

RESOLUTION 9805

A RESOLUTION TO REVISE
LAND DEVELOPMENT APPLICATION FEES
Effective Date: January 1, 2009

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WHEREAS, the City Land Development Code, as adopted by the Great Falls City Commission on September 6, 2005, and as amended on March 6, 2007, includes provisions and procedures for the processing of land development applications pertaining to annexations, subdivisions, zoning and related activities; and,

WHEREAS, the City of Great Falls processes numerous land development applications pertaining to annexations, subdivisions, zoning and related activities; and,

WHEREAS, the City Land Development Code includes a provision that the City Commission may, at its discretion, set and revise application fees by resolution; and,

WHEREAS, several of the current application fees have not been revised by the City Commission since 1995 and are significantly below similar fees charged by other Montana communities for similar activities; and,

WHEREAS, the costs of reviewing plans, advertising, mailing notices, preparing ordinances, resolutions, reports and recommendations, preparing or reviewing agreements, holding public hearings, or other expenses incidental to processing applications for subdivisions, annexations, changes in zoning district boundaries and conditional uses have increased considerably over the past several years and far exceed the currently assessed fees.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA AS FOLLOWS:

That the City Commission does hereby approve the following defined fee schedule and as depicted on the attached Exhibit "A", by this reference made a part hereof:

- A. Zoning Fees
The fee to accompany each application for a change in zoning district boundaries, zoning designation or conditional use shall be a non-refundable seven hundred dollars (\$700).

- B. Subdivision Fees
The subdivider shall pay a non-refundable fee at the time of application for approval of a subdivision plat, based on the following rates:
 - 1. Six hundred dollars (\$600) per minor plat;
 - 2. Eight hundred dollars (\$800) per preliminary plat;
 - 3. Three hundred dollars (\$300) per final plat:

The above cited fees shall also apply to corresponding amended plats, which involve public review and governing body approval.

- C. Annexation Fees
 - 1. Petition processing fee shall be a non-refundable one hundred dollars (\$100) to accompany the annexation application;
 - 2. Agreement preparation/review fee shall be two hundred dollars (\$200) per annexation agreement or similar agreement addressing conditions associated with development application;
 - 3. Resolution of annexation shall be one hundred dollars (\$100) per annexation.

- D. Zoning Determination Fees
The fee to accompany each application for a zoning determination shall be a non-refundable seventy-five dollars (\$75).
- E. Zoning Permit Fees
The fee to accompany each application for a zoning permit shall be a non-refundable twenty-five dollars (\$25).

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana on this 16th day of December, 2008.

Dona R. Stebbins, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David V. Gliko, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Resolution 9805 was placed on its final passage and passed by the City Commission of the City of Great Falls, Montana, at a meeting thereof held on the 16th day of December, 2008, and approved by the Mayor of said City, on the 16th day of December, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City, this 16th day of December, 2008.

Lisa Kunz, City Clerk

(CITY SEAL)

EXHIBIT "A"

LAND DEVELOPMENT FEE SCHEDULE

City of Great Falls, Montana

EFFECTIVE: January 1, 2009

Zone Change or Conditional Use Permit	\$700
Minor Subdivision	\$600
Major Subdivision (Preliminary Plat)	\$800
Major Subdivision (Final Plat)	\$300
Annexation (Petition)	\$100
Annexation (Agreement)	\$200
Annexation (Resolution)	\$100
Zoning Determination	\$75
Zoning Permit	\$25

2008

FEE SCHEDULE COMPARISON

CITY	REZONING	MINOR SUBDIVISION	MAJOR SUBDIVISION	ANNEXATION	ZONING PERMIT
Great Falls (Since 1995)	\$400	\$300	<u>Prel</u> \$500 <u>Final</u> \$200	<u>Petition</u> \$100 <u>Agreement</u> \$200 <u>Resolution</u> \$100	<u>Zoning Permit or Determination</u> \$25 (Since July 2006)
Great Falls (As proposed by Planning Board)	\$700	\$600	<u>Prel</u> \$800 <u>Final</u> \$300	<u>Petition</u> \$100 <u>Agreement</u> \$200 <u>Resolution</u> \$100	<u>Zoning Permit</u> \$25 <u>Zoning Determination</u> \$75
Cascade County	\$750	\$600	<u>Prel</u> \$1,000 + \$50/lot <u>Final</u> \$400	--	<u>Location/Conformance Permit</u> \$50
Billings	<u>Residential</u> \$650 <u>Commercial</u> \$900	<u>Prel</u> \$550 <u>Final</u> \$250	<u>Prel</u> \$1,500 (6-40 lots) \$3,500 (41-200 lots) \$4,500 (over 200 lots) <u>Final</u> \$400 (6-40 lots) \$600 (41-200 lots) \$900 (over 200 lots)	<u>Residential</u> \$200 <u>Commercial</u> \$600	<u>Zoning Clarification</u> \$25
Bozeman	\$1,000 + 25/acre (\$10/acre 80+) Plus \$400 for advertising	<u>Preapp</u> \$500 + \$25/lot <u>Prel</u> \$500 + \$50/lot + \$5 per adjoiner Plus \$400 for advertising <u>Final</u> \$500 + \$25/lot	<u>Preapp</u> \$500 + \$25/lot <u>Prel</u> \$1,000 + \$50/lot (\$25/lot 100+) +\$5 per adjoiner Plus \$400 for advertising <u>Final</u> \$1,000 + \$25/lot	\$250 for 1st 10 acres +10/acre after 10 acres Plus \$400 for each required advertising	<u>Zoning Compliance Permit</u> Single Family/Duplex \$75 Multi-Dwelling, Commercial & Industrial \$150
Helena	\$410	<u>Prel</u> \$400 <u>Final</u> \$100	<u>Prel</u> \$400 + \$15/lot <u>Final</u> \$375/phase	\$300	--
Kalispell	\$550 + \$20/acre (\$10/acre 81+)	<u>Prel</u> \$400 + \$125/lot <u>Final</u> \$400 + \$125/lot	<u>Prel</u> \$1000 + \$125/lot <u>Final</u> \$800 + 125/lot	\$250 + \$20/acre	--
Missoula	<1 acre \$2,000 >1 acre \$4,000	<u>Prel</u> \$1,500 + \$1000/lot <u>Final</u> \$312	<u>Prel</u> \$6,000 + \$100/lot (6-50 lots) \$5,000 + \$50/lot (51+lots) <u>Final</u> \$364	--	--
Whitefish	\$2,310 + \$66/acre (\$40/acre 81+)	<u>Prel</u> \$990 + \$200/lot <u>Final</u> \$1,056 + \$200/lot	<u>Prel</u> \$2,970 + \$200/lot <u>Final</u> \$2,574 + \$200/lot	--	<u>Zoning Conformance Permit</u> New Res. & Comm. \$330 Additions \$200 Garages, Barns, etc. \$200 Zone Determination \$165