KAMAS CITY FEE & RATE RESOLUTION NO. 2022-07

A RESOLUTION ADOPTING FEE SCHEDULES AND POLICIES FOR CONSTRUCTION, BUILDING, WATER, SEWER, FACILITY RENTAL, PLANNING, SIGN CODE, BUSINESS LICENSE, BEER AND LIQUOR LICENSES, GRAMA AND OTHER FEES.

WHEREAS, Kamas City has enacted various Resolutions and/or Ordinances at various times to set forth a schedule of fees for the various City services and operations as listed above, and

WHEREAS, it has become necessary to combine the fees from any previous resolutions or ordinances that have been previously adopted into a standard fee ordinance, thereby enabling more frequent and informed review and application of City fees, and

WHEREAS, it is necessary to update the current fee resolution to reflect the changing costs of performing services, constructing infrastructure and providing facilities and other public benefits, and

WHEREAS, additional and /or updated Kamas City fees need to be included in this fee and rate resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Kamas City, State of Utah, as follows:

The Fee Schedule(s) as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Resolution are hereby repealed and in its place this Resolution is adopted establishing the fees for various City services, permits, and processes as follows. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Resolution shall remain in full force and effect.

SECTION 1

CONSTRUCTION AND DEVELOPMENT RELATED FEE SCHEDULE

SECTION 1.1 BUILDING DEPARTMENT FEES

1.1.1 BUILDING PERMIT FEES: Building permit fees shall be in accordance with the International Building Code (IBC) as adopted by the State of Utah.

1.1.2 APPLICATION FEE: $25.00

1.1.3 DEPOSIT (REQUIRED AT TIME OF APPLICATION, credited toward permit fee when paid in full, forfeited if plans are withdrawn)

I. Commercial plans $300.00

II. Standard plans $200.00

III. Modular or manufactured homes $100.00

IV. Other structures $75.00

1.1.4 BUILDING VALUATIONS

I. Agricultural Buildings: $20 per square foot
II. Non-Agricultural
   a. Commercial Structures per the International Building Code (IBC)
   b. Residential Structures per the International Residential Code (IRC)
III. Remodels and Basement finishes: Valuation based on 50% of sq. ft. values from above.
IV. Garages: $49.88 per square foot
V. Decks: $10 per square foot

1.1.5 BUILDING FEES

I. Agricultural Buildings: $6 per $1,000 of valuation or fraction thereof
II. Non-Agricultural:
   a. Commercial structures built per the IBC
   b. Residential structures built per the IRC

Fees in accordance with Section 1.1.13, Kamas City Building Permit Fees

1.1.6 PLAN REVIEW FEES

I. Agricultural Buildings: No fee
II. Commercial Structures: 65% of building permit fee
III. Residential Structures: 65% of building permit fee
IV. Detached garages with no living space, decks/porches for existing structures, and accessory buildings: 15% of building permit fee

1.1.7 PLUMBING PERMIT FEES

I. Permit Issuance Fee: $10
II. System Fee (does not include $10 issuance fee):
   a. Agricultural Buildings: $0.03 per square foot
   b. Commercial Structures per the International Plumbing Code (IPC): $0.03 per square foot
   c. Residential Structures per the IRC: $0.03 per square foot

1.1.8 MECHANICAL PERMIT FEES

I. Permit Issuance Fee: $10, plus $0.03 per square foot
II. System Fee (does not include $10 issuance fee):
   a. Agricultural Buildings: $0.03 per square foot
   b. Commercial Structures per the International Mechanical Code (IMC): $0.03 per square foot
   c. Residential Structures per the IRC: $0.03 per square foot

1.1.9 ELECTRICAL PERMIT FEES

I. Permit Issuance Fee: $10
II. System Fee (does not include $10 issuance fee):
   a. Agricultural Buildings: $0.035 per square foot
   b. Commercial Structures per the National Electric Code (NEC): $0.035 per square foot
   c. Residential Structures per the IRC: $0.035 per square foot

1.1.10 ALTERNATIVE ENERGY PERMITS: THESE PERMITS ARE SEPARATE FROM THE PERMITS ISSUED FOR NEW CONSTRUCTION AND ARE BASED ON 50% OF THE ACTUAL PERMIT COST. THESE PERMITS INCLUDE, BUT ARE NOT LIMITED TO, SOLAR HOT WATER, PHOTOVOLTAIC, GEO-THERMAL, AND WIND GENERATED POWER.

