



FRUIT HEIGHTS CITY PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Fruit Heights City Council will hold a Public Hearing on Tuesday, January 7, 2025, at 7 pm in the Council Chambers of City Hall located at 910 S. Mountain Road, Fruit Heights, Utah, 84037.

PUBLIC HEARING FOR THE FOLLOWING:

- Adopt updated Fruit Heights City Consolidated Fee Schedule
- Adopt updated Fruit Heights City Culinary Water Rates

(continued)

Fruit Heights City Consolidated
 Fee schedule update version
 December
 To be Adopted January 7 ,2025

ADU

Internal Accessory Dwelling Unit (IADU)		
Application	\$	150.00
Renewal	\$	20.00 per year
Fine for non-compliance	after notice is given	first 30 days \$250.00 after 30 days \$100 per day

Ball Diamonds:

Tournaments	\$	125.00 per day
Reservation	\$	25.00 per hour

Building Fees:

New Application Fee	\$	250.00
Building Fees are based on the ICC, Current Building Valuation Data		
Building Permit Review/Inspection Fee (New Home)	\$	150.00
Building Permit Review/Inspection Fee (remodels; re-roofs; basements, etc.)	\$	100.00
Building Valuation - Example below (current building valuation is used)		
\$1 to \$500	\$28.30	
\$501 to \$2000	\$28.30 for the first \$500; plus \$23.66 for each additional \$1,000 or fraction thereof, to and including \$2,000	
\$2001 to \$25,000	\$83.10 for the first \$2000; plus \$16.80 for each additional \$1000 or fraction thereof, up to and including \$25,000	
\$25,001 to 50,000	\$470.10 for the first \$25,000; plus \$12.12 for each additional \$1000 or fraction thereof, up to and including \$50,000	
\$50,001 to \$100,000	\$772.50 for the first \$50,000; plus \$8.40 for each additional \$1000 or fraction thereof, up to and including \$100,000	
\$100,001 to 500,000	\$1,192.50 for the first \$100,000; plus \$6.72 for each additional \$1000 or fraction thereof, up to and including \$500,000	
\$500,001 to 1,000,000	\$3,880.50 for the first \$500,000; plus \$5.70 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000	
\$1,000,001 and over	\$6,730.50 for the first \$1,000,000; plus \$4.38 for each additional \$1,000 or fraction thereof	
R-2 Residential, multiple family	\$	149.80 sq. ft
R-3 Residential, one- and two-family ^d	\$	167.37 sq. ft
R-4 Residential, care/assisted living facilities	\$	189.67 sq. ft
S-1 Storage, moderate hazard	\$	85.28 sq. ft
S-2 Storage, low hazard	\$	84.28 sq. ft
U Utility, miscellaneous	\$	66.48 sq. ft
Fence Permit	\$	10.00

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Grading Permit	sensitive land ordinance requirement	professional review	\$	600.00	
Home Daycare or Pre-School Plan Check and Inspection Fee			\$	150.00	each
Hydrant meter usage fee: \$800.00 refundable deposit. \$10.00 per 1,000 gallons or fraction thereof used					

Impact Fee Schedule		Current Impact Fee Rate		
Construction Water			\$	65.00
Water Connection Fee	3/4" & 1"		\$	200.00
Water Impact Fee	(Current Adopted fee)		\$	8,875.91
Storm Water Impact Fee			\$	1,683.72
Water Meter	1" or 3/4"	Current pricing/install	\$	400.00
Storm Water Management			\$	2,500.00
Central Davis Sewer District		Current impact CDSD	\$	2,400.00
Park			\$	1,115.00
Guarantee Fee			\$	5,000.00

*The Storm Water Management Fee will be used for street sweeping and any violations of the storm water and pollution management plan. The unused amount up to \$1250.00 may be refunded after request is made and signed off by Storm Water Inspector or Designee Ord 8A-02-130 If fund is depleted to less than 25% the permit holder will receive a stop work order until the fund is brought back to starting balance. (If no request is made, Storm Water Management Fee will be forfeited 60 days after final building inspection).

