

1st Reading:
2nd Reading:

SPONSOR: HARRELL

ORDINANCE NO. ____

BILL NO. 22-67-A

AN ORDINANCE REPEALING AND ENACTING A NEW ATTACHMENT 1, ADDENDUM “A” FEE SCHEDULE, OF CHAPTER 405, COMMISSIONS AND BOARDS, OF THE MUNICIPAL CODE.

WHEREAS, Attachment 1, Addendum “A” Fee Schedule, of Chapter 405, Commissions and Boards, of the Municipal Code (herein “Addendum “A” Fee Schedule”) creates and provides a fee schedule for certain City of Fenton applications, inspections, and permits; and

WHEREAS, after study of the costs for the services provided by Staff compared to the fees charged for same, Staff desires to amend Addendum “A” Fee Schedule to partly defray the costs incurred by the City during the review and/or construction and inspection process and come closer to covering the City’s cost for the same; and

WHEREAS, at their August 3, 2022 Planning and Zoning Commission Meeting, the Commission discussed the proposed changes to Addendum “A” Fee Schedule as presented by Staff and recommended that the Board of Aldermen approve the same; and

WHEREAS, the Board of Aldermen held a duly noticed public hearing on August 25, 2022, in compliance with the City Code and Chapter 89 RSMo., to hear public comment on the proposed amendments; and

WHEREAS, at their September 8, 2022 Committee Meeting, the Board discussed minor additional amendments to proposed changes to Addendum “A” Fee Schedule as recommended for approval by the Commission; and

WHEREAS, after consideration of the Commission’s recommendation and public hearing, the Board of Aldermen finds it in the best interest of the City to amend Addendum “A” Fee Schedule.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FENTON, MISSOURI, AS FOLLOWS:

Section 1. Attachment 1, Addendum “A” Fee Schedule, of Chapter 405, Commissions and Boards, of the Municipal Code is hereby amended by repealing Addendum “A” Fee Schedule in its entirety and enacting a new Addendum “A” Fee Schedule, as follows:

ORD. NO. ____

ORD. NO. ____

CHAPTER 405 Attachment 1

City of Fenton

ADDENDUM "A" FEE SCHEDULE

A. *Purpose and Terms.* Fees shall be paid to the City when established by the Director with the approval of the Board to partially defray costs incurred by the City during the review and/or constructions and inspection process. Fees shall be paid for all applications, permits, inspections, and related services in accord with the below. In this Addendum, the term “Residential Use” shall apply only to Single-Family or Two-Family Dwellings or undeveloped land located within a Residential District. “Commercial Uses” include all other uses not considered a “Residential Use”.

B. *Fees for applications not requiring a deposit.*

1. *Variance/Appeals to the Board of Adjustment application fee:* \$300.00

2. *Special Use Permit application fee:* \$300.00

3. *Change of Zoning application fee:* Fees shall be based upon the acreage contained in the property in question.

1 or less acres	\$250.00
1.1 - 2 acres	\$275.00
2.1 - 3 acres	\$300.00
3.1 - 4 acres	\$325.00
4.1 - 5 acres	\$350.00
5.1 - 6 acres	\$375.00
6.1 - 7 acres	\$400.00
7.1 - 8 acres	\$425.00
8.1 - 9 acres	\$450.00
9.1 - 10 acres	\$475.00
10.1 - 30 acres	\$500.00
More than 30 acres	\$550.00

4. *Text amendment or Comprehensive Development Plan Amendment application fee:* \$200.00

5. *Site Plan Review application fee:* Fees shall be based upon the value of construction.

Under \$25,000	\$500.00
\$25,001 to \$50,000	\$800.00

ORD. NO. ____

ORD. NO. ____

\$50,001 to \$100,000	\$1,200.00
\$100,001 to \$250,000	\$1,600.00
\$250,001 to \$500,000	\$2,000.00
\$500,001 to \$1,000,000	\$3,000.00
Over \$1,000,001	0.3 percent of construction cost, not to exceed \$4,000.00

6. *Preliminary Plat, Planned Unit Development, and Minor Subdivision application fee:* \$200.00 for the first lot, plus \$100.00 for each additional lot.

7. *Boundary Adjustment Plat application fee:* \$100.00

8. *Final Plat (Major Subdivision) application fee:* \$100.00

9. *Municipal Zoning Approval application fee:*

Commercial Use fee is based on value of construction, as follows:

Under \$25,000	\$65.00, plus \$25.00 filing fee
\$25,001 to \$50,000	\$75.00, plus \$25.00 filing fee
\$50,001 to \$100,000	\$95.00, plus \$25.00 filing fee
Over \$100,001	\$115.00, plus \$25.00 filing fee

Residential Use: \$25.00 filing fee

10. *Major/Minor Land Disturbance Permit application fee:* \$50.00

11. *Sign Plan application fee:* \$200.00

12. *Floodplain Development Permit application fee:* \$75.00

13. *Special Event Permit application fee:* \$100.00, not-for-profit organizations are exempt

14. *Blasting Permit application fee:* \$20.00

15. *Occupancy Permit application fee:*

Residential Use:	\$25.00
Commercial Use:	\$50.00

ORD. NO. ____

ORD. NO. ____

16. *Sign Permit application fee:* \$1.00 per square foot for each sign face (minimum fee of \$10.00 per side), plus a \$25.00 filing fee

17. *Administrative Site Plan Review fee for Outdoor Storage Areas and Bins in the "IP-1" District:* \$200.00, plus \$25.00 filing fee

18. *Temporary Expanded Outdoor Dining application fee:* \$50.00

C. *Fees and deposits for applications; requiring inspections.* Applications noted herein require inspections and therefore require a deposit at the time of application for a permit. The City shall collect inspection fees at the rate of twenty dollars (\$20.00) per hour based upon the Director's estimate of the time required for project inspections. The Community Development Department shall be entitled to full compensation for the actual time consumed in making such inspections. If the herein required deposit is inadequate, additional inspection fees shall be collected by the Community Development Department upon notice from the Director. Deposits exceeding costs incurred by the inspection process may be refunded upon request of the Applicant with an itemized list of those incurred expenses for which funds have been withheld.

1. *Excavation Permit application fee and deposit:* See Chapter 510, Excavations, of the Municipal Code
2. *Demolition Permit application fee and deposit:* \$50.00, plus a \$1,500.00 deposit
3. *Subdivision Construction Permit application fee:* 1% of the estimated costs of improvements, less any deposit

D. *Waiver of Addendum "A" Fees.* The Board may, by motion approved by a majority of the Board present at any meeting of the Board (including Committee Meetings), waive applicable application fees herein on its own motion or upon request of an applicant when permits are being sought for repairs or other work arising from natural disasters and/or other emergency situations. The waiver shall be only for a limited period of time as stated in the motion.

Section 2. The portions of this ordinance shall be severable. If any clause, word, paragraph, section, or other part or portion of this ordinance is held to be invalid, illegal, or unconstitutional for any reason, the Board of Aldermen hereby declares it would nevertheless have enacted the remaining portions thereof and such remaining portions shall remain in full force and effect.

Section 3. This ordinance shall be in full force and effect after the date of its passage and approval.

ORD. NO. ____

ORD. NO. ____

PASSED this 22nd day of September, 2022.

JOE MAURATH, MAYOR

APPROVED this 22nd day of September, 2022.

JOE MAURATH, MAYOR

ATTEST:

Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes:

Abstain:

Nays:

Absent:

ORD. NO. ____