I. Photovoltaic System: $350
II. Geo-Thermal: $250
III. Solar Hot Water: $125
IV. Wind Generator: $125
V. Permit Issuance: 10% of review fee

1.1.11 UTAH STATE SURCHARGE: A 1% surcharge on all permits to be collected and remitted to the State of Utah as per UCA 58-54-9-3, as amended.

1.1.12 OTHER INSPECTIONS AND FEES

I. Inspections outside of normal office hours: $100 per hour (minimum of one hour)
II. Re-Inspection fee assessed under the provisions of Chapter 1 of both the IBC and IRC: $100 per occurrence
III. Inspections and permits for which no fee specifically indicated: $100
IV. Additional plan review required by changes, additions, or revisions to approved plans: $100 per hour (minimum of one hour)

1.1.13 KAMAS CITY BUILDING PERMIT FEES

Total Valuation	Fee
Less than $2000	$24 for the first $500 plus $3.50 for each additional $100, or fraction thereof, to and including $2,000
$2,001 to $25,000	$76.50 for the first $2,000 plus $16.50 for each additional $1,000, or fraction thereof, to and including $25,000
$25,001 to $50,000	$456 for the first $25,000 plus $10.10 for each additional $1,000, or fraction thereof, to and including $50,000
$50,001 to $100,000	$756 for the first $50,000 plus $8.50 for each additional $1,000 or fraction thereof, to and including $100,000
$100,000 to $500,000	$1,181 for the first $100,000 plus $6.50 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to$1,000,000	$3,781 for the first $500,000 plus $5.50 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 and up	$6531for the first $1,000,000 plus $4.50 for each additional $1,000 or fraction thereof.

Fees for inspections not specifically listed shall be determined by the Building Official

SECTION 1.2 PLANNING AND LAND USE FEES

1.2.1 PROJECT FEES

I. Project Application $200

II. Final Project approval $200

III. Professional Fees in accordance with Section 1.2.4 below.

1.2.2 SIMPLE LOT SUBDIVISION FEES (DUE PRIOR TO FINAL APPROVAL SIGNATURES)
Dividing one (1) lot in to two (2) lots.

I. Application / Plat Review Fee $200.00 per plat

II. Recording Fees $100 plus Summit County Recording Fees

III. Professional Fees in accordance with Section 1.2.4 below.

1.2.3 SUBDIVISION FEES (DUE PRIOR TO FINAL APPROVAL SIGNATURES)

IV. Application Fee (Concept) $200.00 per plat

V. Preliminary Plat Review

a. Minor Subdivision Review (5 lots or fewer)
$100.00 per lot, plus professional review fees or,

b. Major Subdivision Review (6 lots or more)
$200 per lot, plus professional review fees.

VI. Final Plat Review $100.00 per lot, plus professional review fees.

VII. Revision to Final Plat $1,000.00 per plat, plus professional review fees.

VIII. Recording Fees $100 plus, Summit County Recording Fees

IX. Professional fees in accordance with Section 1.2.4 below.

1.2.4 PROFESSIONAL FEES

I. Projects which require review by the City attorney, City engineer, or other consultant(s) shall be billed to the applicant at the actual billed rates incurred. At the time of making application to the City for approval of a new subdivision, an applicant shall pay a deposit amount to be used as a credit from which the City may cover the applicant's share of professional fees incurred by the City on an ongoing basis in connection with the application. The deposit amount shall be $300.00 per lot, or $1,200.00, whichever is greater.

II. The City shall notify the applicant monthly of the amount of costs for professional services incurred by the City in connection with the application, itemized by category of professional services. The City is authorized to immediately use the funds in the applicant's deposit account to pay any outstanding bills for professional services incurred in connection with the application.

III. If the amount in the applicant's planning deposit account with the City falls below 25 percent of the original amount deposited, the City is authorized to require the applicant to deposit additional funds to bring the account back up to the original amount deposited, or to some lesser amount specified by the City, if the City reasonably believes such funds will be needed to cover professional fees.

