

**Resolution Number 7710**

**A resolution of the Missoula City Council increasing fees for services related to the review and processing of land use applications pursuant to city adopted regulations pertaining to zoning, subdivision and floodplain services based on the 2010 cost of services study.**

**Whereas**, 76-2-301, 76-3-501, and 76-5-101 M.C.A. authorizes the City Council to adopt land-use regulations related to zoning, subdivision and floodplain regulations; and

**Whereas**, the City Council has adopted land use regulations relating to zoning, subdivision and floodplain for the City of Missoula with amendments; and

**Whereas**, 7-1-4123(7) MCA authorizes local governments to charge reasonable fees for the provision of services; and

**Whereas**, City Council adopted Resolutions 7367, 7470, 7543, 7624, and 7630 providing fees for land-use applications related to zoning, subdivision and floodplain; and

**Whereas**, City Council commissioned a Cost of Services Study in 2010 that was completed February 4, 2011; and

**Whereas**, in accordance with the City Charter, Article 1, Section 6, the City Council duly advertised and conducted a public hearing relating to these proposed fees; and

**Whereas**, a public hearing was duly advertised on April 26, 2012, and May 3, 2012, and held by the City Council at each of their regular meetings between May 7, 2012 and June 18, 2012, in order to give the public an opportunity to be heard.

**Now therefore, be it resolved** that the Missoula City Council hereby adopts the fees as shown in Attachment A.

**Be it further resolved** that Resolution 7630 shall be superseded by this resolution.

**Passed and adopted** this 18<sup>th</sup> day of June, 2012 effective on July 1, 2012.

**Attest:**

**Approved:**

/s/ Martha L. Rehbein  
Martha L. Rehbein, CMC  
City Clerk

/s/ John Engen  
John Engen  
Mayor

ACTIVITY	CURRENT FEES	PROPOSED FEES
<b>SIGN PERMITS</b>		
Temporary Banner Permit	\$28.00	\$29.00
Sidewalk Sign Permit	\$32.00	\$33.00
Ground Sign Permit	\$54.00	\$56.00
Wall Sign Permit (includes awnings)	\$57.00	\$59.00
Projecting Signing Permit	\$57.00	\$59.00
Window Sign Permit	\$43.00	\$45.00
Banner Sign Permit – First Time (E Broadway & Pattee)	\$32.00	\$33.00
Banner Renewal Sign Permit (E Broadway & Pattee)	\$22.00	\$23.00
Other Sign Permit 0-49 sq ft	\$31.00	\$32.00
Other Sign Permit 50-100 sq ft	\$54.00	\$56.00
<b>ZONING COMPLIANCE PERMITS (ZCP)</b>		
ZCP Residential Accessory Use	\$50.00	\$52.00
ZCP Single & Duplex Residential	\$100.00	\$104.00
ZCP Multi-Dwelling, Commercial, and Industrial	\$300.00	\$312.00
Administrative Adjustment-Single & Duplex Residential	\$500.00	\$520.00
Administrative Adjustment-Multi-dwelling, Commercial & Industrial	\$900.00	\$936.00
ZCP Temporary Uses	\$32.00	\$33.00
Final Zoning Compliance Certificate	\$161.00	\$167.00
Adjacent Property Owner Notification	\$5.65/letter	\$5.75/letter
<b>SPECIAL DISTRICT 2 (SD2)</b>		
SD2 Permitted Uses Determination	\$24.00	\$25.00
SD2 Conditional Use	\$625.00	\$650.00
SD2 Special Use	\$625.00	\$650.00
SD2 Appeal of Conditional/Special Use	\$536.00	\$557.00
Adjacent Property Owner Notification	\$5.65/letter	\$5.75/letter
<b>COMPREHENSIVE PLAN COMPLIANCE</b>		
Comp Plan Compliance- Single-Family Residential	\$97.00	\$101.00
Comp Plan Compliance-Multi-Family, Commercial & Industrial	\$321.00	\$334.00
Comp Plan Compliance Appeal	\$1,607.00	\$1,671.00
<b>NONCONFORMING USES</b>		
Nonconforming Use – Single Dwelling Unit (SDU)	\$284.00	\$295.00
Nonconforming Use – Multi-Dwelling, Commercial & Industrial	\$284.00	\$295.00

