

BILL NO. 3419

ORDINANCE NO. 3220

**AN ORDINANCE OF THE CITY OF CHESTERFIELD AMENDING SECTIONS 405.09.020 PUBLIC HEARING PETITIONS AND APPLICATIONS AND 405.09.030 PERMIT AND INSPECTION FEES.**

**WHEREAS**, the City periodically reviews the fees that it charges for certain municipal services to ensure that the fees the City is charging do not fall too far below the City's actual costs for providing such service; and

**WHEREAS**, a number of the City's fees have remained unchanged for the past eight years and, due in part to the recent high levels of inflation, the City's fees for certain services have fallen well below the City's actual costs in providing such services; and

**WHEREAS**, the rate of inflation between the date of this ordinance and the last update to these fees in 2014 has resulted in a cumulative price increase over this time period of approximately twenty-five percent; and

**WHEREAS**, the City Council of the City desires to amend the Municipal Code; and

**WHEREAS**, the City Council believes that adopting these amended regulations benefits the health, safety, and welfare of the residents of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:**

**Section I:** Section 405.09.020 of the City of Chesterfield Municipal Code shall be amended as follows with language to be added underlined and language to be deleted ~~stricken~~:

- 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 ~~seventy dollars (\$70.00)~~ ninety dollars (\$90.00).
  2. 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 ~~two hundred fifty dollars (\$250.00)~~ three hundred fifteen dollars (\$315.00).

3. 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.

#### 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 ~~one hundred fifty dollars (\$150.00)~~ one hundred ninety dollars (\$190.00).
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 ~~fifty dollars (\$50.00)~~ sixty-five dollars (\$65.00).
3. The review fee for any mitigation plan subsequent to the approval of special conditions as described in Section 405.04.020 of this UDC shall be ~~one hundred fifty dollars (\$150.00)~~ one hundred ninety dollars (\$190.00).

#### C. Subdivision Plat Review Fees.

1. Display Plat. There shall be a review fee of ~~one hundred fifteen dollars (\$115.00)~~ one hundred forty-five dollars (\$145.00) plus ~~fifty dollars (\$50.00)~~ sixty-five dollars (\$65.00) per each unit.
2. Preliminary Plat. There shall be a review fee of ~~three hundred fifty dollars (\$350.00)~~ four hundred forty dollars (\$440.00) accompanying the submission of a proposed preliminary plat, except where previously reviewed under Section 405.02.100 of this UDC.
3. Minor subdivision plat, condominium plat, boundary adjustment plat, or lot split applications shall have a review fee of ~~seventy-five dollars (\$75.00)~~ ninety-five dollars (\$95.00).
4. Record Plats.
  - a. Review fee for residential record plats shall be ~~eighteen (\$18.00)~~ twenty-five dollars (\$25.00) per lot.
  - b. Review fee for record plats for multifamily dwelling unit developments shall be ~~nine (\$9.00)~~ fifteen dollars (\$15.00) per dwelling unit.

c. Review fee for non-residential record plats shall be as follows:

- (1) ~~Eighty-five dollars (\$85.00)~~ One hundred ten dollars (\$110.00) per acre for the first twenty (20) acres.
- (2) An additional ~~fifty-five dollars (\$55.00)~~ seventy dollars (\$70.00) per acre for each acre over twenty (20) acres, up to one hundred (100) acres.
- (3) An additional ~~thirty dollars (\$30.00)~~ forty dollars (\$40.00) per acre for each acre over one hundred (100) acres up to two hundred (200) acres.
- (4) No additional fees apply for tracts in excess of two hundred (200) acres.

D. Vacation Fees. There shall be a fee of ~~two hundred dollars (\$200.00)~~ two hundred fifty dollars (\$250.00) for the filing of any vacation petition, such as a petition to vacate a street, easement, or subdivision.

E. The fees in this section shall be adjusted annually based upon the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported for July in the prior calendar year. In any year where the referenced CPI is zero or less, there will be no adjustment to the fee.

**Section II:** Section 405.09.030 of the City of Chesterfield Municipal Code shall be amended as follows with language to be added underlined and language to be deleted ~~stricken~~:

A. Grading Permits And Inspection Fees.

1. Each inspection required shall be paid at the rate of ~~fifty dollars (\$50.00)~~ sixty-five dollars (\$65.00) per hour based upon the Director of Planning's (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 ~~fifty dollars (\$50.00)~~ sixty-five dollars (\$65.00) per hour for inspections, an inspection rate schedule based upon the size of the development is available at the following rate:
  - a. ~~Two hundred fifty dollars (\$250.00)~~ Three hundred fifteen dollars (\$315.00) for the first acre and an additional ~~one hundred dollars~~

~~(\$100.00)~~ one hundred twenty-five dollars (\$125.00) 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.

<b>Development Size (acres)</b>	<b>Inspection Fee</b>
Up to 1	<del>\$250</del> <u>\$315</u>
1.01 to 2	<del>\$350</del> <u>\$440</u>
2.01 to 3	<del>\$450</del> <u>\$565</u>
3.01 to 4	<del>\$550</del> <u>\$690</u>
4.01 to 5	<del>\$650</del> <u>\$815</u>
5.01 to 6	<del>\$750</del> <u>\$940</u>
6.01 to 7	<del>\$850</del> <u>\$1,065</u>
7.01 to 8	<del>\$950</del> <u>\$1,190</u>
8.01 to 9	<del>\$1,050</del> <u>\$1,315</u>
9.01 to 10	<del>\$1,150</del> <u>\$1,440</u>

3. For sites in which the required public improvements have not been constructed, but the installation thereof has been guaranteed through the appropriate escrows and sureties, the inspection fees associated with said improvements shall be as follows:

<b>Escrow Amount</b>	<b>Inspection Fee (percentage of escrow amount)</b>
Up to \$499,999	3.5%
\$500,000 to \$999,999	2.5%
\$1,000,000 to \$1,999,999	2%
\$2,000,000 and greater	1.5%

4. Highway Inspection Fee. Inspection fees shall be collected at the rate of ~~thirty dollars (\$30.00) per hour~~ forty dollars (\$40.00 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.

5. 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.

6. The Department shall, at the end of each month, account for the inspection fees collected.

B. (Reserved)

C. Special Use Permit Fees. Cost is determined by how many units the applicant uses. A unit is three hundred (300) continuous linear feet. One (1) unit equals ~~one hundred sixteen dollars (\$116.00)~~ one hundred forty-five dollars. Each cut also counts as one (1) unit.

1. For example, if a utility company is digging under the roadway for a total of fifty (50) feet, but it is cutting in two (2) locations, it would be two (2) units. If the company is digging for two hundred fifty (250) feet but with only one (1) cut, it would be only one (1) unit.

2. Boring under the street equals two (2) units [one (1) unit for the bore hole in and one (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. Sewer Lateral Repair Program Fees. The City of Chesterfield shall collect a fee of ~~one hundred dollars (\$100.00)~~ one hundred twenty-five dollars (\$125.00) for all applications for the sewer lateral repair program.

E. The fees in this section shall be adjusted annually based upon the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported for July in the prior calendar year. In any year where the referenced CPI is zero or less, there will be no adjustment to the fee.

**Section III:** This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

**Section IV:** This ordinance shall be in full force and effect from and after

its passage and approval.

Passed and approved this 17<sup>TH</sup> day of January, 2023.

Bob Nation  
Presiding Officer

Bob Nation  
Bob Nation, Mayor

ATTEST:

Vickie McGownd  
Vickie McGownd

FIRST READING HELD: 1/3/2023