area (SLVLESA)
- c. Council Member Bailey
  - i) Unified Fire Authority (UFA)
  - ii) Unified Fire Service Area (UFSA)
- d. Deputy Mayor Stitzer
  - i) Wasatch Front Waste and Recycle (WFWRD)
- e. Council Member Severson
  - i) Salt Lake County Animal Services

**9. OTHER ANNOUNCEMENTS** (Discussion/Motion)

- a. Public Comment

**Please state your name and address for the record. Limit comments to 3 minutes per person.**

- b. Announcements
  - i) Other announcements as necessary

**10. CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205**

- a. Discuss the character, professional competence, or physical or mental health of an individual (§ 52-4-205(1)(a))
- b. Discuss pending or reasonably imminent litigation (§ 52-4-205(1)(c))
- c. Discuss the purchase, exchange, or lease of real property (§ 52-4-205(1)(d))
- d. Discuss the deployment of security personnel, devices, or systems (§ 52-4-205(1)(f))

**11. ADJOURN**

**ZOOM:**

**Topic: Copperton Council Meeting**

**Time: April 16, 2025 06:30 PM Mountain Time (US and Canada)**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/84322772340?pwd=ZMv3eokaibvjBTabbbXiflFnmLrIFW.1>**

**Meeting ID: 843 2277 2340**

**Passcode: Copperton**

**Posted: April 15, 2025**

## COPPERTON TOWN COUNCIL

RESOLUTION NO. R2025-06

DATE: April 16, 2025

### A RESOLUTION ADOPTING THE TOWN OF COPPERTON'S 2025-2026 TENTATIVE BUDGET

#### RECITALS

WHEREAS, the Town of Copperton ("**Copperton**") is a municipality and political subdivision of the state of Utah; and

WHEREAS, Copperton has prepared a tentative budget for the 2025-2026 fiscal year pursuant to Utah Code § 10-6-111, which the Copperton Town Council desires to adopt and present to the public for comment at a public hearing to be held on May 21, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Copperton Town Council that effectively immediately:

1. Adoption. The attached tentative budget is hereby adopted pursuant to Utah Code § 10-6-111 as Copperton's tentative budget for the 2025-2026 fiscal year.

2. Scheduling of Budget Hearing. Pursuant to Utah Code § 10-6-113, the Copperton Town Council will hold a public hearing on May 21, 2025, at 6:30 p.m. at the Bingham Lions Club, located at 8725 W. Hillcrest Street, Copperton, Utah 84006 to receive public comment on the possible adoption of the attached tentative budget as Copperton's final budget for the 2025-2026 fiscal year.

3. Notice of Budget Hearing. Notice of the public hearing shall be provided pursuant to Utah Code Ann § 10-6-113.

4. Public Inspection of Tentative Budget. Copperton staff and contractors are authorized and directed to make a copy of the attached tentative budget available for public inspection for a period of at least ten days prior to the public hearing, pursuant to Utah Code Ann. § 10-6-112.

5. This resolution shall take effect upon its adoption.

*[Execution page to follow]*

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council  
on this 16<sup>th</sup> day of April 2025.

TOWN OF COPPERTON

\_\_\_\_\_  
By: Sean Clayton, Mayor

ATTEST:

\_\_\_\_\_  
Diana Baun, Town Clerk

VOTING:

Council Member Bailey	voting_____
Council Member Clayton	voting_____
Council Member Olsen	voting_____
Council Member Severson	voting_____
Council Member Stitzer	voting_____

**The Greater Salt Lake Municipal Services District  
FY 2026 Proposed Budget  
Copperton**

Greater Salt Lake Municipal Services District  
Budgeting Worksheet FY 2026  
Copperton



