



TOWN OF HIDEOUT FEE & RATE SCHEDULE (7-25 2017)

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SECTION 1 - CONSTRUCTION AND DEVELOPMENT RELATED FEE SCHEDULE

SECTION 1.1 BUILDING PERMIT FEES

Residential Building Permit Fees

The Town of Hideout calculates the Residential Building Permit Fee as a percent of Construction Value as defined by the International Code Council's "Building Valuation Data (BVD)". A separate Plan Review Fee is charged in the amount of 65% of the Residential Building Permit Fee. Fire Sprinkler review and inspection is charged at a flat rate of \$370.00 per permit. A flat rate of \$200.00 is charged for the Construction Sign Fee. The total Town of Hideout building permit fee is calculated by adding up all of the area fees, Plan Review Fee, the fire sprinkler review/inspection fee and the construction sign fee. In addition to the Town of Hideout charge, the State of Utah assess a tax surcharge of 1% of the Building Fee only.

The Town of Hideout will only review plans delivered to the Town of Hideout Office on CD, flash drive or electronically (with prior approval). When the plans are delivered a check, made payable to the Town of Hideout, for 65% of the Residential Building Permit Fee will be due. Before a Residential Building Permit is approved, the applicant will be responsible for paying the remainder of the Total Fees in addition to a refundable "security" deposit equal to \$15 per foot frontage to protect public property of possible damage.

Residential Building Permit Fee Calculator

	Value Sq ft	# square feet	Value
Finished Interior Area	\$112.65	x =	\$
Finished Basement	\$28.16	X =	\$
Unfinished basement	\$15.00	X =	\$
Garage/Decks/Covered Patio area	\$44.63	X =	\$
TOTAL CONSTRUCTION VALUE			\$
Building Fees (.75 of 1%)		0.75%	
Plan Review Fee (65% of building fee)		65%	
TOTAL SQ FEET/BUILDING FEES + PLAN REVIEW			
Fire Sprinkler Review/Inspection			\$ 370.00
Construction Sign Fee			\$ 200.00
State Surcharge (1% of Building Fee)		1%	\$

TOTAL FEE \$

Example:

Note: The values per square foot below are reflective of the August 2015 Building Validation Data for Residential, one and two family home. These values are reviewed and updated every 6 months. The building permit fee on a house with 3000 square feet of finished interior area, 500 square feet unfinished basement area and 1100 square foot garage, decks and covered patio areas would be as follows:



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	Value Sq ft	# square feet	Value
Finished Interior Area	\$112.65	2,000	\$225,300.00
Finished Basement	\$28.16	1,000	\$28,163.50
Unfinished basement	\$15.00	500	\$7,500.00
Garage/Decks/Covered Patio area	\$44.63	1,100	\$49,093.00
TOTAL CONSTRUCTION VALUE			\$310,056.50
Building Fees (.75 of 1%)		0.75%	\$2,325.42
Plan Review Fee (65% of building fee)		65%	\$1,512.52
TOTAL SQ FEET/BUILDING FEES + PLAN REVIEW		4,600	\$3,837.94
Fire Sprinkler Review/Inspection			\$ 370.00
Construction Sign Fee			\$ 200.00
State Surcharge (1% of Building Fee)		1%	\$ 23.25
TOTAL FEE			\$4,430.19

REFUNDABLE Security Deposit: \$15.00 800 \$ 12,000.00
\$15/foot frontage

Commercial Building Permit Fees

The Town of Hideout calculates the Commercial Building Permit in the same manner as a Residential Building as defined above except using the "Business" category valuation rates.