1.2.5 CONDITIONAL USE PERMIT $300.00

1.2.6 APPEAL AUTHORITY $500.00

Fee includes appeals to Administrative Law Judge, Planning Commission, or City Council. Professional Fees in accordance with Section 1.2.4. If a court reporter or verbatim transcripts are required, the actual cost will be assessed in addition to the fee.

1.2.7 REACTIVATION FEE

For projects that have been inactive by the applicant for more than six months a Reactivation Fee of 50% of original application fee will be assessed.

1.2.8 EXTENSIONS OF APPROVALS $100.00
(in accordance with Zoning Ordinance provisions and approved by the governing body)

1.2.9 GENERAL PLAN AMENDMENTS $500.00, plus professional fees.

Fee is non-refundable and no guarantee of approval of proposed amendment shall be implied by this fee.

1.2.10 DEVELOPMENT CODE AMENDMENTS $500.00, plus professional fees.

Fee is non-refundable and no guarantee of approval of proposed amendment shall be implied by this fee.

1.2.11 ZONE CHANGES $1,000.00

Fee is non-refundable and no guarantee of approval of proposed amendment shall be implied by this fee.

1.2.12 ANNEXATIONS $2,000.00, plus $10 per acre

Fee is non-refundable and no guarantee of approval of proposed annexation shall be implied by this fee.

1.2.13 SIGN PERMIT (when required) $50.00

1.2.14 BOOK AND MAP PURCHASES

Kamas City General Plan	$50.00
Kamas City Development Code	$50.00
Kamas City Zoning Map	by size
Kamas City Construction Standards	$30.00
Kamas City Centennial History Book	$15.00

1.2.15 SPECIAL MEETINGS

Planning Commission	$500
City Council	$750

Any project requesting a special meeting to be convened shall submit a fee for the purpose of scheduling the meeting. In the event the meeting may not be convened due to scheduling conflicts the fee shall be returned to the applicant, less any cost associated with staff time and advertising.

SECTION 1.3 SUBDIVISION CONSTRUCTION REVIEW AND INSPECTION FEES

Projects which require infrastructure installation, whether private or public, shall be required to pay an inspection fee deposit equal to five (5%) percent of the estimated construction cost as determined by the City Engineer. The City will charge against this deposit all costs associated with the project, including staff, administrative, legal, other professional and engineering consultation fees and costs incurred by the City. If the City has funds remaining after the completion and acceptance of the project by the City, the balance of the fee not used will be refunded to the applicant or developer. If the actual costs associated with the project exceed the deposit, the City shall bill the actual costs to the applicant or developer.

SECTION 1.4 PERMIT TO WORK IN CITY PUBLIC RIGHT-OF-WAY

A $25.00 non-refundable application fee per utility or company, plus a $1,500 cash bond for work crossing the street and a $2,000 cash bond for every 600' of parallel work in the right of way (bond to be held for two years after acceptance of repair) plus proof of insurance. Engineering inspection fees or City repair costs may be billed to the licensee or charged against the bond if necessary.

SECTION 2

WATER FEES

SECTION 2.1 WATER IMPACT FEES $2,200.00 per ERU

This fee is used to help pay for the City impact of the development on public water infrastructures and capital improvements necessary to benefit the user that may have been paid for in whole or in part by existing residents of the City and is due with the building permit fee(s), or in some cases, when in the opinion of the City Council the fees will be needed for immediate off-site improvements to serve the development, the fees may be required to be paid in total before the Final Plat is signed by the Mayor (or as otherwise stipulated by development agreement).

Impact fees are assessed in accordance to the adopted Impact Fee Analysis

SECTION 2.2 WATER RIGHTS TRANSFERS

On single family and multi-family residential developments any water rights and delivery, pumping, transmission, storage, or diversion facilities that are part of the property, previously used for irrigation, that are not required for the operation or maintenance of private or public open spaces or common spaces of the development under other agreements must be transferred to Kamas City in a form acceptable to the City Council. Quantities of water necessary for the development will be calculated by the City based on size and nature of the development. General requirements are five (5) shares of Beaver Shingle Creek Irrigation water for each equivalent single family residential unit. Applicant shall pay all fees associated with the transfer of shares from applicant's name to Kamas City.

SECTION 2.3 WATER METER CONNECTION FEES

$400.00, plus the actual cost of the meter.