*Guarantee Fee: 50% refunded after final inspection, all items are completed (broken sidewalk, curb & gutter, grading, etc.), and request made by permit holder. Not ready, no show, no call, outside normal business hours inspections, will be charged to this fee. If fee is depleted to less than 25% the permit holder will receive a stop work order until the fee is brought back to starting balance The city reserves the right to lien the property. (If no request is made, Gaurantee Fee balance will be forfeited 60 days after final bulding inspection).

Demolition Permit	(house, buildings)	\$	250.00
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Landscaping Fee

Plan Review			\$75.00
New Landscape Permit (Includes up to 3 inspections)		\$	250.00
Moving a Building Bond	Minimum bond	\$	10,000.00
	Maximum bond	\$	25,000.00

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Permit Inspection Fees:

Outside normal business hours (minimum charge of two hours)	\$	135.00	per hour
Re-inspection	\$	135.00	each
Inspections for which no fee is specifically indicated (Min. charge of .5 hours)	\$	125.00	per hour
Additional plan review required by revisions (min. charge of .5 hours)	\$	135.00	per hour
Scheduled inspection (not ready, no show, no call)	\$	200.00	

Plan Check Fee:

Commercial and pools	65% of the building permit fee
Residential and pools	40% of the building permit fee

Application Fee Pools, tubs and spas:

Public pool	\$	500.00
Private pool	\$	250.00

Business License Fees:

Apartments:

New application	\$	75.00	+\$10.00 per unit
Base Fee Renewal	\$	30.00	
Additional Service Fee	\$	10.00	per unit

Business License Fees

Change of Business Name	\$	15.00
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Commercial:

New Business License Application	\$	150.00
Renewal	\$	100.00

Home Occupation :

New Business License Application	\$	75.00
Renewal	\$	25.00

Home Occupation **Low impact:** (based on review of application, not subject to licensing fees)

New Business License Application Set-Up Fee	\$	20.00
Renewal (Processing Fee)	\$	10.00

Single Family Dwelling Rental

New Application/Setup Fee	\$	150.00
Renewal	\$	25.00

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Hotels

Base fee	\$	50.00	
Additional service fee	\$	10.00	per unit
Lost License	\$	5.00	

Mobile Home Parks

Base Fee New	\$	75.00	
Base Fee Renewal	\$	30.00	
Base Fee		10.00	per pad New/Renewal

Residential Solicitation License

1 year from the date of application \$150.00

Solicitation without License per offense \$ 250.00

Temp/Event

For Profit	\$	65.00	
Non Profit	\$	30.00	

The following fees are to be established by Resolution from the Fruit Heights City Council

Alcoholic Beverages (3-2-4)	\$	100.00	
Agriculture Vendors (3-4-2)	\$	100.00	
Christmas Tree Sales (3-5-4)	\$	100.00	
Fireworks Sales (3-6-5)	\$	300.00	
Itinerant or Transient Merchants (3-7-3)	\$	100.00	per location
Mechanical & Electronic Amusement Device (3-8-3)	\$	150.00	
Pawnbrokers (3-9-3)	\$	500.00	
Sexually Oriented Businesses (3-10-11)	\$	500.00	

Certification of copies:

\$ 2.00

Research, compilation, editing, etc.:

first 30 minutes	No Charge	each
Additional time (one hour min.)	As Per GRAMA	Requirements

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City Building Rental:

Basement	\$	150.00	deposit
	\$	10.00	per hr.
*Refundable if the building is left clean and no damage.	*Refund	\$	50.00

Code Enforcement Fees:

Regulatory signs in subdivision	\$	400.00	each
Subdivision street sign fees	\$	650.00	each
Sign permit fees:			
Permanent: Attached	\$	90.00	
Detached	\$	125.00	plus State fee
Temporary: Attached	\$	75.00	plus State fee
Detached	\$	75.00	

Code Enforcement Fees (Continued):

Sign reclaiming fee: Temporary signs which are confiscated for code violations may be reclaimed by paying:			
First offense	\$	10.00	each
Additional offenses	\$	25.00	each sign
Weed mowing charges:			
	\$	250.00	per hr-1hr min.
Additionally, an administration fee of \$120 will be charged for each time the City contracts mowing of a parcel of property.			