Example:

Note: The values per square foot below are reflective of the August 2015 Building Validation Data for Business. These values are reviewed and updated every 6 months. The building permit fee on a commercial building of 1000 square feet of finished interior area and 1000 square feet unfinished basement area would be as follows:

	Value Sq ft	# square feet	Value
Finished Interior Area	123.76	1,000	\$123,760.00
Finished Basement	\$30.94	0	0
Unfinished basement	\$15.00	1,000	\$15,000.00
Garage/Decks/Covered Patio area	\$44.63	0	0
TOTAL CONSTRUCTION VALUE			\$138,760.00
Building Fees (.75 of 1%)		0.75%	\$1,040.70
Plan Review Fee (65% of building fee)		65%	\$ 676.46



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TOTAL SQ FEET/BUILDING FEES + PLAN REVIEW	2,000	\$1,717.16
Fire Sprinkler Review/Inspection		\$ 370.00
Construction Sign Fee		\$ 200.00
State Surcharge (1% of Building Fee)	1%	\$ 10.41
TOTAL FEE		\$2,297.56

REFUNDABLE Security Deposit: \$15.00 400 \$ 6,000.00
\$15/foot frontage

Remodel Building Permit Fees

Remodels, both residential and commercial, will be charged a **fixed application fee of \$200.00**. Upon receipt of the **PLANS**, the Town's engineer will determine the estimated fees for plan review and inspections. A **10% administrative fee** and **1% State Surcharge** will be added. The total amount will be due prior to the release of the building permit. Additions will follow the New Building fees above.

SECTION 1.2 PLANNING FEES

1.2.1 DEVELOPMENT FEES

Concept Review	\$25.00
Development Review	\$25.00, plus costs
Preliminary Plat (Residential)	\$150.00, plus \$50.00 per ERU, plus costs
Preliminary Plat (other)	\$50.00 per 1,000 sq. ft. plus costs
Site Plan Approval	\$150.00, plus \$5.00 per ERU
Final Plat (Residential)	\$25.00 per ERU, plus costs
Final Plat (other)	\$12.50 per 1,000 sq. ft., plus costs
Revised Development Plans	\$250, plus costs

1.2.2 CONDITIONAL USE PERMIT

Conditional Use Permit	\$100.00, plus costs
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1.2.3 TEMPORARY USE PERMIT

\$50.00, plus costs.

1.2.4 GENERAL PLAN AMENDMENT



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Per application	\$3,475
1.2.5 ZONE CHANGE APPLICATION	
Zone Change	\$75.00, plus \$25 per acre, plus costs
1.2.6 ANNEXATIONS	
Pre-Application	\$3,300

Upon certification of completeness of the pre-application and prior to the filing of the annexation petition, the applicant shall submit a \$10,000 deposit for annexation petitions exceeding 40 acres. A \$2,000 deposit shall be required for annexation petitions less than 40 acres. The applicant shall be charged for actual City staff time for the annexation processing and this time will be charged against the deposit. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements.

Annexation Fiscal Impact Analysis	\$1,550
Plus actual cost of City approved consultant fee.	
Modification to Annexation Agreement	\$3,300



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1.2.7 SIGN REVIEW FEES

Master Sign Plan Review	\$110.00
Individual Signs or Sign Plans or Minor Amendment to Existing Master Sign Plan	\$55.00
Individual Signs when a Master Sign Plan has been Approved	\$35.00
Temporary Signs	\$20.00

1.2.8 SPECIAL MEETINGS

Special Meeting Fee	\$250.00, in addition to other fees
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SECTION 1.3 SUBDIVISION CONSTRUCTION REVIEW AND INSPECTION FEES

All projects require a \$5,000 project application deposit due with the initial application to cover any consulting fees incurred prior to approval. Any balance remaining will be credited to the 5% deposit below.

Projects which require infrastructure installation, whether private or public, shall be required to pay an inspection fee deposit equal to five (5%) percent of the estimated construction cost as determined by the Town Engineer. The Town will charge against this deposit all costs associated with the project, including staff, administrative, legal, other professional and engineering consultation fees and costs incurred by the Town. If the Town has funds remaining after the completion and acceptance of the project by the Town, the balance of the fee not used will be refunded to the applicant or developer. If the actual costs associated with the project exceed the deposit, the Town shall bill the actual costs to the applicant or developer.

SECTION 1.4 PERMIT TO WORK TOWN PUBLIC RIGHT-OF-WAY

A \$250.00 non-refundable fee per utility or company (regardless of number of encroachments in a one year period), plus a \$1,000.00 cash bond for work crossing the street and a \$2,000.00 cash bond for every 600' of parallel work in the right-of-way (bond to be held for two years after acceptance of repair) plus proof of insurance. Engineering inspection fees or Town repair costs may be billed to the licensee or charged against the bond if necessary.