SECTION 2.4 MONTHLY WATER METERED SERVICE

2.4.1 WATER BASE CHARGE

For water usage up to and including 15,000 gallons per month.

The Water Base Charge is charged on all units receiving water service in Kamas City. All accessory type units or apartments on a common meter must be approved in advance by the City Council on new construction or new rentals/ conversions, and may require payment of additional base rate. Single Family Residential connections are limited to a maximum size of 3/4".

Meter Size	Monthly Base/Demand Charge
3/4"	$28.00/ERU
All others	Charge based on equivalent ERU

Construction Meter Base monthly charge:
Construction water will be charged at the regular rate

2.4.2 WATER CONSERVATION/OVERAGE RATES

All water delivered through each meter serving customers in excess of 15,000 gallons per meter per month shall be billed at the following rates:

Overage:	Rate:
15,001 to 40,000 gallons	$0.75 per 1,000 gallons
40,001 to 100,000 gallons	$1.25 per 1,000 gallons
100,001 to 300,000 gallons	$2.00 per 1,000 gallons

300,001 and above	$2.75 per 1,000 gallons

2.4.3 RESIDENTIAL WINTER USAGE/OVERAGE RATES

In order to protect citizens from freezing water lines the City asks homeowners to leave their water trickling during winter months.

To minimize cost for residential overages that may accrue, the City will allow 20,000 gallons per meter, per month before overage charges are applied. Normal overage rates will apply.

This exemption does not apply for Commercial or Agricultural connections.

SECTION 2.5 WATER VIOLATION, RE-CONNECTION FEES AND PENALTIES

2.5.1 DISCONNECTION $50.00
Charged for disconnection resulting from non-payment of water fees

2.5.2 DEPOSIT FOR DISCONNECTION $100
In the event that water services are disconnected for non-payment, there shall be deposited with the City Clerk or City Treasurer the sum of $100.00. Such deposits shall be held by the City of Kamas so long as the service applied for is supplied by the City, and if and when the service is discontinued or terminated as to any water and/or sewer user, the amount of the deposit less any amount owing the City for such water and/or sewer service shall be refunded.

2.5.3 METER CONCEALMENT $25.00
Meter concealment charge per month for each month that a water meter and/or cover is buried or concealed by soil, vegetation or debris by the owner.

2.5.4 UNAUTHORIZED WATER CONNECTION $500
Penalty per violation for connecting or tampering with Kamas City water without approval.

SECTION 2.6 LATE FEES, SHUT OFF NOTICE FEES, RETURN CHECK FEES, INTEREST

Late fee:	$5.00 per month
Shut Off Notice Fee:	$25.00
Return Check Fee:	$20.00

NOTE: In the event that 2 or more checks are returned unpaid, all future payments may be required either in cash or money order.

SECTION 2.7 EXTENSION OF WATER SERVICES POLICY

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the City water system, shall be required to pay all the costs of any extensions of facilities necessary to achieve a connection that meets the City Councils standards or specifications in force at the time. This may include not only the capital cost of the project, but any City costs associated with plan approval, engineering and inspection work, exclusive to the extension.

The City may specify an extension of a higher capacity, or of additional appurtenances that are required for the development to service possible future users beyond the present extension. The extra capacity cost shall be paid for by the City in this instance, and an aid to construction agreement may be entered into by both parties to establish the joint extension responsibilities.

Any extension parties, whether the applicant or developer, or a combination, may enter into an extension agreement that shall be filed with the City Clerk setting forth cost recovery procedures for the users connecting to the extension part of the system in the future. The agreement will outline a formula to be used for calculation of the future contributions to the extension and shall specify that the fees must be paid to the original party(s) of the extension before building permits are issued to any new connectors. Future extensions beyond the current extension are not eligible for cost recovery, only connections on to the line itself. The recovery period to the original party(s) may not exceed ten (10) years and is to be pro-rated to the future connectors in an equitable manner detailed in the extension agreement. The agreement may establish refunding of the costs of the extension not only to the original applicant or developer, but also to any other parties that have paid into the extension within the ten-year period.

If the City extends water service for a development, the developer of any of the property within the extension will be responsible to enter into an extension agreement with the City setting forth the cost recovery procedures.