Credit Card Convenience Fee:

Current Merchant Rate 3.50%

Culinary Water:

Fines:			
Fine for turning water back on after being shut off by Public Works	\$	200.00	
Service fee for previous resident with unpaid utility bill	\$	100.00	
Late payment penalty on delinquent accounts		5% of past due amount	
Residential user fee (single, multiple & mobile homes)		Refer to Fruit Heights City Water Rate Schedule	

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Turn on fee (charge to re-establish service when service is turned off for delinquency): Bill must be paid in full including all late chrges plus \$50.00 turn on fee.

Each occurrence	\$	50.00	
Courtesy turn on/off fee	\$	50.00	each

Development Impact Fees:

Park Impact Fee			
Mobile Home Pad	\$	1,115.00	per pad
Multiple Family Structure	\$	1,115.00	per unit
Single Family Structure	\$	1,115.00	each

Water Impact Fee:	Current Adopted Impact Fee		
3/4" Meter	\$	8,875.91	each
1" Meter	\$	8,875.91	each
Meter Over 1" will be calculated by City Engineer			

Documents/Reports:

Budget Report (one copy is free to a city resident upon request)	\$	5.00	each
Business License listing	\$	2.00	each
Financial Report (one copy is free to a city resident upon request)	\$	5.00	each
General Plan	\$	20.00	each
Subdivision Ordinance	\$	25.00	each
Zoning ordinance	\$	25.00	each
Zoning code chapters	\$	1.50	each

Dog License Fees:

Established by Davis County Animal Care:			
Kennel Fee:	\$	25.00	each
Kennel renewal fees:	\$	10.00	each

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Excavation Permit Fees:

Current Public Works Standards

Diminished Road Integrity Fee - Excavations GREATER THAN 100 Sq. ft.	
Base Permit Fee	\$ 100.00
Additional inspections/each	\$ 65.00
Roads 4 Years Old or Less	\$0.88 X Total Sq. Ft. = \$
Roads 4 Older than 4 Years	\$0.44 X Total Sq. Ft. = \$
Diminished Road Integrity Fee - Excavations LESS THAN 100 Sq. ft. (POTHOLE)	
Roads 4 Years Old or Less	\$0.88 X Total Sq. Ft. = \$
Roads 4 Older than 4 Years	\$0.44 X Total Sq. Ft. = \$
Roads 4 Older than 4 Years	\$2.94 X Total Sq. Ft. = \$
Escrow Amount	Base Permit Fee + Diminished Road Fee + Escrow
Total Cost	

Garbage/Refuse Service:

Current Contract Rate/Integrated Waste/Robinson Waste/Admin

Residential Automated Collection	
Per Household with up to one container	\$ 15.50 per month
Additional Container	\$ 12.45 ea.per mo.
Fuel rate surcharge	\$3.00 per gallon plus .338 per gallon above \$3.00
Recycling can Green Waste	\$ 7.74 per month
Recycle Can (Household)	
Replacement Trash Can	\$ 95.00 per can
Replacement Recycling Can	\$ 95.00 per can

Irrigation Water:

East Bench (Eastoaks) Pressurized Irrigation Water District	\$ 20.61 per month
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Fines:

1) First Violation, a warning will be issued:	
2) Second violation	\$ 75.00
3) Third violation - and/or water turned off for excessive violations	\$ 150.00

Maps:

Street, water, sewer, storm sewer (black & white)	\$ 2.00 each
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Fruit Heights City
Consolidated Fee schedule
update version Sept

Zoning (black & white)	\$	1.00	each
A size 8-1/2 x 11 (color)	\$	2.50	each
B size 11 x 17 (color)	\$	5.00	each
C size 18 x 24 (color)	\$	7.50	each
D size 24 x 36 (color)	\$	15.00	each
E size 36 x 44 (color)	\$	20.00	each

Parks & Recreation:

Impact Fee	\$	1,115.00	
Parks:			
Bowery rental:	\$	10.00	per hour
All day rental	\$	120.00	per bowery
Large organizations over 500 attendance	\$	200.00	per bowery

