

COMMUNITY DEVELOPMENT
Planning Division

 Brighton

Community Development Department 2023 Fee Resolution Amendments

City Council – December 6, 2022

City Staff Representatives:

- Holly Prather, Community Development Director
- Mike Tylka, Assistant Director of Community Development
- Matt Rowland, Chief Building Official
- Michael Abruzzi, Deputy Building Official
- Shannon McDowell, Senior Long Range Planner

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Background

- The Community Development Department is seeking to add and amend fees.
- These amendments are proposed to take effect on January 1, 2023.
- Per City Council direction, the Department remains committed to recouping the costs of services.
- Study Session held on November 8, 2022.




STRATEGIC FOCUS AREA
Financially Responsible

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New Residential Electrical Inspection Fee

- The State now requires a licensed electrician to perform residential inspections.

TYPE	PROPOSED FEE STRUCTURE
Residential Electrical Inspection	\$120 per dwelling unit

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New Museum Fees

- Speaking fee (outside of Brighton) - \$100
- Education Class fee – Equal to the direct cost to put on class divided by minimum number of participants required to hold the class
 - Direct cost includes: speakers, experts, and materials for hands-on learning



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Amendments to Development Application Fees

- Increases are being proposed.
- Generally, the current fees do not account for many necessary reviewing parties outside of those in the Planning Division. Furthermore, the *Land Use and Development Code* has been updated since the last major update of development application fees and the review requirements are more substantial in nature.
- The proposed fee amendments now include costs associated with application processing and review:
 - By administrative staff,
 - By attorney staff,
 - By public works engineering staff,
 - By parks staff,
 - By management/supervisor staff for the various departments,
 - Using the new *Land Use & Development Code*, and
 - For today's costs of staff, publications, and postings.

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Amendments to Development Application Fees

APPLICATION TYPE	CURRENT FEE STRUCTURE	PROPOSED FEE STRUCTURE
Agreement	Base fee of \$1,000; per acre fee of \$10	Increase base fee to \$1,350; no change to per acre fee
Annexation	Base fee of \$1,000; per acre fee of \$10	Increase base fee to \$1,350; no change to per acre fee
Variance	Base fee of \$500; \$100 for each additional code section requested to be adjusted in the same application	Increase base fee to \$900; no change to additional code section fee
Conditional Use (Full DRC Review)	Fee of \$1,600	Create three categories: 1.) Under five acres: fee of \$2,000; 2.) Five to ten acres: fee of \$3,350; 3.) Over ten acres: fee of \$4,700
Platting – Administrative	Fee of \$450	Increase to \$1,000
Platting – Subdivision Plan	Base fee of \$1,000; per acre fee of \$25	Increase base fee to \$2,000; increase per acre fee to \$30
Platting – Final Plat	Base fee of \$1,000; per acre fee of \$10	Increase base fee to \$2,000; increase per acre fee to \$40
Planned Development	Base fee of \$750; per acre fee of \$20	Increase base fee to \$1,500; no change to per acre fee
PUD Amendment (Major)	Base fee of \$500; per acre fee of \$10	Increase base fee to \$1,250; increase per acre fee to \$15
Site Plan	Fee of \$600	Create three categories: 1.) Under five acres: fee of \$2,000; 2.) Five to ten acres: fee of \$3,350; 3.) Over ten acres: fee of \$4,700
Site Improvement Permit (LUDC)	N/A	Set fee at \$800
Site-Specific Development Plan	Fee of \$500	Increase fee to \$900
Vested Property Right	Fee of \$500	Increase fee to \$900
Vacation	Fee of \$750	Increase fee to \$1,500
Zoning	Fee of \$750	Increase fee to \$1,500

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Summary of Findings and Staff Recommendation

- City staff finds that the presented fee amendments are necessary to recoup costs associated with applicant driven services and therefore recommends approval.
- A draft resolution has been provided to the Council should it decide to proceed with the item as presented.

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Options for Council Consideration

The City Council has four options when reviewing this item. City Council may:

1. Approve the item via resolution as drafted;
2. Approve the item via an amended resolution;
3. Deny the item; or
4. Continue the item to be heard at a later, specified date if the Council feels it needs additional information.

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