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SECTION 2 - BUSINESS LICENSE, BEER AND LIQUOR LICENSE

License Application Fee:	\$ 50.00
Home Occupation Business Application Fee	\$ 50.00
Annual License Administration Fee:	\$ 50.00
On Premises Beer Retail License Application/Annual Fee:	\$ 100.00
Restaurant Liquor License Application/Annual Fee:	\$ 200.00
Limited Restaurant Liquor License Application/Annual Fee:	\$ 100.00
On Premises Banquet License Application/Annual Fee:	\$ 100.00
Private Club Liquor License Application/Annual Fee:	\$ 100.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental):	\$ 150.00
Sexually Oriented Business License Application/Annual Fee:	\$100.00

NOTE: See Town Code to determining bonding requirements.

SECTION 3 - RENTAL OF CITY FACILITIES

SECTION 3.1 TOWN HALL BULDING

Hideout resident usage per day or any fractional part thereof:	\$ 50.00
Non-resident usage:	\$100.00

NOTE: Renter will be charged actual cost for cleaning after usage.

SECTION 3.2 FEE REDUCTION OR WAIVER



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Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town.

SECTION 4 - GRAMA FEES (GOVERNMENT RECORDS ACCESS AND MANAGEMENT ACT)

SECTION 4.1 COPIES MADE AT TOWN FACILITY

8½ x 11 copies:	\$.10 per page, double sided charged as two pages
Legal size copies	\$.25 per page, double sided charged as two pages
Copies of recorded meetings:	\$5.00 per CD

SECTION 4.2 COPIES IN EXCESS OF 50 PAGES

Outside copy facilities: For requests for copies in excess of 50 pages, the Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

SECTION 4.3 COMPILING DOCUMENTS

- I. Records Request:
(63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
- II. In a form other than that maintained by the Town:
\$50.00 per request or \$20.00 per employee hour required to compile the record, whichever is greater.

SECTION 5 - PENALTIES AND FEES FOR NON-COMPLIANCE TO TOWN ORDINANCES



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Penalties and fees for non-compliance to any and all Town Ordinances shall be determined by the Hideout Town Council if the offense does not create the necessity of referring to a court of competent court. The Town Attorney may initiate legal action, civil or criminal, requested by the Town Council that exists in violation of these rules and regulations. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating any of these rules and regulations shall be liable for all expenses incurred by the Town in rectifying the effect of the violation.

SECTION 5.1 PENALTY FEES: CODE VIOLATIONS

Daily Fee for each cited violation \$100.00

Day 1: A written Notice of Violation will be issued to the responsible person.

Day 2: If offense is not resolved within 24 hours of written notification, daily fees are assessed up to the resolution date or 10 days, whichever is earlier.

Day 11: If fees are unpaid within 10 days of invoice date and/or issues(s) is not resolved, the Town will issue a WORK STOPPAGE order.

SECTION 6 - WATER FEES

SECTION 6.1 DEVELOPER RESERVATIONS

There are three types of stand-by water reservation fees to ensure delivery of future water rights as follows:

STAND-BY FEES: Platted lots without homes will be billed annually at the following rates:

Stand-by Platted Lots	\$188.00 / Lot
Stand-by Platted Lots w/ Accepted Water Infrastructure	\$216.00 / Lot

Land owners with more than 20 developed lots may opt to pay semi-annually at an additional fee of **\$4.00** per lot per year.

WATER RESERVATION FEES: Un-platted, raw land owners must reserve water rights at an annual rate of **\$142.00** per Hideout Unit (HU) defined as a planned Hideout lot.



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Planning commission approval includes only the number of HUs purchased and fully paid. Should a developer desire more HUs, additional water rights would need to be obtained either privately or through reservation from the Town of Hideout, if available. If there is a surplus of HU water reservations available to purchase, all prior year fees, beginning in 2016, must be paid in full for each additional HU. No refunds will be given if the number of HUs paid are greater than the number of approved lots. Upon subdivision county recording, stand-by fees are assessed beginning Jan 1st of the following year.