Photocopies:

single sided 8-1/2" x 11"	\$	0.20	each
double sided 8-1/2" x 11"	\$	0.40	each
single sided 11" x 17"	\$	0.65	each
colored single sided 8-1/2" x 11"	\$	0.65	each
colored single sided 11" x 17"	\$	1.25	each

Planning & Zoning Fees: RESIDENTIAL

Site Plan Review			
Base Fee	\$	400.00	each plan
plus acreage fee 0 to 5 acres	\$	25.00	per acre
plus acreage fee 5.01 to 10 acres	\$	10.00	per acre
plus acreage fee 10.01 and above	\$	2.00	per acre
maximum site plan review fee	\$	1,000.00	
Revised Site Plan and Amendment Waiver Requests	\$	100.00	each

Recording Fees

Fees to be paid by the Developer

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Public & Private Subdivision Review

Storm Water Management Plan Review/inspection	\$	250.00	1-5 lots
Storm Water Management Plan Review/inspection	\$	350.00	6-10 lots
Storm Water Management Plan Review/inspection	\$	500.00	11 + lots

See Storm Water for other fees

Preliminary or Conceptual:

Base Fee	\$	250.00	
Plus Lot Fee	\$	25.00	per lot

Final Review:

Base Fee	\$	350.00	
Plus Lot Fee	\$	60.00	per lot
Plus State Culinary Water Review Fee	\$	200.00	per plat

Amendments after recording:

Base Fee	\$	200.00	
Plus Lot Fee	\$	25.00	per lot

PRUD Review:

Conceptual:

Base Fee	\$	400.00	ea.submt'l.
Plus Lot Fee	\$	25.00	per lot/bldg.

Expert Review: Fee to be determined case by case by Council upon recommendation of the Planning Commission

Preliminary Base Fee	\$	250.00	per lot/bldg.
Plus Lot Fee	\$	20.00	per lot/bldg.

Final Review:

Base Fee	\$	350.00	ea.subm'tl.
Plus Lot Fee	\$	50.00	per lot/bldg.

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Revised plan (any stage):

Base Fee	\$	100.00	ea.subm'tl.
Plus Lot Fee	\$	25.00	per lot/bldg.

Conditional Use:

\$500 Plus Site Plan review Fees \

Variance:

\$ 500.00

In addition to the above fees, the developer will also pay any Engineering (Civil and Geotechnical), Attorney, Planning, Inspection, Utility and Public Hearing fees.

Planning & Zoning Fees: COMMERCIAL

Site Plan Review

Base Fee	\$	500.00	each plan
Plus Acreage fee 0 to 5 Acres	\$	50.00	
Plus Acreage fee 5.01 to 10 Acres	\$	20.00	per acre
Plus Acreage Fee 10.01 and above	\$	5.00	per acre
Maximum Site Plan Review Fee	\$	1,500.00	per acre

Revised Site Plan and Amendment Waiver Requests

\$250.00 each

Recording Fees

Fees to be paid by the Developer

Commercial Subdivision Review:

Storm Water Management Plan Review/inspection

\$ 500.00

Preliminary or conceptual:

Base Fee	\$	500.00	each subm'tl.
Plus Lot Fee	\$	50.00	per lot

Final Review:

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Base Fee	\$	500.00	each subm'tl.
Plus Lot Fee	\$	60.00	per lot
Plus State Culinary Water Review Fee	\$	200.00	per plat

Revised Preliminary or Conceptual:

Base Fee	\$	100.00	each subm'tl.
Plus Lot Fee	\$	20.00	per lot

Final Revised Review:

Base Fee	\$	200.00	each subm'tl.
Plus Lot Fee	\$	25.00	per lot

Amendments After Recording:

Base Fee	\$	250.00	each subm'tl.
Plus Lot Fee	\$	25.00	per lot

Rezoning (all zones)

\$ 400.00 each

Zoning Ordinance Amendment:

Map	\$	400.00	each
Text	\$	400.00	each
General Plan Amendment	\$	400.00	each

Planning & Zoning Fees: COMMERCIAL

Annexation or Boundary Adjustment request:

