

TO: Contractors, Developers and Engineers

FROM: Mayor & City Council of the City of Tea

RE: Planning & Zoning Fee Schedule and future timelines

EFFECTIVE IMMEDIATELY upon receipt of this notice, the following fees and timelines will be required:

The City of Tea is currently in the process of amending our zoning and subdivision regulations including a new fee schedule (see attachment). It is our goal to provide the developers and engineers with clear view of what is required in the subdivision platting process in order to reduce confusion and the number of times that a plan needs to be resubmitted before it is accepted. It is our desire to provide a development friendly environment while insuring that strict adherence to the ordinances and Engineering Design Standards is followed.

To aid in the transition of the new fee schedule and to increase the efficient and timely review of site development plans the following protocol for submittals, as called out in the ordinance, shall be followed:

- **Initial Development Plan** is submitted for review at no cost. The process works best when guided by a landscape architect or physical planner, collaborating with a civil engineer.
- **Preliminary Plans** are to be submitted to the Planning and Zoning Administrator along with \$300.00 at least ten (10) days prior to the Planning Commission meeting at which the Preliminary Plans are to be considered (**completed**). The Planning Commission shall recommend approval to the City Council or disapprove the Preliminary Plan within thirty (30) days. **Preliminary Plans are to be comprised of three separate plans: (1) Preliminary Subdivision Plan, (2) Preliminary Drainage and Grading Plan, (3) Preliminary Utility Plan.**
- Upon approval of the Preliminary Plan three (3) copies of the **Development Engineering Plans** including; Utility, Drainage, Grading, and if required, Erosion Control Plan are to be submitted to the Zoning Administrator and City Engineer for review and City Engineer approval along with \$300.00 plus \$10.00 for each lot ten (10) days prior to the Planning Commission meeting.
- **Plats** require three (3) signed copies and one reproducible mylar of the Plat, signed by Owners, Lincoln County Treasurer and Lincoln County Director of Equalization shall be submitted to the Zoning Administrator and City Engineer ten (10) days prior to the Planning Commission Meeting. A Charge of \$90.00 for the first two lots, plus \$10.00 for each additional lot shall be made for a final plat. **Re-Plats** are charged \$110.00 for the first two lots, plus \$10.00
- **Construction Plans** including utility, drainage, grading, and erosion control for the entire parcel are to be submitted along with \$300.00 and approved by the City prior to approval of the plat of which the developer wishes to develop.
- No work shall be done on the subdivision including making of any street improvements or installation of any utilities, and no lots are to be sold before the final plat is approved and recorded.
- **Site Plan Review** on a commercial/industrial site will require approval by the City Engineer and Planning and Zoning prior to construction. A review charge of \$150 for site plans within the city limits and \$200 within our platting jurisdictional area as outlined by the Comprehensive Plan. (See Site Plan Checklist)
- **Floodplain Development Permit.** A charge of \$225 shall be made for filing a Floodplain Development Permit with the Floodplain Administrator.
- **Excavation & Grading Permit.** A charge of \$75 shall be made for filing a excavation & grading permit with an approved grading plan.

**Table No. 1-B. Commercial Building Permit Fees**

**Commercial Building Permit Fees Groups A, B, E, F, H, I, M, S, Group R Divisions 1, 2, and 4 (including Group U's accessory to the R-1, R-2, and R-4 occupancies)**

<i>Total Valuation</i>	<i>Fee</i>
\$1.00 to \$700.00	\$20.00
\$700.01 to \$2,000.00	For values in excess of \$700.00, \$15.00 for the first \$500.00, plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$45.00 for the first \$2,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00, plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00, plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00, plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00, plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,001.00, plus \$2.00 for each additional \$1,000.00 or fraction thereof

<b>Water &amp; Sewer Hookup Fees:</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
1" Water Connection	\$750	\$750	\$1500
1 ½"	\$1000	\$1000	\$2000
2"	\$1500	\$1500	\$3000
4"	\$2000	\$2000	\$4000
6"	\$2500	\$2500	\$4000

<b>Water Meters:</b>	<b>Badger Meters (Cost + 25%)</b>
¾"	\$285.00
1"	\$407.00
1 ½"	\$850.00
2" Compound	\$2800.00
3" Compound	\$3031.00
4" Compound	\$4722.00