The City must be held harmless and indemnified from any claims arising out of any disputes between parties regarding application of and recovery of any costs associated with the agreement, or disputes as to the interpretation or application thereof.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the City, to be operated as a public system by the City. A one-year warranty will be required on the system from the date of acceptance.

SECTION 2.8 NON-SERVICE CONNECTIONS

All service connections with a meter in place shall be charged the minimum monthly base rate and metered overage, regardless of use. Monthly base fees are required to support the delivery and maintenance costs of the overall system. Property owners wishing to discontinue water service for a period of three months or more may request a disconnection of service. Water meters that have been disconnected will either be

removed from the property or pad-locked from service, until such time as a re-connection fee has been paid.

Disconnection Fee:	$100.00
Re-connection Fee:	$100.00

SECTION 2.9 WINTER RATE CONNECTIONS

Property owners who wish to continue water service during the months of November through April, while vacant from their homes, may request winter rate billing. The Public Works staff will verify the vacancy of the dwelling periodically during the winter months.

Rate: $17.00 per month

SECTION 2.10 FIRE HYDRANT USAGE AND PENALTY

Application Fee	$25
Deposit	$1,000
Meter Usage	$10 per day
Water Usage	$0.02 per gallon
Penalty	$1,000 per violation

(Penalty for use of hydrant without appropriate authorization)

SECTION 3

SEWER FEES

SECTION 3.1 SEWER IMPACT FEES: $2,200.00 per ERU

This fee is used to help pay for the City impact of the development on public sewer infrastructures and capital improvements necessary to benefit the user that may have been paid for in whole or in part by existing residents of the City and is due with the building permit fee(s), or in some cases, when in the opinion of the City Council the fees will be needed for immediate off-site improvement to serve the development, the fees may be required to be paid in total before the Final Plat is signed by the Mayor (or as otherwise stipulated by development agreement).

Impact fees are assessed in accordance to the adopted Impact Fee Analysis

SECTION 3.2 CONNECTION FEE: $500.00 per connection

SECTION 3.3 MONTHLY SEWER FEES

Sewer rate is $24.00 per "Equivalent Residential Unit" ERU

The monthly sewer fee is charged on all units receiving sewer service in Kamas City. All accessory type units or apartments on a common sewer service must be approved in advance by the City Council on new construction or new rentals/conversions.

Construction Sewer connection base monthly charge: $24.00

The standard connection size is 4 inches; greater connection sizes require prior approval by the Public Works Director and City Engineer.

SECTION 3.4 EXTENSION OF SEWER SERVICES POLICY

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the City Sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the City Councils standards or specifications in force at the time. This may include not only the capital costs of the project, but also any City costs associated with plan approval, engineering and inspection work, exclusive to the extension.

The City may specify an extension of a higher capacity, or of additional appurtenances that are required for the development to service possible future users beyond the present extension. The extra capacity cost shall be paid for by the City in this instance, and an aid to construction agreement may be entered into by both parties to establish joint extension responsibilities.

Any extension parties, whether the applicant or developer, or a combination of the two, may enter into an extension agreement that shall be filed with the City Clerk setting forth cost recovery procedures for users connecting to the extension part of the system in the future. The agreement will outline a formula to be used for calculation of the future contributions to the extension and shall specify that the fees must be paid to the original party(s) of the extension before building permits are issued to any new connectors. Future extensions beyond the current extension are not eligible for cost recovery, only connections on to the line itself. The recovery period to the original party(s) may not exceed ten (10) years and is to be pro-rated to the future connectors in an equitable manner detailed in the extension agreement. The agreement may establish refunding of the costs of the extension not only to the original applicant or developer, but also to any other parties that have paid into the extension within the ten-year period.

If the City extends sewer service for a development, the developer of any of the property within the extension will be responsible to enter into an extension agreement with the City setting forth the cost recovery procedures.

The City must be held harmless and indemnified from any claims arising out of any disputes between parties regarding application of and recovery of any costs associated with the agreement, or disputes as to the interpretation or application thereof.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to

the City, to be operated as a public system by the City. A one-year warranty will be required on the system from the date of acceptance.

SECTION 3.5 NON-SERVICE CONNECTIONS

All service connections shall be charged the minimum monthly base rate regardless of use or occupancy. Monthly base fees are required to support the treatment and maintenance costs of the overall system. When water service has been discontinued as per Section 2.8, sewer service shall also be deemed as disconnected.