\$ 1,500.00 each

If annexation and rezone are combined

Add

\$ 100.00

Street Vacation, Street name Change, or Street Dedication

\$ 500.00 each

Fee for extra Planning Commission meetings requested by developers

\$ 500.00 per meeting

Board of Adjustments Appeal Filing Fee

\$ 250.00 each

Engineering Fees

Fees to be paid by the Developer

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Planning Fees	Fees to be paid by the Developer
Inspection Fees	Fees to be paid by the Developer
Attorney Fees	Fees to be paid by the Developer
Utility Extension Fees	Fees to be paid by the Developer
Public Hearing Notice Fee	Cost of newspaper publication plus Postage for each individual notice (Charged every time a public hearing is required)
Completion of On-site/Off-site Improvements Bond	\$1,000.00 minimum

In addition to the above fees, the developer will also pay any Engineering, Attorney, Planning, Inspection, Utility and Public Hearing fees.

Police/Fire: EMS Impact Fee
All fees associated with police service can be obtained through Davis County Sheriffs Dept.
All fees associated with fire can be obtained through Farmington City Fire Department.

Fruit Heights City contracts with Davis County Sheriff and Farmington Fire Departments. The fees are set by these agencies.

Emergency dispatch system (E911) fee (collected by the telephone company)	land lines	Current Rates Apply
	wireless	Current Rates Apply

Public Works Fee:

Equipment	All City equipment rates are based on the most current FEMA Equipment Rate Schedule
Fuel	Billed at the current State Contract Rate
Operator Time	Charged at the Fully Burdened Rate

Returned Check Fee: \$ 25.00

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Sanitary Sewer Service:

Central Davis Sewer District current rates/FHC Admin Cost

Central Davis Sewer District Impact Fee		\$	2,400.00	
Residential User Fee:	single family unit	\$	38.00	per month
	multiple family units	\$	38.00	per month per unit
Trailer Courts	per unit	\$	38.00	per month

Hotels, Motels, Churches, Schools, & other commercial buildings

Fees are assessed by CDSD per month

Streets

Residential Traffic Utility Fee		\$	7.50	per month
Commercial Traffic Utility Fee	Based on ERUs			per month
Street Lights (Residential)		\$	6,000.00	plus installation
Street Lights (Intersection)		\$	8,000.00	plus installation
Power Conduit			Current Rate	/LF
Street Signs			Current Pricing	per sign

Storm Water Fees:

Storm Water Impact Fee		\$	1,683.72	
Single Family Residential			\$14.25	per month
Multil Family Residential (per unit)			\$14.25	per month
Commercial (All)			Based on ERU's	

Storm Water Permit Fees

Storm Water Permit City SWPPP Application Fee		\$	135.00	
Storm Water Permit UPDES State permit Application Fee		\$	450.00	
Storm Water Permit Bond				\$700 + \$1,100/acre (not to exceed \$4,000)
Storm Water Permit Reinstatement Fee (After a Stop Work Order)		\$	300.00	

Storm Water Permit Violation Minimum Fines: (could be up to \$1000.00 per violation per day)

Violation	Intial Offense	2nd Offense	3rd Offense
Lapses of UPDESA Permit Coverage	\$60.00 per month out of coverage		

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SWPPP not Posted On Site	\$	100.00	\$	200.00	\$	400.00
Tracking of soil off site	\$	100.00	\$	200.00	\$	400.00
Housekeeping Violations	\$	100.00	\$	200.00	\$	400.00
BMP's not installed as shown on SWPPP	\$	100.00	\$	200.00	\$	600.00
Not completing On Site Inspections	\$	150.00	\$	300.00	\$	600.00
Uncontrolled Storm Water around site	\$	150.00	\$	300.00	\$	600.00
Improper Chemical Storage	\$	150.00	\$	300.00	\$	600.00
Soil/Construction Material Stacked on Impervious Surface	\$	150.00	\$	300.00	\$	600.00
Improper Sediment Control	\$	150.00	\$	300.00	\$	600.00
Improper Outhouse location/not staked down	\$	150.00	\$	300.00	\$	600.00
Failure to Maintain Records of SWPPP	\$	200.00	\$400.00 with Stop Work Order			
Illegal Discharge from site	\$	300.00	\$600.00 with Stop Work Order			
Improper Concrete Washout	\$	300.00	\$600.00 with Stop Work Order			
Failure to Obtain a Permit	\$500.00 with Stop Work Order					
Failure to implement the SWPPP	\$500.00 with Stop Work Order					

