COPPERTON TOWN COUNCIL

ORDINANCE NO. 2025-O-03 DATE: May 21, 2025

AN ORDINANCE ADOPTING THE 2025-2026 FEE SCHEDULE FOR THE TOWN OF COPPERTON

RECITALS

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

WHEREAS, the Copperton Town Council ("**Council**") desires to adopt a new fee schedule for the 2025-2026 fiscal year pursuant to Section 3.42.060 of the Copperton Municipal Code, which states that all "fees or charges for services provided … shall be set by the council;" and

WHEREAS, Copperton contracts with the Greater Salt Lake Municipal Services District ("**MSD**") to provide its administrative, planning and development, business licensing, and code enforcement services (the "**Services**"); and

WHEREAS, the MSD Board of Trustees approved the attached fee schedule to cover the Services the MSD will provide to Copperton during the 2025-2026 fiscal year; and

WHEREAS, the Copperton Planning Commission held a duly noticed public hearing on May 21, 2025 to take public comment on those fees within the proposed 2025-2026 fee schedule that govern the development of land pursuant to Utah Code §§10-9a-103(34) and 10-9a-502; and

WHEREAS, the Copperton Planning Commission recommended that the Council move forward regarding those fees within the proposed 2025-2026 fee schedule that govern the development of land; and

WHEREAS, the Council desires to adopt the attached fee schedule for the 2025-2026 fiscal year.

NOW, THEREFORE, BE IT ORDAINED by the Copperton Town Council that:

1. The attached fee schedule is adopted as the Copperton fee schedule for the 2025-2026 fiscal year.

2. Copperton staff are authorized and directed to file this ordinance and the attached fee schedule with the Copperton Town Clerk.

3. Copperton staff are authorized and directed to post this ordinance and the attached fee schedule for the 2025-2026 fiscal year to the Copperton website and to the "Fee Schedule" book within Copperton's Municode page.

4. This ordinance shall take effect as soon as it is posted pursuant to Utah Code §10-

3-711, deposited, and recorded in the office of the Copperton Town Clerk, provided that the fee schedule shall take effect on July 1, 2025.

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council on this 21st day of May, 2025.

TOWN OF COPPERTON

By: _____
Sean Clayton, Mayor

ATTEST

_____
Copperton Town Clerk

VOTING:

Council Member Bailey	voting	_____
Council Member Clayton	voting	_____
Council Member Olsen	voting	_____
Council Member Severson	voting	_____
Council Member Stitzer	voting	_____

SUMMARY OF
TOWN OF COPPERTON
ORDINANCE NO. 2025-O-____

On May 21, 2025, the Copperton Town Council enacted Ordinance No. 2025-O-03 to adopt the Town of Copperton's fee schedule for the 2025-2026 fiscal year, which will take effect on July 1, 2025.

COPPERTON TOWN COUNCIL

By: _____
Sean Clayton, Mayor

ATTEST:

By: _____
Diana Baun, 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 _____

A complete copy of Ordinance No. 2025-O-03 is available in the office of the Copperton Town Clerk, 800 W. Levoy Dr., Suite 300, Taylorsville, UT 84123.

Fee Schedule
for the Town of Copperton

adopted June 19, 2025

effective date July 1, 2025

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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 [a]; 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

[a] 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 [a]
Building Permit - addition or remodel	See below for valuation schedules	Varies [a]
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 [b]
Retaining Wall Permit		Varies [c]
Demolition Permit		Varies [d]
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 [d]

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 [e]
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)

[a] 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.

[b] Permit fees for grading are based on the number of cubic yards of earth cut or filled.

[c] Permit fees for retaining walls are based on the size of the project in lineal feet.

[d] Permit fees for demolition and window/door replacement are based on declared valuation.

[e] 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 [a, b, c]

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 [d]	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
SWPPP Oversite Inspection – per month	Sites with an NOI are inspected on a monthly basis until project is complete and applicant applies for an NOT	$60.00

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
Working without an approved stormwater permit	Per occurence and then for each business day beginning the day after the day on which fine was issued	$500.00
Tracking mud on road	Per occurrence and then for each business day beginning the day after the day on which fine was issued	$300.00
Failure to clean up or report spills	Per occurrence and then for each business day beginning the day after the day on which fine was issued	$250.00

failure to conduct stormwater inspections	Per occurrence and then for each business day beginning the day after the day on which fine was issued	$100.00
failure to use general bestmanagment practices as determined by the authority	Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued	$250.00

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
Cleansers	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

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
Simple Boundary Adjustment	Includes limited staff review.	$110.00
Full Boundary Adjustments	Includes limited staff review. Applicable when amended plat not necessary.	$175.00
Extension of Time	Includes review by Director.	$275.00

Commented [BH1]: Distinction between simple and full lot line adjustment as required by SB104.

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.

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 [a]
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

[a] 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

Type of Zone	Classification of Violation	Fine Per Day (after warning period)
Residential Zones R-1's R-2's	Conditional use without a permit Other violations	$75
	Non-permitted use Violation of permit for approval	$150
Mixed Zones MD's S-1-G NMU	Conditional use without a permit Other violations	$100
	Non-permitted use Violation of permit or approval	$200
Commercial/Manufacturing Zones C's M's	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
Other Zones P-R OS	Conditional use without a permit Other violations	$100
	Non-permitted use	$200

	Violation of permit for approval	
Overlay Zones AOZ	Violation of provisions	$200

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 [a]
Deferred Curb and Gutter		Varies [b]
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)

[a] Based on bond amount.

[b] Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies a
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 b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost b
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 c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost b
Newspaper Notices	Notices of meetings before Councils.	Actual cost b
Candidate Filing Fee	Fee for declaration of candidacy in a Municipal Election	$50.00

[a] Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

[b] Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

[c] 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
Engineering Plan Check Fees		**Amount**
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	Calculated [a]
Amended Subdivision Plat		$400.00
Non-Subdivision Development		$150 upon submittal then Calculated [b]
Other Fees		**Amount**
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
Geology/Natural Hazard Review Fees		**Amount**
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
Traffic Impact Review Fees		**Amount**
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

[a] 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.

[b] 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 I 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.