



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



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



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



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





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.



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	<i>Create three categories:</i> 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 \$2,500; 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	<i>Create three categories:</i> 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		
Vacation	Fee of \$500	Increase fee to \$900
Zoning	Fee of \$750	Increase fee to \$1,500



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.



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.