SECTION 3.6 WINTER RATE CONNECTIONS

Property owners, who wish to continue sewer service during the months of November through April, while vacant from their homes, may request winter rate billing. The Public Works staff will verify the vacancy of the dwelling periodically during the winter months.

Rate: $11.00 per month

SECTION 4

PARK IMPACT FEES

SECTION 4.1 PARK IMPACT FEE: $500.00 per ERU

This fee is used to help pay for the City impact of the development on public park infrastructures and capital improvements necessary to benefit the user that may have been paid for in whole or in part by existing resident of the City and is due with the building permit fee(s), or in some cases, when in the opinion of the City Council the fees will be needed for immediate off-site improvement to serve the development, the fees may be required to be paid in total before the Final Plat is signed by the Mayor (or as otherwise stipulated by development agreement).

Impact fees are assessed in accordance to the adopted Impact Fee Analysis

SECTION 5

ROAD IMPACT FEES

SECTION 5.1 ROAD IMPACT FEES: $250.00 per ERU

This fee is used to help pay for the City impact of the development on public street infrastructures and capital improvements necessary to benefit the user that may have been paid for in whole or in part by existing resident of the City and is due with the building permit fee(s), or in some cases, when in the opinion of the City Council the fees will be

needed for immediate off-site improvement to serve the development, the fees may be required to be paid in total before the Final Plat is signed by the Mayor (or as otherwise stipulated by development agreement).

Impact fees are assessed in accordance to the adopted Impact Fee Analysis

SECTION 6

BUSINESS LICENSE, BEER AND LIQUOR LICENSE

Refer to the current Kamas City Business License Ordinance

Note: All licenses may require other planning department fees and/or permits.

SECTION 7

OTHER LICENSING

SECTION 7.1 MOTION PICTURE PRODUCTIONS

All motion picture or commercial filming operation in Kamas City must obtain a license and pay a license fee of $1,000.00 per production or event.

The use of off-duty City employees may be negotiated at rate acceptable to the employee. All off-duty employees must obtain Council approval prior to accepting employment with the filming operation.

NOTE: All licenses in this section 7 may require other planning department fees and/or permits.

SECTION 7.2 SPECIAL EVENT PERMIT

A Special Event Permit will be required for any special event within the city.

"Special event" means a temporary event, gathering, or activity, including, but not limited to, parades, block parties, runs, races, walks, fairs, festivals, concerts, demonstrations, rallies, performances, shows, and other similar events, which are held in whole or in part upon public property, streets, sidewalks, trails, walkways, or other public rights-of-way, or if occurring on private property, will nevertheless substantially affect, impact, or interfere with the ordinary use of public property by the general public within the vicinity of such event and/or require the use of city services. A special event shall not exceed 3 days.

Application Fee: $50.00

Unless a fee waiver is obtained by the city the following fees will be paid before the

permit is issued.

Kamas City Resident:	$50.00 per event
Kamas Valley Resident:	$250.00 per event
Nonresidents:	$500.00 per event

If any special event requires a city staff or support person to be present, the cost of service will be billed at $125 per hour for Police, Public Works, and Administration, per hour, per staff person with a 4-hour minimum.
All other costs (calls, faxes, etc.) will be charged cost plus 30%.
South Summit School District will be exempt from these fees upon approval from the City Council.

Note: All licenses in this section may require other planning department fees and/or permits.
Refer to the current Kamas City Business License Ordinance if applicable.

SECTION 8

RENTAL OF CITY FACILITIES

Rental of City owned facilities shall be governed by the following standards and requirements:

I. Facilities may be rented from 7:00 a.m. to 11:00 p.m. (Any exception to this must be approved by the Mayor.)

II. No alcoholic beverages will be permitted in or on any City owned facilities.

III. Facilities may only be rented to an adult 21 years of age or older. Renter must sign a renter agreement and pay all required fees and deposits prior to obtaining access to the facility.

IV. A deposit shall be required for all rentals. Deposits shall be refundable upon confirmation by the City maintenance staff that the facility has been properly cleaned and restored to the pre-rental condition. Deposits shall be refunded to the renter within 14 business days, upon verification that the building is clean, free from damage and the key has been returned.