ACTIVITY	CURRENT FEES	PROPOSED FEES
<b>CONDITIONAL USES</b>		
Conditional Use Review	\$1,600.00	\$1,664.00
Adjacent Property Owner Notification	\$5.65/letter	\$5.75/letter
<b>FLOODPLAIN ACTIVITIES</b>		
Floodplain Determination for Regulatory Purposes	\$67.00	\$70.00
Floodplain Determination Requiring Site Visit	\$145.00	\$151.00
Letter of Map Change Request (w/o FP Permit)	\$145.00	\$151.00
Floodplain Permit – Small Scale (SDUs, small ponds, typical agricultural structures)	\$482.00	\$501.00
Floodplain Permit – Large Scale (In-stream structures, bank stabilization, multi-dwellings, commercial/industrial, bridges, campgrounds, gravel pits)	\$536.00	\$557.00
Floodplain Application during/after Project Complete	Double Fee	Double Fee
Floodplain Permit Extension	\$34.00	\$35.00
Floodplain Permit Variance Application	\$344.00	\$358.00
Floodplain Permit Appeal Application	New	\$358.00
<b>BOARD OF ADJUSTMENT (BOA)</b>		
Variance: Single & Duplex Residential	\$600.00	\$624.00
Variance: Multi-Dwelling, Commercial & Industrial	\$1,200.00	\$1,248.00
Special Exception	\$1,100.00	\$1,144.00
Appeal of Administrative Action	\$950.00	\$988.00
Public Forums	\$800.00	\$832.00
Adjacent Property Owner Notification	\$5.65/letter	\$5.75/letter
<b>DESIGN REVIEW BOARD (DRB)</b>		
DRB Special Sign Design Review	\$776.00	\$807.00
DRB Building Graphics Review	\$103.00	\$107.00
DRB Design Review	\$1,150.00	\$1,196.00
DRB Boulevard Variance	\$1,000.00	\$1,040.00
Adjacent Property Owner Notification	\$5.65/letter	\$5.75/letter
<b>ZONING / REZONING</b>		
Zoning Map Amendment (Rezoning) – up to and equal to 1 acre	\$2,779.00	\$2,890.00
Zoning Map Amendment (Rezoning) – greater than 1 acre	\$4,285.00	\$4,456.00
PUD Overlay--Preliminary Development Plan – up to and equal to 1 acre	\$5,000.00	\$5,200.00
PUD Overlay--Preliminary Development Plan – greater than 1 acre	\$6,963.00	\$7,242.00

ACTIVITY	CURRENT FEES	PROPOSED FEES
PUD Overlay –Final Development Plan	\$1,969.00	\$2,048.00
Comp Plan Amend-Commercial	\$7,160.00	\$7,446.00
Comp Plan Amend-Appeal	Re-application	Re-application
Adjacent Property Owner Notification	\$5.65/letter	\$5.75/letter
<b>SUBDIVISION</b>		
Subdivision Preliminary Plat (6-50 lots)	\$6,427.00 + \$107.00/lot	
Subdivision Preliminary Plat (51-100 lots)	\$5,356.00 + \$54.00/lot	
Subdivision Preliminary Plat (>100 lots)	\$5,356.00 + \$54.00/lot	
Subdivision Preliminary Plat (6-10 lots)		\$4,000.00 + \$200.00/lot
Subdivision Preliminary Plat (11-20 lots)		\$4,500.00 + \$150.00/lot
Subdivision Preliminary Plat (21-40 lots)		\$5,500.00 + \$100.00/lot
Subdivision Preliminary Plat (>40 lots)		\$7,500.00 + \$50.00/lot
Subdivision Major Final Plat Review	\$1,100.00	\$1,144.00
Subdivision Minor Plat (1-5 lots)	\$1,607.00 + \$1,071.00/lot	
Subdivision Minor Plat (1-5 lots)		\$5,000.00
Subdivision Minor Final Plat Review	\$700.00	\$728.00
Variance from Subdivision Standard	\$536.00	\$557.00
Subdivision Vacation of Recorded Plat	\$651.00	\$677.00
Subdivision Plat/Phasing Plan Extension	\$232.00	\$241.00
Subdivision Phasing Plan Creation/Amendment	\$294.00	\$306.00
Subdivision Plat Adjustment	\$668.00	\$695.00
Subdivision Condition Amendment	\$668.00	\$695.00