



**CLEAR CREEK BOARD OF COUNTY COMMISSIONERS
RESOLUTION #16-64
AMENDING PLANNING DEPARTMENT FEE SCHEDULE**

WHEREAS, C.R.S. '30-28-114 authorizes boards of county commissioners to fix a reasonable schedule of fees for the issuance of building permits;

WHEREAS, rezoning, subdivision, exemption and other land use review procedures are a required prerequisite to the issuance of building permits and in many cases, on undeveloped land or when the structures desired are not allowed under the existing zoning of the property;

WHEREAS, C.R.S. '29-20-104 authorizes boards of county commissioners to provide for phased development of services and facilities;

WHEREAS, C.R.S. '29-20-106 authorizes local governments to receive and expend funds from private sources for the purposes of planning for or regulating the use of land;

WHEREAS, C.R.S. '30-28-133(4)(a)(II) authorizes boards of county commissioners to collect fees in lieu of subdivision land dedication;

WHEREAS, the Clear Creek Board of County Commissioners desires to provide a fee schedule which can be equitably applied;

WHEREAS, the cost of the public notices for land use cases are incorporated into the fee;

WHEREAS, when a legal notice is paid by a non-governmental party, government discounts are not permissible;

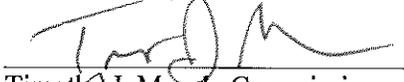
WHEREAS, this fee schedule will supersede fees adopted by Resolution #16-23 entitled "Amending Planning Department Fee Schedule".

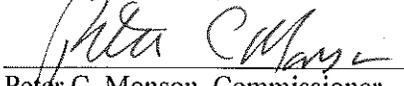
NOW, THEREFORE BE IT RESOLVED that all previous Planning Department fee schedules are rescinded and the attached schedule (shown as Exhibit A) is adopted:

NOW, THEREFORE BE IT FURTHER RESOLVED that these amended Planning fees shall become effective immediately.

APPROVED this 17th day of May 2016, at a regular meeting of the Clear Creek Board of County Commissioners.


Phil Buckland, Chairman


Timothy J. Mauck, Commissioner


Peter C. Monson, Commissioner

Attest:


Deputy Clerk and Recorder

Approved as to form:

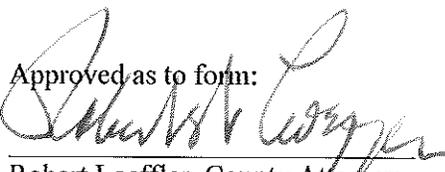

Robert Loeffler, County Attorney



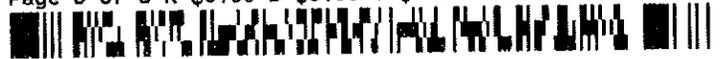
EXHIBIT "A"

PLANNING DEPARTMENT FEE SCHEDULE

Adopted May 17, 2016

Effective Immediately

<u>Classification</u>	<u>Fee</u>
ZONING FEES	
# Zone Plan	
< Full Zone Plan	\$1,330
# Rezoning	
< Straight Rezoning – Sketch	\$ 915
< Straight Rezoning – Final	\$ 915
< Straight Rezoning – combined Sketch/Final	\$1,330
< Straight Rezoning – combined Sketch/Final in conjunction with Development Review	\$1,730
< Rezoning to Planned Development - Sketch	\$1,330
< Rezoning to Planned Development – Final	\$1,330
< Rezoning to Planned Development – Combined Sketch/Final	\$1,730
# Transfer of Development Rights (dual rezoning)	\$2,000
# Rezoning (downzoning from M-1 to M-2 only)	\$ 50
# Special Use Permit	\$ 915
Major Amendment	\$ 600
Minor Amendment	\$ 350
# Temporary Limited Impact Special Use Permit	\$ 600
Major Amendment	\$ 350
Minor Amendment	\$ 150
# Administrative Temporary Special Use Permit	\$ 350
Amendment	\$ 150



	In conjunction with a building permit	\$ 150
#	Administrative Temporary Special Use Permit for Youth Projects	\$ 0
DIVISION OF LANDS FEES		
#	Subdivision	
	<Sketch Plan	\$1,030 + \$50 per lot or unit
	<Preliminary Plan	\$1,030 + \$50 per lot or unit
	<Final Plat	\$830 + \$50 per lot or unit
	<Fees on Lieu of Land Dedication Requirements	Refer to Subdivision Regulations
#	Administrative Boundary Line Adjustment	\$ 350
#	Boundary Line Adjustment	\$ 700
#	Minor Subdivision	\$1,330
#	Multi-Unit Small Subdivision	\$1,330
#	Exemption by Resolution	\$ 700
#	Replat	\$ 600
#	Correction Plat	\$ 150
#	Major Plan Amendment	\$ 915
#	Minor Plan Amendment	\$ 350



#	Combination of Lots (<i>Administrative</i>)	\$ 0
#	Combination of Lots (<i>BOCC Decision</i>)	\$ 50
#	Exemptions for certain illegal divisions of land	
<	Unimproved	\$ 600
<	Improved without occupancy approval	\$ 200
<	Improved with occupancy approval	\$ 100
#	Road/Easement Vacation	\$ 915

VARIANCE FEES

#	Board of Adjustment	
	<Variances or Special Exception from Zoning Regulations	
<	where no violation exists	\$ 350
<	where a violation exists/ construction has already started	
<	1st violation	\$ 700
<	2nd violation	\$1,400
<	Amendments to approved variances	\$ 200
<	Request to rehear a case that was previously denied by the BOA	\$ 200
<	Appeals	\$ 350
#	Administrative Variance	\$ 200

The following criteria can be considered for waiving the \$700.00 enforcement fee and allowing the standard \$350.00 variance fee:

- A. Current owner(s) did not create the violation (proof required).
- B. Surveyor Errors (proof required).
- C. Platting and Legal Description Errors (proof required).