	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
Change In Net Position						
Revenue:						
Sales taxes						
3100.300 Sales Tax	105,000	74,242	105,000	39,555	160,000	
Total Sales taxes	105,000	74,242	105,000	39,555	160,000	
 Total Taxes	 105,000	 74,242	 105,000	 39,555	 160,000	
 Intergovernmental revenue						
Intergovernmental Other						
3100.320 Grants-	-	-	-	-	-	
3100.350 SB 136 Sales Tax	10,000	7,019	10,000	3,876	16,000	
Total Intergovernmental Other	10,000	7,019	10,000	3,876	16,000	
 B&C Road Fund Allotment						
3100.560 B&C Road Fund Allotment	35,000	20,004	35,000	7,670	40,000	
Total B&C Road Fund Allotment	35,000	20,004	35,000	7,670	40,000	
 CARES Act						
3100.321 Grants-CARES	-	-	-	-	-	
3100.322 ARPA Funding	-	-	98,823	-	-	
3100.323 Grants-ARPA	-	-	-	-	-	
Total CARES Act	-	-	98,823	-	-	
 Total Intergovernmental revenue	 45,000	 27,023	 143,823	 11,546	 56,000	
 Licenses and permits						
Building permits						
3100.260 Building Permit	4,000	4,411	4,000	2,077	10,000	
Total Building permits	4,000	4,411	4,000	2,077	10,000	
 Other license and permits						
3100.264 Zoning-Land Use Permit	150	-	150	-	-	
Total Other license and permits	150	-	150	-	-	

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Copperton**

Greater Salt Lake Municipal Services District  
Budgeting Worksheet FY 2026  
Copperton



	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
Total Licenses and permits	4,150	4,411	4,150	2,077	10,000	
Charges for services						
Charges other						
3100.420 Engineering Services	700	293	700	-		
3100.450 Planning Services	-	-	-	1,990	5,000	
Total Charges other	700	293	700	1,990	5,000	
Total Charges for services	700	293	700	1,990	5,000	
Fines and forfeitures						
Code enforcement fines and fees						
3100.240 Code Enforcement Fines and Fees	3,700	-	3,700	-		
Total Code enforcement fines and fees	3,700	-	3,700	-	-	
Justice court fines/forfeitures						
3100.500 Justice Court Fines/Forfeitures	-	3,361	-	1,426	6,000	
3100.501 Park Fees Collected	-	-	-	-	-	
Total Justice court fines/forfeitures	-	3,360.76	-	1,425.57	6,000.00	
Total Fines and forfeitures	3,700	3,361	3,700	1,426	6,000	
Interest						
3600.100 Interest Earnings	1,500	6,850	1,500	3,712	6,500	
Total Interest	1,500	6,850	1,500	3,712	6,500	
Miscellaneous revenue						
Miscellaneous other						
3600.900 Other Revenue	-	464	-	61	-	
Total Miscellaneous other	-	464	-	61	-	
Total Miscellaneous revenue	-	464	-	61	-	
Contributions and transfers						
3800.100 Contribution from GF	181,000	90,500	169,761	169,761	282,347	

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Budgeting Worksheet FY 2026  
Copperton



	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
Total Contributions and transfers	181,000	90,500	169,761	169,761	282,347	
Total Revenue:	341,050	207,143	428,634	230,127	525,847	
Expenditures:						
Administration						
4100.100 Wages	73,000	30,655	73,000	20,437	60,000	
4100.130 Employee Benefits	-	-	-	-	-	
4100.150 Social Security Tax	-	1,901	-	1,267	3,000	
4100.160 Medicare	-	444	-	296	1,000	
4100.200 Awards, Promotional & Meals	-	400	-	-	1,000	
4100.210 Subscriptions/Memberships	100	500	100	2,028	4,000	
4100.220 Printing/Publications	500	-	500	-	500	
4100.230 Travel/Mileage	1,200	-	1,200	-	500	
4100.240 Office Expense and Supplies	200	293	200	-	200	
4100.250 Vehicle & Equip Supplies and Maint	-	-	-	-	-	
4100.255 Computer Equip/software	-	-	-	-	-	
4100.280 Cell phone and Telephone	1,800	527	1,800	263	1,200	
4100.310 Attorney-Civil	40,000	18,936	40,000	6,833	40,000	
4100.330 Training and Seminars	-	-	-	-	-	
4100.360 Web Page Development/Maintenar	-	628	1,300	-	1,200	
4100.370 Software/Streaming	1,300	1,001	-	2,149	2,100	
4100.380 Internet Connections	-	-	1,200	-	1,000	
4100.390 Payroll Processing fees	1,200	604	900	353	1,200	
4100.410 Communications	900	-	-	-	-	
4100.420 Contributions/Special Events	4,200	2,500	5,361	-	20,000	
4100.510 Insurance	8,200	-	8,200	8,512	12,000	Added \$3,000 for crime insurance which will require property insurance coverage
4100.520 Workers Comp Insurance	2,700	866	2,700	-	1,000	
4100.590 Postage	100	77	100	68	300	
4100.600 Professional and Technical	12,000	-	12,000	-	2,000	
4100.625 UFA Emergency Services	12,000	3,859	-	-	-	Paid out of the General Fund, budget not needed here
4100.635 Election support services (new)	-	-	-	-	6,447	Election cost estimate. None of our cities/towns have chosen ranked choice voting.

