

RESOLUTION NO. 23-12

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, ESTABLISHING A FEE SCHEDULE FOR LAND USE APPLICATIONS

WHEREAS, the Town of Ridgway, Colorado (“Town”) is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter (“Charter”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, the Town Council adopted Ordinance No. 03-23, updating the Town’s zoning and subdivision regulations to clarify the zoning and subdivision review process, remove contradictions and duplications between Ridgway Municipal Code sections, and create a structure that can easily be updated to adapt to changing trends and needs; and

WHEREAS, as part of the process to update the Town’s zoning and subdivision regulations, fees for various land use applications were removed from the Ridgway Municipal Code and now must be established via a fee schedule; and

WHEREAS, the Town Council desires to recuperate costs incurred for services requested by the public and provided by the Town, which requires that the fees be established and updated periodically; and

WHEREAS, the Town Council desires to achieve a common understanding of various costs for the citizens of Ridgway; and

WHEREAS, the Town Council desires to incorporate and clarify fees with this Resolution No. 23-12; and

WHEREAS, numerous sections of the Ridgway Municipal Code provide for establishing fee and penalty schedules; and

WHEREAS, the Town Council finds this Resolution to be in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT RESOLVED that the Ridgway Town Council hereby approves and adopts the *Fee Schedule for Land Use Applications* as shown in Exhibit A.

ADOPTED AND APPROVED this ____ day of July 2023.

TOWN OF RIDGWAY, COLORADO

By: _____
John Clark, Mayor

ATTEST:

By: _____
Pam Kraft, Town Clerk

EXHIBIT A
Fee Schedule for Land Use Applications

Planned Unit Development		
PUD Zoning		\$1,500.00 plus \$25.00 per lot or unit
Major Amendment, PUD		\$500.00
Minor Amendment, PUD		\$250.00
Signs		
Master Sign Plan		\$150.00
Master Sign Plan, Minor Change		\$50.00
Master Sign Plan, Major Change		\$150.00
Master Sign Plan, Appeal		\$250.00
Sign Permit		\$35.00 per sign
Subdivisions		
Sketch Plan		\$300.00 plus \$10.00 per lot or unit
Preliminary Plat		\$1,500.00 plus \$25.00 per lot or unit
Resubmittal of Preliminary Plat		\$750.00 plus \$25.00 per lot or unit
Final Plat		\$600.00
Minor Subdivision		\$1,500.00 plus \$50.00 per lot or unit
Construction Documents		\$1,000
Boundary or Lot Line Adjustment		\$300.00
Building Footprint		\$150.00
Condominium		\$500.00
Lot Consolidation		\$300.00
Plat Amendments		\$250.00
Resubdivision		\$600.00
Townhouse		\$500.00
Statutory Vested Rights		\$1,500.00
Miscellaneous Applications		
Administrative Adjustment		\$150.00
Amendment to Zoning Regulations		\$200.00
Annexation		\$1,500.00
Appeal of a Planning Decision		\$250.00
Conditional Use Permit		\$250.00
Conditional Use Permit, Minor Amendment		\$100.00
Deviation from Residential, Commercial, or Industrial Design Standards		\$175.00
Mobile Homes or Factory-built housing set up within a lawful mobile home park		\$200.00
Nonconforming Use, Change		\$150.00
Other Reviews		\$250.00
Outdoor Lighting, Appeal		\$250.00
Outdoor Lighting, Variance		\$250.00

Zoning Map Amendment		\$250.00
Site Plan Review		\$1,000.00
Site Specific Development Plan		\$50.00
Temporary Use Permit		\$150
Variance		\$250
Zoning or Land Use Compliance Letters		\$100

In addition to the above fees, the applicant shall reimburse the Town for all out-of-pocket costs incurred during the review including legal fees, postage, notice and publishing costs, map costs, engineering fees, etc., together with wages and associated payroll costs for contract employees, plus ten percent to cover overhead and administration. The Town shall bill the applicant periodically as such costs are incurred. Payment is due within 30 days. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. No plat shall be recorded, improvement accepted, lien released, building permit issues, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain land use fees for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.