- D. The structure appears to have been built under an approved building permit, although existing building permit records contain too little information to determine what might have been specifically approved. An Administrative Variance process will be permitted under such circumstances.

LAND DEVELOPMENT FEES

#	Development Review	\$ 1330
#	Early determination of "significant" when a residential (R-3) and commercial mixed use development is proposed within the obsolete Commercial One (C-1) district	\$ 600
#	Public Ways Review	\$ 600
#	1041 Matters of State Interest: fees are determined for each application See Guidelines and Regulations for Matters of State Interest Chapter 3	
#	Review of technical submittals by outside review agencies or professionals will be billed to applicant	

MISCELLANEOUS FEES

#	Site Visit <i>(to be applied toward the application fee if the case is formally submitted)</i>	\$ 100
#	Site Characteristics Analysis <i>(to be applied toward the application fee if the case is formally submitted)</i>	\$ 50
#	Requested research (hourly rate)	\$ 50
#	Vested Property Rights	\$ 100
#	Land Transfer/Lease	\$ 420
#	Special District Service Plan Review	\$ 600
#	Site Plan Review, Amendment	\$ 35
#	Site Plan Review, Residential	\$ 50



#	Site Plan Review, Commercial	\$ 200
#	Relocated Mobile Home Registration	\$ 0
#	Temporary Recreational Vehicle Camping Permit	\$ 0
#	Temporary Non-Recreational Vehicle Camping Permit	\$ 0
#	Low-Power Telecommunications Permit	\$ 350
#	Administrative Low-Power Telecommunications Permit	\$ 200
#	Appeals to the Board of County Commissioners <i>(* for a fee reduction/waiver)</i>	\$ 0
#	Zoning Certification	\$ 50
#	Temporary Sign Permit / Sign Permit Review	\$ 50
#	Temporary Sign Permit	\$ 25
#	Mobile Food Vehicle Permit	\$ 100
#	Mobile Food Vehicle Permit Renewal	\$ 50

Applicant is required to pay any fees assessed by other review agencies and professionals, and all necessary recording fees.

Applicant shall pay any and all service fees as approved by the Board of County Commissioners.

DOCUMENT FEES



#	Zoning Regulations	\$10.00
#	Subdivision Regulations	\$10.00
#	Guidelines and Regulations for Matters of State Interest	\$10.00
#	Master Plan 2030	\$35.00
#	Tape recording of Planning Commission or Board of Adjustment Public Hearings	\$10.00

**A land use application shall not be considered complete until the appropriate fees have been paid. Any reduction or waiver of an application fee must be approved by the Board of County Commissioners and then only for other governments which routinely reduce or waive fees that would otherwise be due to it by the County in similar circumstances, and during times when an application has been withdrawn and it has been found that the amount of work put into the application by Staff has not amounted to that of an application that has completed the application process. Such finding shall be accompanied with an analysis of Case Manager time and money spent on such case.*

SCHEDULE OF FEES FOR PLEDGE AND SECURITY AGREEMENTS

The amount of money provided as part of this Agreement shall be determined as follows:

Revegetation: \$300 for delivery of equipment and 11.3 cents for each square foot which is proposed to be disturbed by proposed structures approved by the Special Use Permit.

RV Towing: Towing costs for RV=s are based on a ATiering System@, in which the cost is based on the type of road (Tier 1, Tier 2 or Tier3) on which the property is located. A map identifying the specific road type is available from the Clear Creek County Planning Department. Towing costs are as follows:

- § Tier 1 Roads (Cost = \$300)
Properties located on a state or county maintained paved roads. Houses, which



according to the site development inspector are located on a driveway of more than 1/4 mile in length are considered to be located on a Tier 3 Road - See Below. (Properties that are addressed on such roads but are located on a different road are subject to the fees for the road on which the property is physically located.)

Tier 2 Roads (Cost = \$450)

Properties located on a county maintained dirt roads (as identified the attached map as Primary and Secondary I Roads). Houses, which according to the site development inspector are located on a driveway of more than 1/4 mile in length are considered to be located on a Tier 3 Road - See Below. (Properties that are addressed on such roads but are located on a different road are subject to the fees for the road on which the property is physically located.)

§ **Tier 3 Roads (Cost = \$750)**

Properties located on any road which does not conform to either of the above two categories (Tier 1 or Tier 2).

RV Storage: \$240 for storage of each RV/Trailer on site.

Demolition and Removal Costs: The cost for demolition and removal of a structure shall be determined based on the total square footage of the structure, and for the sake of this >Agreement=, can be determined as follows:

- § Removal Cost = \$567 (for mobilization of equipment).
- § Demolition Cost per square foot = \$ 4.50
- § Formula: $\$567.00 + (\$4.50 \times \text{sq ft of structure}) = \text{demolition and removal costs}$

Any use not listed herein will require that the applicant provide three quotes acceptable to the Clear Creek Planning Department.

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