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	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
4100.650 SL (Client) County Support Services	20,000	2,394	20,000	157		
4100.750 Non-Cap Improvements	400	-	-	-	-	
4100.850 Beer Funds	-	-	-	-	-	
4100.860 Non-Classified Expenses	-	-	-	-	1,000	
					100,000	For park sprinklers, trees and etc.
					20,000	For 100-yr celebration
4100.870 Rent	1,200	5,400	1,200	-	2,700	
4100.900 Sundry Charges	-	0	-	-		
Total Administration	181,000	70,985	169,761	42,362	282,347	
COVID Related Expenses						
4100.241 COVID Expense and Supplies	-	-	-	-	-	
4100.242 CARES 2 Expense and Supplies	-	-	-	-	-	
4100.242 ARPA Expense	-	-	98,823	-	-	
4100.315 Legal Fees COVID19	-	-	-	-	-	
Total COVID Related Expenses	-	-	98,823	-	-	
Transfers						
4100.928 Contribution to General Fund	160,050	116,643	160,050	59,886	243,500	
4100.930 Trans to Capital Fund	-	-	-	-	-	
4100.940 Trans to Capital Fund-Council Desig	-	-	-	-	-	
Total Transfers	160,050	116,643	160,050	59,886	243,500	
Total Expenditures:	341,050	187,628	428,634	102,248	525,847	
Total Change In Net Position	-	19,515	-	127,879	-	



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Budgeting Worksheet FY 2026  
Copperton



	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
31 Copperton Cemetery						
	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
Change In Net Position						
Revenue:						
Charges for services						
Charges other						
3600.200 Sale of Lots	2,000	-	2,000	-	2,000	
3600.300 Grave Opening Revenues	5,000	-	5,000	2,150	5,000	
Total Charges other	7,000	-	7,000	2,150	7,000	
Total Charges for services	7,000	-	7,000	2,150	7,000	
Interest						
3600.100 Interest	1	15	1	272	500	
Total Interest	1	15	1	272	500	
Miscellaneous revenue						
Miscellaneous other						
3600.400 Other Cemetery Revenues	3,000	-	3,000	-	-	
3600.900 Other Revenues	-	-	-	-	-	
Total Miscellaneous other	3,000	-	3,000	-	-	
Total Revenue:	10,001	15	10,001	2,422	7,500	
Expenditures:						
Administration						
4100.100 Grave opening expenses	5,000	-	5,000	-	5,000	
4100.240 Office Expense and Supplies	-	58	-	-	-	
4100.250 Vehicle & Equip Supplies and Maintenance			3,000	745		
4100.600 Professional and Technical	-	-	-	-	2,500	
Total Administration	5,000	58	8,000	745	7,500	

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FY 2026 Proposed Budget  
Copperton**

Greater Salt Lake Municipal Services District  
Budgeting Worksheet FY 2026  
Copperton



	<b>2024 Budget</b>	<b>2024 Actuals</b>	<b>FY 2025 Budget</b>	<b>FY 2025 Actual</b>	<b>FY 2026 Budget</b>	<b>Budgeting Notes</b>
Transfers						
4950.100 Contribution to Fund Balance	2,001	-	2,001	-		
Total Transfers	2,001	-	2,001	-	-	
 Total Expenditures:	 7,001	 58	 10,001	 745	 7,500	
 Total Change In Net Position	 3,000	 (43)	 -	 1,677	 -	

**The Greater Salt Lake Municipal Services District  
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Copperton**

Greater Salt Lake Municipal Services District  
Budgeting Worksheet FY 2026  
Copperton



	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
<b>35 Copperton Council Designated Fund</b>						
	2024 Budget	2024 Actuals	FY 2025 Budget	FY 2025 Actual	FY 2026 Budget	Budgeting Notes
Change In Net Position						
Revenue:						
Interest (CARES2)			-	643	1,000	
Total Intergovernmental Other	-	-	-	643	1,000	
Total Revenue:	-	-	-	643	1,000	
Expenditures:						
Administration	-	-	-	-	-	
Council Designated	-	-	-	-	-	
Total Expenditures:	-	-	-	-	-	
Total Change In Net Position	-	-	-	643	1,000	

