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Sec. 09-01. GENERAL

A. Collection of Fees.

1. In the administration of the provisions of this Unified Development Code (UDC), the Department of Public Services (the Department) shall collect fees for the various procedures and requests as stated in this Article.
2. The fees to be charged for the various procedures in this UDC are not refundable, except where a petition or application is withdrawn prior to submission for advertising or posting of Public Hearing notices for the petition, and then only by order of the City Council.

Sec. 09-02. PUBLIC HEARING PETITIONS AND APPLICATIONS

A. Petitions and Applications.

Petitions and applications to the City of Chesterfield which require a Public Hearing shall have an "Application Fee" and a "Public Hearing Fee." These projects may include, but are not limited to petitions for a change of zoning, special procedure applications, and variance applications to the Board of Adjustment.

1. The Application Fee for a variance request to be heard before the Board of Adjustment shall be \$70.00.
2. The Application Fee for a variance to the Public Works Board of Variance shall be \$50.00.
3. The Application Fee for any other petition or application regardless of size of development or type of petition which requires a Public Hearing shall be \$250.00.
4. The Public Hearing Fee for any petition or application shall be equal to the direct cost to the City of Chesterfield for advertising. A copy of the proof of publication will be provided to the Petitioner for full reimbursement to the City. Payment of this Public Hearing Fee is required prior to the petition being placed on the agenda.
5. The Public Hearing Fee and Application Fee shall not be required for any TSP Application. Fees for these types of applications are provided in Section 09-03-D.

B. Plan Review Fees.

1. The review fee for any sketch plan, site plan, site development plan, site development concept plan, site development section plan, or amendment thereto, regardless of development size or type of development shall be \$150.00.

2. The review fee for any landscape plan, tree preservation plan, tree stand delineation, lighting plan, sign package or amendment to architectural elevations, which are not part of an existing site plan review, shall be \$50.00.
3. The review fee for any mitigation plan subsequent to the approval of Special Conditions as described in Article 04-02 of this UDC shall be \$150.00.

C. Subdivision Plat Review Fees.

1. Display Plat. There shall be a \$115.00 review fee plus \$50.00 per each unit.
2. Preliminary Plat. There shall be a \$350.00 review fee accompanying the submission of a proposed preliminary plat, except where previously reviewed under Article 02-10 of this UDC.
3. Minor subdivision plat, condominium plat, boundary adjustment plat, or lot split applications shall have a \$75.00 review fee.
4. Record Plats.
  - a.) Review fee for residential record plats shall be \$18.00 per lot.
  - b.) Review fee for record plats for multi-family dwelling unit developments shall be \$9.00 per dwelling unit.
  - c.) Review fee for non-residential record plats shall be as follows:
    - (1) \$85.00 per acre for the first 20 acres.
    - (2) An additional \$55.00 per acre for each acre over 20 acres, up to 100 acres.
    - (3) An additional \$30.00 per acre for each acre over 100 acres up to 200 acres.
    - (4) No additional fees apply for tracts in excess of 200 acres.

D. Vacation Fees.

There shall be a \$200.00 fee for the filing of any vacation petition such as a petition to vacate a street, easement, or subdivision.

Sec. 09-03. PERMIT AND INSPECTION FEES

A. Grading Permits and Inspection Fees.

1. Each inspection required shall be paid at the rate of \$50.00 per hour based upon the Director of Public Services' (the Director) estimate of the time required to perform the inspections. If the estimated fee is inadequate, the necessary additional fees shall be paid to the City of Chesterfield upon notice and if the fee is in excess of the amount actually expended, the balance shall be refunded by the City of Chesterfield.
2. In lieu of paying the flat fee of \$50.00 per hour for inspections, an inspection rate schedule based upon the size of the development is available at the following rate:
  - a.) \$250.00 for the first acre and an additional \$100.00 for each additional acre or portion thereof. The acreage is based upon the actual area of that portion of the site being developed, not necessarily the gross area of the site.