SECTION 6.2 WATER CONNECTION FEES \$950.00

WATER ADMINISTRATIVE CONNECTION FEE	\$ 50.00
WATER METER, INSTALLATION & INSPECTION FEE	\$900.00

SECTION 6.3 MONTHLY WATER METERED SERVICE

(Effective as of 4-1-2017 usage)

6.3.1 Residential:

Base Rate	\$ 44.00 for the first 10,000 gallons
Next 10,000	\$ 5.30 per 1,000
Next 10,000	\$ 7.70 per 1,000
Next 20,000	\$ 9.50 per 1,000
Next 20,000	\$ 11.80 per 1,000
Next 20,000	\$ 16.60 per 1,000
Next 20,000	\$ 21.40 per 1,000
Over 110,000	\$ 25.00 per 1,000

6.3.2 Multifamily:

Base Rate	\$ 85.00 for the first 10,000 gallons
Next 20,000	\$ 4.10 per 1,000
Next 20,000	\$ 4.70 per 1,000
Next 20,000	\$ 5.30 per 1,000
Next 20,000	\$ 5.90 per 1,000
Next 20,000	\$ 6.50 per 1,000
Next 30,000	\$ 7.10 per 1,000
Over 140,000	\$ 7.70 per 1,000

6.3.3 Parks/Irrigation:

0 Usage	\$0.00
First 10,000	\$ 44.00 for 1 to 10,000 gallons
Next 20,000	\$ 4.10 per 1,000



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Next 20,000	\$ 4.70 per 1,000
Next 20,000	\$ 5.30 per 1,000
Next 20,000	\$ 5.90 per 1,000
Next 20,000	\$ 6.50 per 1,000
Next 30,000	\$ 7.10 per 1,000
Over 140,000	\$ 7.70 per 1,000

SECTION 6.4 HIDEOUT IRRIGATION

Hideout offers irrigation water to the Outlaw Golf Course at the same rate JSSD bills annually.

SECTION 6.5 WATER RE-CONNECTION FEES

If water is disconnected due to non-payment, etc. the reconnection charge shall be \$150.00.

SECTION 6.6 EXTENSION OF WATER SERVICES POLICY

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

SECTION 6.7 HOME BUILDING CONSTRUCTION USE OF WATER BEFORE METER INSTALLATION

When water is needed on a construction site before the building is completed to the point of installing a water meter, the Town has available hydrant meters at the following rates:

DEPOSIT FOR METER	\$1,850
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((\$350.00 of the deposit nonrefundable)
USAGE FEE/1000 GALLONS \$12.50

SECTION 6.8 CONSTRUCTION WATER USED FOR SITE DEVELOPMENTS/SITE INFRASTRUCTURES

When construction water is used for Site Developments/Site Infrastructure Projects Fees:

DEPOSIT FOR METER \$1,850
(\$350.00 of the deposit nonrefundable)
USAGE FEE/1000 GALLONS \$4.40

SECTION 7 - SEWER FEES

SECTION 7.1 SEWER IMPACT FEES:

Bonded: \$5,083
Un-bonded: \$7,231

This one-time fees is collected on behalf of the Jordanelle Special Services District (JSSD). It is assumed that all platted properties to date within the Town of Hideout are bonded. Further research is required on un-platted lots to date.

SECTION 7.2 SEWER CONNECTION FEES: \$300.00

SEWER CONNECTION & INSPECTION FEE \$275.00
SEWER ADMINISTRATIVE CONNECTION FEE \$25.00

SECTION 7.3 MONTHLY SEWER FEES

Sewer rate is \$26.00 per residential or commercial unit.

SECTION 7.4 EXTENSION OF SEWER SERVICES POLICY

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not



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only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

SECTION 8 - ACCOUNT LATE FEES

Late fees on overdue accounts will be assessed a 1.5% monthly interest charge.

SECTION 9 - STORM DRAIN FEE

SECTION 9.1

A monthly storm drain fee to help defray the cost of inspecting of the drains and keeping them free of debris.

Monthly Storm Drain Fee: \$3.00 per billable meter.