## **COPPERTON TOWN COUNCIL**

RESOLUTION NO. R2025-07

DATE: April 16, 2025

### **A RESOLUTION AMENDING THE INTERLOCAL AGREEMENT BETWEEN THE TOWN OF COPPERTON AND SALT LAKE COUNTY REGARDING THE PROVISION OF CLERK SERVICES FOR COPPERTON'S 2025 MUNICIPAL ELECTION**

**WHEREAS**, the Town of Copperton (“**Copperton**”) and Salt Lake County (“**County**”) are “public agencies” as defined by the Utah Interlocal Cooperation Act, Utah Code §§ 11-13-101 to -608 (the “**Interlocal Act**”), and

**WHEREAS**, on March 25, 2025, Copperton and the County executed an interlocal agreement (“**ILA**”) to authorize the County to conduct Copperton’s 2025 municipal elections; and

**WHEREAS**, Copperton and the County desire to execute the attached amendment to the ILA, which will revise the estimated costs of the election to more accurately reflect Copperton’s seat-based elections.

**NOW, THEREFORE, BE IT RESOLVED BY THE COPPERTON TOWN COUNCIL:**

**1. Adoption of Amendment.** The attached amendment to the ILA between Copperton and the County is approved and adopted pursuant to Section 3.9 of the ILA.

**2. Keeper of the Records.** The Copperton Clerk is authorized and instructed to keep an executed copy of the ILA and the amendment as part of the Town’s records.

**3. Utah Open and Public Meetings Act.** The approval of the amendment has been placed on the agenda of an official Copperton Town Council meeting and this action has been taken by the Council during that meeting in compliance with the Utah Open and Public Meetings Act.

**4. Effective Date.** This Resolution shall be effective immediately upon its adoption by both Copperton and the County in harmony with the ILA and the Interlocal Act.

[execution on following page]

APPROVED and ADOPTED this 16<sup>th</sup> day of April 2025.

COPPERTON TOWN COUNCIL

By: \_\_\_\_\_  
Sean Clayton, Mayor

ATTEST:

By: \_\_\_\_\_  
Diana Baun, Town Clerk

COPPERTON TOWN COUNCIL VOTE:

Council Member Bailey	voting	___
Council Member Clayton	voting	___
Council Member McCalmon	voting	___
Council Member Severson	voting	___
Council Member Stitzer	voting	___

County Contract No. CK25828

DA Log No. 25CIV000143

Cust # SLC1000603

**AMENDMENT NO. 1**  
**to the**  
**INTERLOCAL COOPERATION AGREEMENT**  
**between**  
**TOWN OF COPPERTON**  
**and**  
**SALT LAKE COUNTY on behalf of the**  
**COUNTY CLERK'S ELECTIONS DIVISION**  
**FOR MUNICIPAL ELECTION**

THIS AMENDMENT NO. 1 (this "Amendment") is made to the above-named "Agreement" dated March 25, 2025, by and between SALT LAKE COUNTY (the "County"), a body corporate and politic of the State of Utah, on behalf of the Salt Lake County Clerk's Office, Elections Division; and the TOWN OF COPPERTON ("Copperton") a municipal corporation created under the laws of the State of Utah.

**RECITALS:**

WHEREAS, the parties entered into the Agreement (County Contract No. CK25828) calling for County to provide the services of its clerk's office, elections division, to Copperton for the purpose of assisting Copperton in conducting its 2025 primary and general municipal elections; and

WHEREAS, the parties now desire to amend the Agreement to provide funding necessary to conduct Copperton's Council at-large contests.

**AMENDMENT:**

NOW THEREFORE, in exchange for valuable consideration, the parties agree to amend the Agreement as follows:

1. Exhibit "B" to the Agreement is hereby amended to include two Council at-large contests instead of one Council at-large contest, which materially changes the services to be provided by the County as reflected in the attached Exhibit B.

2. All remaining provisions of the Agreement, not specifically altered by this Amendment, shall continue in full force and effect under this Amendment.

IN WITNESS WHEREOF, the parties execute this Amendment as of the latest date indicated below.

