

RESOLUTION 2014-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, SETTING DEVELOPMENT APPLICATION AND REVIEW FEES AND SIGN PERMIT FEES FOR 2015.

WHEREAS, Section 070.010.040 of the City's Municipal Code authorizes City Council to set development application and review fees annually; and

WHEREAS, Subsection 070.060.020(g) of the City's Municipal Code authorizes City Council to set sign permit fees; and

WHEREAS, in order to recapture the cost of City services in processing development applications and permits within the City of Glenwood Springs, it is necessary for the City to increase the fees for review of development applications and permits; and

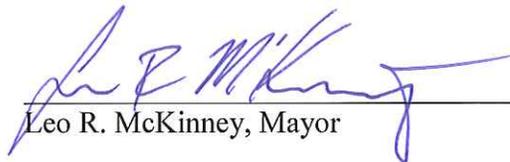
WHEREAS, City Council by this Resolution will set the development application and review fees and sign permit fees for 2015, or until otherwise amended by City Council.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

The City Council of the City of Glenwood Springs hereby adopts the development application and review fees and sign permit fees as set forth on **Exhibit A** attached hereto and incorporated herein, effective January 1, 2015.

INTRODUCED, READ AND PASSED THIS 4 DAY OF December, 2014.

CITY OF GLENWOOD SPRINGS, COLORADO



Leo R. McKinney, Mayor

ATTEST:



Catherine Mythen, City Clerk

EXHIBIT A

MAJOR DEVELOPMENT

Greater than 40,000 square feet of gross buildable area	\$3,190.00
Greater than 20,000 square feet of gross buildable area	\$2,570.00
20,000 square feet or less of gross building area	\$1,948.00
Amendment to a Major Development Permit (1/2 the application fee for a Major Development Permit)	

MAJOR SUBDIVISION

Greater than 10 lots	\$2,747.00
10 lots or less	\$2,037.00

MINOR DEVELOPMENT

Amendment to a Minor Development Permit (1/2 the application fee for a Minor Development Permit)	\$1,153.00
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MINOR SUBDIVISION

\$1,330.00

VARIANCE (Zoning and Sign) (Administrative)

\$ 531.00
\$ 220.00

DESIGN VARIANCE

(Not processed concurrently with another land use request,
such as development permits, subdivisions and special use
permits)

\$ 242.00

ANNEXATIONS

Enclave	\$2,037.00
Non-Enclave	\$2,746.00

SPECIAL USE PERMIT

Amendment to a Special Use Permit (1/2 the application fee for a Special Use Permit)	\$ 799.00
Special Use Permit – Major Home Occupation	\$ 399.00
	\$ 242.00

REZONE

\$ 708.00

CONDOMINIUMIZATION

\$ 531.00

LICENSE TO ENCROACH

Administrative Review	\$ 177.00
City Council Review	\$ 799.00
Street Vendor	\$ 403.00

PUD	\$2,393.00
LOT BOUNDARY ADJUSTMENT	\$ 443.00
ZONING/LAND USE CAPABILITY LETTER (first two hours) Hourly rate for each hour over 2.0 hours (\$56.00)	\$ 133.00 (per hour)
HOME OCCUPATION PERMIT	\$ 74.00
STANDARD SIGN PERMIT	\$ 107.00
OFF-PREMISES SIGN	\$ 354.00
BACKYARD CHICKEN PERMIT	\$ 33.00
PERMIT FEE FOR RENTAL OF SHORT TERM RESIDENTIAL UNITS	\$ 110.00
FEES FOR THE FOLLOWING PERMITS SHALL BE:	
Temporary sign for a new business	\$ 0.00
Temporary banner, inflatable sign or set of wind signs for a Grand Opening	\$ 0.00
Annual fee for temporary banners, inflatable signs or set of wind signs for a special sale	\$ 0.00
Demolition of a sign structure	\$ 0.00
Master sign permit	\$ 0.00