V. Renters shall respect the rights of adjacent property owners and shall conduct themselves and their guests in a manner that does not create a nuisance to surrounding property owners. Those renters who violate this may be asked to vacate the property by the Kamas City staff and forfeit all or part of their deposit.

VI. Kamas City reserves the right to refuse future service to renters who violate the rules of the rental agreement in any manner.

VII. Renters must sign a Hold Harmless Agreement.

VIII. Fees and deposits for duly and lawfully organized nonprofit entities may be waived with the approval of the mayor, if the event provides or supports a charitable, civic, or community benefit.

SECTION 8.1 CITY PARK BUILDING

Kamas Resident: $250

Kamas Valley Resident: $500

Summit County Resident: $1,000

Non-Residents: $1,500

Cleaning and security deposit: $500
This fee may be reimbursed upon a cleaning check by Kamas City Staff following your event.

All renters must show proof of residence in the form of utility bill or other valid documentation to secure reservation for the local price. If you fail to do so, you will be charged the full rental price of $1,500 per day.

SECTION 8.2 CITY HALL BUILDING

Kamas Valley resident family usage per day, or any fractional part thereof: $25.00

Non-Resident usage: $50.00 per day

Events in which food or beverages are served will be an additional $100.00 rental fee
Cleaning and security deposit: $200.00

Note: all events that are not public service oriented (such as weddings, receptions, business seminars, etc.) must be approved by the mayor.

SECTION 8.3 ARENAS

Daily Rental Fee	$350 per day
Hourly Rental Fee	$50 per hour
Additional Grooming to Arena	$75 per occurrence

Cleaning Deposit (refundable if facility is clean when finished): $250.00

No Charge for open riding during daylight hours.

SECTION 8.4 MOVIE PRODUCTION RENTALS OF CITY FACILITIES

Rental per day of any City facility or property for movie production or support: $1,000.00/facility or property

Use of any City owned facility or property require a $5,000.00 cash deposit that is refundable upon return of City property or facilities in good operation and condition.

NOTE: If any rental of a City Facility requires a City staff or support person to be present, the cost of service will be billed at $80.00 per hour per staff person. All other costs (calls, faxes, etc.) will be charged at cost plus 15%.

SECTION 8.5 REGULAR WEEKLY RENTALS OF CITY FACILITIES

Persons wishing to rent City facilities on a regular weekly basis shall be charged $50.00 per usage, with a maximum use of 4 hours per day. Days and times of use must be scheduled prior to the 1st day of each month and fee must be paid in advance by the 5th of each month.

SECTION 8.6 FEE REDUCTION OR WAIVERS

Use of facilities for non-profit, public service clubs or organizations, or special fund-raising events may have all or part of their associated rental fees waived by the City.

SECTION 9

ADMINISTRATIVE FEES

SECTION 9.1 COPIES MADE AT CITY FACILITY

BLACK AND WHITE COPIES	
8 ½ x 11 Copies:	$.10 per page, double sided charged as two pages
Legal size Copies:	$.25 per page, double sided charged as two pages
COLORED COPIES	
8 ½ x 11 Copies:	$.50 per page, double sided charged as two pages
Legal size Copies:	$.75 per page, double sided charged as two pages
Fax (incoming, outgoing):	$1.00 per page
Copies of recorded meetings:	$5.00 per CD

SECTION 9.2 COPIES IN EXCESS OF 50 PAGES

Outside copy facilities: For requests for copies in excess of 50 pages, the City reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pick-up and delivery of the documents.

SECTION 9.3 FEES FOR PROVIDING RECORDS UNDER GRAMA

I. Records Request:
(63-2-203) An hourly charge under §(2)(a) may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.

II. In a form other than that maintained by the City:
$200.00 per request or $30.00 per employee hour required to compile the record, whichever is greater.

SECTION 9.4 CREDIT CARD SERVICE FEE

Credit Card Service Fee: 2% of total charge. Utility payments are exempt from this fee.

SECTION 10

EFFECTIVE DATE

This resolution shall take effect immediately after its adoption and posting thereof.

Passed and adopted this 9th day of August, 2022.

KAMAS CITY

Matt McCormick, Mayor

ATTEST

Kim Peacock, City Recorder