SALT LAKE COUNTY:

\_\_\_\_\_  
Mayor or Designee

Date: \_\_\_\_\_

Recommended for Approval:

*Lannie Chapman*

\_\_\_\_\_  
Lannie Chapman  
Salt Lake County Clerk

Reviewed as to Form:

**Jason S. Rose** Digitally signed by Jason S. Rose  
Date: 2025.04.03 16:01:07 -06'00'

\_\_\_\_\_  
Deputy District Attorney

TOWN OF COPPERTON:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
By: \_\_\_\_\_

Date: \_\_\_\_\_

## **Exhibit B 2025 Election Costs Copperton**

Below is the good faith range of estimates for the upcoming **2025 Municipal Elections for Copperton**. Assumptions for providing this estimate consist of the following:

- A. Active voters (as of 1/1/2025): 462
- B. Election for the offices below:
  - Mayor
  - Council At-Large C
  - Council At-Large D
- C. Other participating entities: both Primary and General election costs will fluctuate based on the number of participating entities. The cost for each entity in each election will rise as other entities decline participation in that election due to cancellation of contests, etc. The estimates below are premised on three scenarios with varying levels of election participation.

### **Cost Estimate**

<b>Description</b>	<b>Base Scenario</b> (all entities participating in primary)	<b>High Participation Scenario</b> (~2/3 entities participating in primary)	<b>Low Participation Scenario</b> (~1/3 entities participating in primary)
Primary Election Cost	\$827	\$1,160	\$3,978
General Election Cost	\$2,002	\$2,269	\$2,269
Election Administration Fee	\$200	\$200	\$200
Ranked Choice Software Charge (if applicable)	[\$26,250 / # of participating entities]	[\$26,250 / # of participating entities]	[\$26,250 / # of participating entities]

### **Ranked Choice Software License Charge**

- The Ranked Choice Voting Software License Charge will be billed to any entity electing to use ranked choice voting (RCV) as a voting method, regardless of whether or not the election contests use that method in the general election.
- The final software license charge for entities electing to use RCV will be determined after May 1<sup>st</sup>, 2025.
- The software license charge will be calculated by taking the full software cost (\$26,250) and dividing it equally by the number of entities that have elected to use RCV.
- The software license charge will be invoiced after May 1<sup>st</sup>, 2025. Fee must be paid within 30 days of the date of the invoice.

### **Fee Statements**



- The Election Administration Fee (Admin Fee) will be billed after July 1<sup>st</sup>, 2025.
- All entities that wish to contract with Salt Lake County will pay the Admin Fee within 30 days of the date of the invoice.
- The Admin Fee will be applied towards each entity's billed amount for the 2025 election.
- If the Admin Fee exceeds the billed cost of the 2025 election, the excess amount will be applied towards the total election cost to reduce overall cost.
- Admin Fees will not be refunded.
- If a ballot measure appears on a general election ballot for a municipality or special district, that measure will be treated as a separate contest and will be billed to the municipality/district accordingly. A recount election will be addressed in the same manner.
- All billing will be based on actual costs.



# Fee Schedule for the Town of Copperton

adopted June 19, 2024<sup>5</sup>

effective date July 1, 2024<sup>5</sup>

2024<sup>5</sup>–2025<sup>6</sup> Fiscal Year

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The Town of Copperton contracts with the Greater Salt Lake Municipal Services District ("MSD") to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the Town of Copperton.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The [Director of Engineering](#), Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD's General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

### Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot <sup>a</sup> ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

<sup>a</sup> The per lot fee does not apply to Accessory Dwelling Units (ADU).

### Business License Fees

#### General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	General License Fee (optional for businesses that request a business license)	\$150.00
Accessory Dwelling Unit (ADU) License		\$50.00

### Short-term Rental Licenses

To the extent allowed under Municipal Code the following applies for the Town of Copperton:

Fee Type	Description	Amount
Umbrella Short-term Rental License Fee – main license	Primary license for short-term rental management companies with multiple rental units/locations.	\$500.00
Umbrella Short-term Rental License Fee – per unit	Includes inspections and verification of zoning compliance.	\$50.00
Short-term Rental License Fee – homeowner	Short-term rental license for homeowners renting their primary residence. Includes verification of zoning compliance.	\$500.00

### Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00

Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

### Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$300.00

### Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit – Minimum Fee		\$70.00
Building Permit - new construction	See below for valuation schedules	Varies <sup>a</sup>
Building Permit - addition or remodel	See below for valuation schedules	Varies <sup>a</sup>
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies <sup>b</sup>
Retaining Wall Permit		Varies <sup>c</sup>
Demolition Permit		Varies <sup>d</sup>
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies <sup>d</sup>

Reroofing Permit Fees		
Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies <sup>e</sup>
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$50.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)
Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit	Base fee equal to 200% of building permit fee, plus daily fees commencing 10 business days after notice of violation. Example, if the permit fee would have been \$100, then building or grading without a permit would result in a \$200 permit fee.	200% of permit fee, plus 1% of permit fee per day (\$50 max per day)

<sup>a</sup> Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.

<sup>b</sup> Permit fees for grading are based on the number of cubic yards of earth cut or filled.

<sup>c</sup> Permit fees for retaining walls are based on the size of the project in lineal feet.

<sup>d</sup> Permit fees for demolition and window/door replacement are based on declared valuation.

<sup>e</sup> Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

Square Foot Construction Costs <sup>a, b, c</sup>

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1 Assembly, theaters, without stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2 Assembly, nightclubs	269.42	261.52	253.31	243.65	228.21	222.01	235.29	207.53	199.66
A-2 Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3 Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3 Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4 Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1 Factory and industrial, moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2 Factory and industrial, low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1 High Hazard, explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	N.P.
H234 High Hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5 HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1 Institutional, supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
I-2 Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	N.P.	426.30	385.65	N.P.
I-2 Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	N.P.	280.80	243.65	N.P.
I-3 Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4 Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1 Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2 Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3 Residential, one- and two-family <sup>d</sup>	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4 Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1 Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2 Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

a. Private Garages use Utility, miscellaneous  
b. For shell only buildings deduct 20 percent  
c. N.P. = not permitted  
d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

### Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

### Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$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.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.



### Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction		40% of building permit fee
Plan Check Fee – commercial construction		65% of building permit fee
Plan Check Fee – smaller projects		\$100.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00
Plan Check Fee – hourly		\$80.00 per hour

### Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

#### Stormwater Review & Inspection Fees

Fee Type	Description	Amount
Stormwater Review – base fee	Base fee per project.	\$200.00
Stormwater Review – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00
<a href="#">SWPPP Oversight Inspection – per month</a>	<a href="#">Sites with an NOI are inspected on a monthly basis until project is complete and applicant applies for an NOI</a>	<a href="#">\$60.00</a>

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#### SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

Penalty Type	Description	Amount
<a href="#">Primary Boundary Control Violation</a> <a href="#">Working without an approved stormwater permit</a>	<a href="#">Per day per violation occurrence and then for each business day beginning the day after the day on which fine was issued</a>	<a href="#">\$1,000.00</a> <a href="#">\$500.00</a>
<a href="#">Secondary Boundary Control Violation</a> <a href="#">Tracking mud on road</a>	<a href="#">Per day per violation. Per occurrence and then for each business day beginning the day after the day on which fine was issued</a>	<a href="#">\$500.00</a> <a href="#">\$300.00</a>
<a href="#">Exit Control Violation</a> <a href="#">Failure to</a>	<a href="#">Per day per violation. Per occurrence and then for each</a>	<a href="#">\$250.00</a> <a href="#">\$0.00</a>

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<u>clean up or report spills</u>	<u>business day beginning the day after the day on which fine was issued</u>	
<u>Waste Control-Violationfailure to conduct stormwater inspections</u>	<u>Per day per violation. Per occurrence and then for each business day beginning the day after the day on which fine was issued</u>	<del>\$15</del> 00.00
<u>Material Storage Control-Violationfailure to use general bestmanagment practices as determined by the authority</u>	<u>Per day per violation. Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued</u>	\$250.00
<u>Fugitive Dust Control-Violation</u>	<u>Per day per violation.</u>	<del>\$250.00</del>
<u>Safety Control-Violation</u>	<u>Per day per violation.</u>	<del>\$250.00</del>
SWPPP Plan Administration	Each land disturbance permit (LDP) requires SWPPP administration and written documentation such as but not limited to inspections, training, SWPPP amendments, closeout documents, etc. Per day per violation.	\$1,000.00
Working Without a Permit	Per day per violation.	\$1,000.00

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### SWPPP Illicit Discharge Fines