City Council
STAFF REPORT
 City of Glenwood Springs
 December 4, 2014

Agenda Item:	Resolution #14-36 Setting Development Application and Land Use Fees.
Action Requested:	Approve the Resolution as submitted.
Presented By:	Andrew McGregor, Community Development Director
Background Info:	<p>In July of 2005, City Council approved a recommendation from the Planning and Zoning Commission to revise the application fees charged for the various land use processes identified in <i>Title 070: Subdivision, Development and Use of Land</i> in the Municipal Code. At that time the fees had remained stagnant since the middle of the 1980s. The fees were increased to recapture a portion of the cost of the City staff's services in processing various land use applications associated with Title 070. Article 070.010.040, requires that Council set fees for development and other land use activities by resolution.</p> <p>The fee schedule that was approved in 2005 set out initially to recover 25% of the costs incurred by staff over the first year (2006) with the intent of increasing fees 10% over the next five (5) year period (2007 to 2011) until the fees had reached the 50% cost recovery threshold.</p> <p>In considering the annual increase in 2010, City Council chose not to raise the fees the scheduled 10%. Council's justification was an acknowledgement of the crippled state of the construction and real estate industries locally. When considering the same fee increase in 2011 for 2012, City Council took a similar path and chose to retain fees at 2010 levels. Likewise, Council took no action on a fee increase in 2012 for calendar year 2013. In December 2013, Council approved Resolution 2013-36 increasing fees by 10%.</p>
Issues:	<p>The approval of the fee increase in 2013, and potentially again in 2014, will achieve the original goal of recapturing 50% of the administrative review costs, as calculated in 2005 when the cost recapture strategy was devised.</p> <p>Staff intends to revisit the fee structure in 2015 to better understand the costs of staff's administrative review for land use applications including an analysis of staff time involved and cost recovery associated for contracted outside services. Additionally, staff will review fees assessed by other jurisdictions to determine how the City of Glenwood Springs compares to other jurisdictions around the state.</p>
Action Alternatives:	Council may approve the resolution as presented, approve with modifications or reject the resolution and retain the current fee schedule.
Staff Recommendation:	Approve the resolution as presented increasing development application and review fees by 10%.

EXHIBIT A

	Current 2014	Proposed 2015
MAJOR DEVELOPMENT		
Greater than 40,000 square feet of gross buildable area	\$2,900.00	\$3,190.00
Greater than 20,000 square feet of gross buildable area	\$2,336.00	\$2,570.00
20,000 square feet or less of gross building area	\$1,771.00	\$1,948.00
Amendment to a Major Development Permit (1/2 the application fee for a Major Development Permit)		
MAJOR SUBDIVISION		
Greater than 10 lots	\$2,497.00	\$2,747.00
10 lots or less	\$1,852.00	\$2,037.00
MINOR DEVELOPMENT	\$1,048.00	\$1,153.00
Amendment to a Minor Development Permit (1/2 the application fee for a Minor Development Permit)		
MINOR SUBDIVISION	\$1,209.00	\$1,330.00
VARIANCE (Zoning and Sign)	\$ 483.00	\$ 531.00
(Administrative)	\$ 200.00	\$ 220.00
DESIGN VARIANCE	\$ 220.00	\$ 242.00
(Not processed concurrently with another land use request, such as development permits, subdivisions and special use permits)		
ANNEXATIONS		
Enclave	\$1,852.00	\$2,037.00
Non-Enclave	\$2,496.00	\$2,746.00
SPECIAL USE PERMIT	\$ 726.00	\$ 799.00
Amendment to a Special Use Permit (1/2 the application fee for a Special Use Permit)	\$ 363.00	\$ 399.00
Special Use Permit – Major Home Occupation	\$ 220.00	\$ 242.00
REZONE	\$ 644.00	\$ 708.00
CONDOMINIUMIZATION	\$ 483.00	\$ 531.00
LICENSE TO ENCROACH		
Administrative Review	\$ 161.00	\$ 177.00
City Council Review	\$ 726.00	\$ 799.00
Street Vendor	\$ 366.00	\$ 403.00
PUD	\$2,175.00	\$2,393.00

	Current 2014	Proposed 2015
LOT BOUNDARY ADJUSTMENT	\$ 403.00	\$ 443.00
ZONING/LAND USE CAPABILITY LETTER (first two hours) Hourly rate for each hour over 2.0 hours (\$62.00)	\$ 121.00 (per hour)	\$ 133.00 (per hour)
HOME OCCUPATION PERMIT	\$ 67.00	\$ 74.00
STANDARD SIGN PERMIT	\$ 97.00	\$ 107.00
OFF-PREMISES SIGN	\$ 322.00	\$ 354.00
BACKYARD CHICKEN PERMIT	\$ 30.00	\$ 33.00
PERMIT FEE FOR RENTAL OF SHORT TERM RESIDENTIAL UNITS	\$ 100.00	\$ 110.00
FEEES FOR THE FOLLOWING PERMITS SHALL BE:		
Temporary sign for a new business	\$ 0.00	\$ 0.00
Temporary banner, inflatable sign or set of wind signs for a Grand Opening	\$ 0.00	\$ 0.00
Annual fee for temporary banners, inflatable signs or set of wind signs for a special sale	\$ 0.00	\$ 0.00
Demolition of sign structure	\$ 0.00	\$ 0.00
Master sign permit	\$ 0.00	\$ 0.00