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RESOLUTION 2011-093

**A RESOLUTION TO ENACT NEW AND REVISED LAND USE FEES FOR SERVICES
RENDERED BY THE MISSOULA OFFICE OF PLANNING AND GRANTS
(SUPERSEDES AND RESCINDS RESOLUTION NUMBERS 2007-086, 2010-008 AND 2010-105)**

WHEREAS, the attached schedule of fees, labeled Appendix A, was developed at the request of the Missoula Board of County Commissioners; and

WHEREAS, the Missoula Office of Planning and Grants receives requests by individuals, businesses and government agencies for land-use related services; and

WHEREAS, Section 8.05 of Missoula County Resolution 76-113 provides for the establishment of fees for permits and other zoning applications; and

WHEREAS, MCA 76-3-602 provides for the establishment of fees for reviewing subdivisions; and

WHEREAS, an assessment reasonably related to the cost of services provided by Missoula County is a reasonable means of off-setting costs related to the provision of the service or benefit; and

WHEREAS, it is in the public interest on behalf of all taxpayers of Missoula County that the County impose reasonable charges related to the costs of providing the following services; and

WHEREAS, the fees enacted by this resolution will be reviewed when deemed necessary by the Board of County Commissioners; and

WHEREAS, public hearings were held by the Board of County Commissioners on August 10, 2011 and August 31, 2011, in order to give the public an opportunity to be heard regarding the proposed fee resolution.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby adopt this Resolution to become effective October 1, 2011, to adopt new and revised Land Use fees, as shown in Appendix A.

BE IT FURTHER RESOLVED that Resolutions 2007-086, 2010-008, and 2010-105 shall be superseded and rescinded by this resolution.

PASSED AND ADOPTED THIS 31st DAY OF AUGUST, 2011.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY

Vickie M Zeier
Vickie Zeier, Clerk and Recorder



Jean Curtis
Jean Curtis, Chair

Bill Carey
Bill Carey, Commissioner

Michele Landquist
Michele Landquist, Commissioner



Appendix A

County of Missoula Land Use Fee Schedule

County Service	Fee
Land Use / Zoning Compliance Review	
Accessory Structures	\$50.00
Single & Duplex Residential	\$100.00
Multi-Dwelling	\$150.00
Commercial, Industrial-New	\$200.00
Commercial, Industrial-Remodel/Addition	\$100.00
Seasonal Use	\$35.00
Signs	\$80.00
Conditional Use-Home Occupation	\$30.00
Conditional Use-Other	\$50.00
Conditional Use w/Notice-Admin Review	\$200.00
Conditional Use w/Notice-BCC Review	\$450.00
Nonconforming Use Determination	
Nonconforming Use Determination-Single & Duplex	\$200.00
Nonconforming Use Determination-Multi,Commercial & Industrial	\$200.00
SD#2 Special District #2	
SD#2 - Permitted Use Determination	\$90.00
SD#2 - Conditional Use	\$450.00
SD#2 - Special Use	\$950.00
SD#2 - Appeal	\$1,025.00
Floodplain Permits	
Floodplain Determination	\$65.00
Floodplain Determination w/site visit	\$145.00
Floodplain Permit - small scale	\$675.00
Floodplain Permit - large scale	\$790.00
Floodplain Permit extension	\$50.00
Floodplain Permit Variance	\$1,085.00
Floodplain Permit during/after project	Double Fee
Letter or Map Revision (LOMR) w/o Flood Plain Permit	\$145.00
Shoreline Permits	
Shoreline permit residential w/o variance	\$200.00
Shoreline permit residential with variance	\$250.00
Shoreline permit commercial w/o variance	\$300.00
Shoreline permit commercial with variance	\$350.00
Shoreline permit extension	\$85.00

Appendix A

County of Missoula Land Use Fee Schedule

County Service	Fee
Board of Adjustment	
BOA - variance single & duplex	\$825.00
BOA - variance multi-dwelling, commercial, industrial	\$1,095.00
BOA - special exception	\$1,185.00
BOA - Appeal of admin action	No fee
BOA - public forum	\$715.00
BOA - vested right exemption	\$895.00
Part 1 MCA Zoning	
Zoning - District Creation/Amendment	\$6,000.00
Zoning Variance	\$825.00
Public Forum	\$715.00
Part 2 MCA Re-zoning	
County Zoning Growth Policy Implementation-BCC Initiated	No Fee
Standard District - up to 1 acre	\$4,000.00
Standard District - greater than 1 acre	\$4,000.00
Planned Unit Development (PUD)-up to 1 acre	\$6,500.00
PUD - greater than 1 acre	\$6,500.00
PUD - Major Adjustment	\$2,000.00
Shopping Center (SC)-Preliminary	\$5,000.00
Shopping Center (SC)-Final	\$1,400.00
Shopping Center (SC)-Major Adjustment	\$2,500.00
Mobile Home (MH)	\$5,000.00
Rural Zoning District	\$5,000.00
Planned Variation	\$5,000.00
Growth Policy	
Growth Policy Amendment	\$6,000.00
Growth Policy Amendment Appeal	Re-application
Subdivision	
Preliminary Plat (1-5 lots)	\$5,000.00
Preliminary Plat (6-10 lots)	\$4,000.00 plus 200/lot
Preliminary Plat (11-20 lots)	\$4,500.00 plus 150/lot
Preliminary Plat (21-40 lots)	\$5,500.00 plus 100/lot
Preliminary Plat (>40 lots)	\$7,500.00 plus 50/lot
Major Final Plat Review	\$1,150.00
Minor Final Plat Review	\$710.00
Variance from sub regs	\$500.00
Parkland Dedication Waiver	\$265.00
Vacation of Recorded Plat	\$780.00
Plat/Phasing Plan Extension	\$470.00
Phasing Plan Creation/ Amendment	\$575.00
Plat Adjustment	\$895.00
Condition Amendment	\$895.00
Subdivision Exemption Affidavit	\$200.00

Appendix A

County of Missoula Land Use Fee Schedule

County Service	Fee
FIRE SERVICE REVIEW FEES	
Preliminary Plat Review	
Major Preliminary Plat Review (6-50 lots/units)	\$294.00/review
Major Preliminary Plat Review (>50 lots/units)	\$368.00/review
Minor Preliminary Plat Review (1-5 lots/units)	\$220.00/review
Final Plat Review	
Final Plat Review	\$184.00/review
Fire-related review and inspections prior to building permit review	
with residential fire sprinkler systems	\$368.00/lot
without residential fire sprinkler systems	\$257.00/lot
Preliminary or Final Plat Adjustment Review	\$147.00
Phasing Plan Creation/Amendment Review	\$147.00
Condition Amendment Review	\$147.00
Plat/Phasing Plan Extension Review	\$147.00
Covenant Amendment Review	\$147.00
Work in Progress	
Fee for ALL permits obtained during or after project completion	Double Fee

NOTE: When an action is requested by an applicant that is not addressed in this schedule, a fee listed above for a substantially similar action will be charged.