***3rd Offense will be accompanied with a Stop Work Order**

***Fines are minimums and can be adjusted to compensate for the severity of the infraction.**

Storm Water Illicit Discharge Cleanup Fee

*Actual Costs/min \$

Engineering and Professional Service Fee, Initial & Quarterly Deposit (First 10 Lots)

\$ 1,000.00

Each Additional Lot

\$ 50.00

Single Lot or Parcel Residential Construction Cleaning Fee

*Actual Costs/min \$

Transportation Fee:

Single Family Residential

\$ 7.50 per month

Multi Family Residential (per Unit)

\$ 7.50 per unit per month

Commercial

Based on ERU's

Vandalism

Water & Water Service:

Base Water Rate

Current Rate

See Adopted Rate Schedule for Tier Rates

plus tier rate usage

ERT unit replacements

\$ 200.00 each

Meter fees:

3/4", 1"

\$400.00 each

Meters larger than 1" will be paid for by the owner/business

Residential user fee (single, multiple & mobile homes)

Refer to Fruit Heights City Water Rate Schedule

Hydrant Meter/Construction Water

\$800.00 refundable deposit. \$10.00 per 1,000 gallons or fraction thereof used

Tapping and service line extensions for lines shall be done and paid for by the owner or developer.

Water Connection Fee

\$ 200.00

Water Impact Fee

current impact fee schedule Adopted January 16, 2024

2024	\$	8,875.91	2025	\$	8,912.93	2026	\$	8,950.22	2027	\$	8,988.97
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2028	\$	9,028.69	2029	\$	9,069.46	2030	\$	9,111.39	2031	\$	9,154.51
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Water service to customers outside the boundaries of the city will be charged double.

Late payment penalty on delinquent accounts

5% of past due amount

Commercial and Residential Water Rates: See adopted Water Rate Schedule.

Water Rate Schedule 2024 Adopted January 16, 2024		Proposed Rate schedule 2025-2030					
Rate Schedule	2024	2025	2026	2027	2028	2029	
Base Rate	\$ 36.00	\$ 37.40	\$ 39.50	\$ 42.25	\$ 45.20	\$ 50.50	\$ 54.05
Usage Rate Per Thousand Gallons							
1,000-3,000 gallons		\$ 2.10	\$ 2.70	\$ 3.15	\$ 3.60	\$ 3.90	\$ 4.20
1,000-5,000 gallons	\$ 2.00						
3,001-6,000 gallons		\$ 3.25	\$ 3.75	\$ 4.20	\$ 4.60	\$ 4.75	\$ 5.00

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5,001-8,000 gallons	\$ 3.90						
6,001-8000 gallons		\$ 4.10	\$ 4.40	\$ 4.75	\$ 5.10	\$ 5.45	\$ 5.85
8,001-10,000 gallons	\$4.20	\$ 4.45	\$ 4.75	\$ 5.00	\$ 5.35	\$ 5.75	\$ 6.15
10,001-13,000 gallons	\$ 4.65	\$ 4.90	\$ 5.25	\$ 5.60	\$ 6.00	\$ 6.45	\$ 6.90
13,001-18,000 gallons	\$ 5.00	\$ 5.30	\$ 5.70	\$ 6.10	\$ 6.55	\$ 7.00	\$ 7.50
18,001-22,000 gallons	\$ 6.00	\$ 6.35	\$ 6.80	\$ 7.30	\$ 7.80	\$ 8.35	\$ 8.95
22,000+ gallons	\$ 7.00	\$ 7.40	\$ 7.95	\$ 8.50	\$ 9.10	\$ 9.75	\$ 10.45

Culinary Water used for Irrigation

Base Rate Plus water usage

Base Rate

\$ 22.00

Water Usage

Adopted Rate Schedule