

RESOLUTION NO. 18-004, Series of 2018

TITLE: A RESOLUTION TO AMEND RESOLUTION 03-070, SERIES OF 2003, ADOPTING A REVISED FEE STRUCTURE FOR THE PROCESSING OF DEVELOPMENT APPLICATIONS IN THE TOWN OF PARKER

WHEREAS, the Town of Parker collects processing fees for development applications in order to compensate for costs associated with sending applications out for referrals to various agencies, staff review of application submittal requirements, development meetings with applicants and/or property owners, attendance at public hearing, emails, and other necessary materials for processing development applications;

WHEREAS, the current processing fees were adopted in 2003, are well below the average fees in the Denver Metropolitan area, and are not sufficient to cover current costs of processing applications;

WHEREAS, the additional processing fees for development applications may be necessary to defray direct and indirect costs when development applications exceed the identified three rounds of review service delivery goal for the department; and

WHEREAS, the additional processing fees provided by this resolution will also allow the Town of Parker processing fees to apply to the recently adopted Preliminary Site Plan process of the Land Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Parker hereby establishes the fee schedule for the processing of development applications, which is attached as **Exhibit A** and incorporated by this reference.

RESOLVED AND PASSED this 2nd day of January, 2018.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:

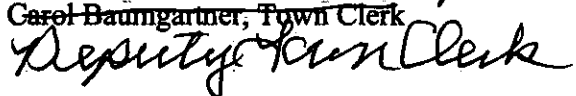

Carol Baumgartner, Town Clerk


EXHIBIT A

Town of Parker

Planning, Zoning & Subdivision Fees

Annexation and Rezoning		Current Fee
<i>Residential Excluding PD</i>		
+/- gross acre	Base Fee	\$350.00
	0-99 acres	\$10.00
	100-320 acres	\$15.00
	321+ acres	\$20.00
<i>Commercial, Non-residential excluding PD</i>		
+/- gross acres	Base Fee	\$400.00
	Per gross acre	\$75.00
<i>PD Zone</i>		
+/- gross acre	Base Fee	\$400.00
	0-99 acres	\$10.00
	100-320 acres	\$15.00
	321+ acres	\$20.00
	Per dwelling unit	\$5.00
<i>PD Guide Amendment</i>		
Per application	Base Fee	\$350.00
<i>PD Map Amendment</i>		
+/- gross acre		
Minor		\$350.00
Major		\$350.00
	0-99 acres	\$4.00
	100-320 acres	\$6.00
	321+ acres	\$8.00
<i>Annexation Agreement Amendment</i>		
	Per request	\$400.00
For rounds of reviews that exceed three (3), an additional charge of 1/3 of the base fee plus additional application fees will be billed for each subsequent round of review		

Subdivision		Current Fee
<i>Sketch Plan</i>		
+/- gross acre	Base Fee	\$300.00
	Per gross acre	\$25.00
<i>Preliminary Plan</i>		
Non-residential	Base Fee	\$400.00
Residential	Per gross acre	\$25.00
	Per dwelling unit	\$10.00
<i>Preliminary Plan Amendment</i>		
	Per request	\$350.00
<i>Final Plat</i>		
Non-residential	Base Fee	\$500.00
Residential	Per gross acre	\$30.00
	Per dwelling unit	\$10.00
<i>Final Plat Amendment</i>		
	Per request	\$350.00
<i>Minor Development</i>		
	Base Fee	\$500.00
	Per gross acre	\$30.00
	Per dwelling unit	\$10.00
<i>Subdivision Approval Extension</i>		
	Per request	\$150.00
<i>Subdivision Agreement Amendment</i>		
	Per application	\$400.00
Note: If a sketch plan and a preliminary plan are combined based on the written approval of the Planning Director, the higher of the two processing fees shall apply.		
For rounds of reviews that exceed three (3), an additional charge of 1/3 of the base fee plus additional fees will be billed for each subsequent review		

Site Plan		Current Fee
<i>Non-Residential</i>		
	Base Fee Per gross acre	\$500.00 \$50.00
<i>Residential</i>		
	Base Fee Per dwelling unit	\$500.00 \$10.00
<i>Amendment</i>		
Per application	PC Approval Administrative Approval	\$250.00 \$150.00
For rounds of reviews that exceed three (3), an additional charge of 1/3 of the base fee plus additional application fees will be billed for each subsequent round of review		

Preliminary Site Plan		Current Fee
<i>Non-Residential</i>		
	Base Fee Per gross acre	\$500.00 \$50.00
<i>Amendment</i>		
Per application	PC Approval Administrative Approval	\$250.00 \$150.00
For rounds of reviews that exceed three (3), an additional charge of 1/3 of the base fee plus additional application fees will be billed for each subsequent round of review		

Miscellaneous		Current Fee
<i>Use By Special Review (General)</i>		
	Base Fee	\$300.00
	Per gross Acre	\$15.00
<i>Use By Special Review (WCF)</i>		
	WCF	\$300.00
	Administrative Approval	\$100.00
<i>Temporary Use Permits</i>		
	Per request	\$50.00
<i>Sign Permits</i>		
	New sign flat fee	\$75.00
	Planned Sign Program	\$200.00
	Window Sign	\$75.00
<i>Variance</i>		
	Land Use	\$200.00
	Sign	\$150.00
<i>Waiver to Land Development Code</i>		
	Per request	\$100.00
<i>Easement</i>		
	Per request	\$300.00
<i>Vacation of Plat, ROW, Easement</i>		
	Per single request	\$150.00
<i>Public Notice Fee</i>		
		Actual charge +15%
<i>Appeal</i>		
	Town Council	\$100.00
<i>Residential Design Minimums</i>		
	Subdivision	\$250.00
	Changes	\$100.00
Note: If a sketch plan and a preliminary plan are combined based on the written approval of the Planning Director, the higher of the two processing fees shall apply.		
For rounds of reviews that exceed three (3), an additional charge of 1/3 of the base fee plus additional fees will be billed for each subsequent review		