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00
Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleanders	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

### Land Use Fees

#### Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00

Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00
Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00
Simple Conditional Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00

Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00
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### Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00
Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayor's meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
<u>Simple Boundary Adjustment</u>	<u>Includes limited staff review.</u>	<u>\$110.00</u>
<u>Full Boundary Lot Line Adjustments</u>	Includes limited staff review. <u>Applicable when amended plat not necessary.</u>	<u>\$175.00</u>
Extension of Time	Includes review by Director.	\$275.00

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### Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00
Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre

Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.
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### Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.	\$1,000.00 <sup>a</sup>
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review.	\$275.00
Special Exception to have Use violation declared legal	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour
General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

<sup>a</sup> For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

### Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$100.00 plus actual costs
Parking violation - minor	Violations under section 11.20.070, 11.20.080, 11.20.090 or 11.20.140	\$75.00 per violation
Parking violation - major	Violations under section 11.20.050, 11.20.060 11.20.110, 11.20.120, 11.20.130 or 11.20.135	\$150.00 per violation

Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day
Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations		\$1,300.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Civil Penalties for Violation of Zoning Regulations

Violation of the provisions of Title 19 of the Copperton Municipal Code shall result in civil penalties pursuant to the following schedule:

CIVIL PENALTIES FOR VIOLATION OF ZONING REGULATIONS  
~~WARNING PERIOD: 28 DAYS FOR ALL VIOLATIONS.~~

Type of Zone	Classification of Violation	Fine Per Day (after warning period)
Residential Zones R-1's R-2's <del>R-4-</del> <del>8-5-</del> <del>RMH</del>	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit for approval	\$150
Mixed Zones <del>R-M</del> MD's S-1-G <del>NMU</del>	Conditional use without a permit Other violations	\$100
	Non-permitted use Violation of permit or approval	\$200
Commercial/Manufacturing Zones C's M's <del>O-R-D</del>	Conditional use without a permit Other violations	\$150
	Non-permitted use Violation of permit or approval	\$300
Agricultural - Zones A's	Conditional use without a permit Other violations	\$75
	Non-permitted use Violation of permit or approval	\$150
<u>Other Zones</u> <u>P-R</u>	<u>Conditional use without a permit</u> <u>Other violations</u>	<u>\$100</u>

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<u>OS</u>	<u>Non-permitted use</u> <u>Violation of permit for approval</u>	<u>\$200</u>
Overlay Zones AOZ	Violation of provisions	\$200

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### Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies <sup>a</sup>
Deferred Curb and Gutter		Varies <sup>b</sup>
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

<sup>a</sup> Based on bond amount.

<sup>b</sup> Based on project size.

### Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies <sup>a</sup>
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost <sup>b</sup>
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost <sup>b</sup>
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee <sup>c</sup>
Postage	For noticing mailings, postage is charged per meeting.	Actual cost <sup>b</sup>
Newspaper Notices	Notices of meetings before Councils.	Actual cost <sup>b</sup>

<sup>a</sup> Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

<sup>b</sup> Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

<sup>c</sup> Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

### Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot

Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
<b>Engineering Plan Check Fees</b>		<b>Amount</b>
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	Calculated <sup>a</sup>
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$150 upon submittal then Calculated <sup>b</sup>
<b>Other Fees</b>		<b>Amount</b>
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00
Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
<b>Geology/Natural Hazard Review Fees</b>		<b>Amount</b>
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review
<b>Traffic Impact Review Fees</b>		<b>Amount</b>
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review

<sup>a</sup> Prior to review, 35% of 6% of improvement estimate, default of \$90 per lot, minimum of \$10 or the appropriate calculation. Prior to recording or construction, 100% of 6% of improvement estimate minus fee already paid.

<sup>b</sup> Prior to approval or construction, 4.5% of total improvement estimate for off-site, and on-site storm drainage minus \$150 fee already paid.

## **Glossary of Terms**

**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.

**Director:** The Director of Planning and Development or designee.

**General Plan Amendment:** Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

**Home Daycare / Pre-school Application Fees:** Although a home daycare or pre-school may be 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 requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include Planning Commission Review, Additional Public Body Review, Technical Review.

**MSD:** Means the Greater Salt Lake Municipal Services District, which the Town of Copperton has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

**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, Conditional Use and a Subdivision Preliminary Plat review would be required, 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 council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

**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 requiring 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 a project.