Development Size	Inspection Fee
Up to 1 acre	\$250
1.01 to 2 acres	\$350
2.01 to 3 acres	\$450
3.01 to 4 acres	\$550
4.01 to 5 acres	\$650
5.01 to 6 acres	\$750
6.01 to 7 acres	\$850
7.01 to 8 acres	\$950
8.01 to 9 acres	\$1050
9.01 to 10 acres	\$1150

3. Highway Inspection Fee. Inspection fees shall be collected at the rate of \$30.00 per hour, based upon the Director's estimate of time required to inspect storm sewers and other drainage structures outside the Metropolitan St. Louis Sewer District, and the streets, public or private, including paving and sidewalks. The Department shall be entitled to full compensation for the time consumed in making such inspections. If the estimated fee is inadequate, the necessary additional fees shall be collected by the Department upon notice. If the estimated fee is in excess of the amount expended, the balance shall be refunded by the Department. Claims for such refunds shall be paid when audited and approved by the Director.

4. In addition to the fees provided herein, the developer shall pay for and arrange for inspections by the Department as may be required by other Sections of this UDC or other such development regulations of the City.
5. The Department shall at the end of each month account for the inspection fees collected.

B. Floodplain Certification Fees.

Applications for floodplain certification shall be upon the form designated by the Director of Public Works, and shall include the locator number of the parcel of land for which certification is sought. The Director of Public Works shall collect a fee \$10.00 for the issuance of certification of each lot or parcel of ground, provided that \$1.00 shall be collected for each additional lot in the same subdivision which is included in said certification.

C. Special Use Permit Fees.

Cost is determined by how many units the applicant uses. A unit is 300 continuous lineal feet. One (1) unit equals \$116.00. Each cut also counts as one (1) unit.

1. For example, if a utility company is digging under the roadway for a total of 50 feet, but they are cutting in two (2) locations; it would be two (2) units. If the company is digging for 250 feet but with only one (1) cut, it would be only one (1) unit.
2. Boring under the street equals two (2) units (1 unit for the bore hole in and 1 unit for the bore hole out).
3. Twelve (12) telephone poles equals one (1) unit.
4. There is no charge for residents planting approved street trees in the right-of-way.
5. There is no charge for utility companies installing new service at subdivisions under construction, which have not been accepted by the City.

D. Telecommunications Facilities Siting Permit Fees.

1. At the time that a person submits an application for a facilities siting permit for a new telecommunications tower, such person shall pay a non-refundable application fee of \$5,000.00 to the City.
2. If the application is for a facilities siting permit for collocating on an existing telecommunications tower or high structure, where no increase in height of the tower or structure is required, the non-refundable fee shall be \$2,000.00. These fees shall include the cost of any applicable permits.

These fees represent the City's best estimate of the actual cost of City personnel and resources for processing applications and monitoring compliance with this chapter for the life of a wireless telecommunications facility, which is estimated to be 30 years.

3. Application review costs and fees shall be reviewed and adjusted biennially, as needed to insure that the amount of the fees represents, as accurately as practicable, the City's cost of reviewing and processing applications and monitoring compliance with this UDC.
4. No application fee is required in order to recertify a facilities siting permit for wireless telecommunications facilities, unless there has been a material modification of the wireless telecommunications facilities since the date of the issuance of the existing facilities siting permit for which the conditions of the facilities siting permit have not previously been modified. In the case of any material modification, the fees provided in subsection 1. shall apply.

E. Sewer Lateral Repair Program Fees.

The City of Chesterfield shall collect a fee of \$200.00 for all applications for the Sewer Lateral Repair Program.

Sec. 09-04. CREDITING OF FEES

A. General.

1. Half of the vacation petition fee shall be credited to the special road and bridge fund with the balance credited to the general revenue fund.
2. Special use permit and grading inspection fees shall be credited to the special road bridge fund.