

**City of St. George**  
 175 East 200 North  
 Saint George, Utah 84770  
 (435) 627-4000



**COMMUNITY DEVELOPMENT FEE SCHEDULE**

The St. George City Council adopted the fee schedule on December 18, 2003. The City Council revised the adopted schedule on June 17, 2004. Fees are intended to cover actual City costs for staff time, public hearings, and direct costs. Fees may be reviewed annually by the City Council and are subject to change to accurately cover City costs. The Community Development Department is pleased to assist you. Please feel free to contact us if you have any questions.

**I. FEE SUMMARY**

Annexation.....	\$500									
Board of Adjustment (Variances).....	\$100									
Building Design & Conceptual Site Plan Review (BDCSP application).....	NO FEE									
Casita Permit (Guest House).....	\$100									
Conditional Use Permit (CUP).....	\$300									
Determine Use (for zoning clarifications).....	NO FEE									
Easement Abandonment.....	\$300									
Encroachment Permit.....	\$50 + .50¢ cents/s.f., \$100 non-compliance									
General Plan Amendment.....	\$500 + Acreage Fee*									
Note: This is a sliding scale fee schedule where first one hundred acres are charged at \$50/ac; then 101-500/ac charged at \$25/ac; etc...	<table border="0" style="width: 100%;"> <tr> <td style="width: 10%;"><b>First:</b></td> <td style="width: 40%;">1 – 100 ac.</td> <td style="width: 50%; text-align: right;">= \$50.00 per ac.</td> </tr> <tr> <td><b>then:</b></td> <td>101 – 500 ac</td> <td style="text-align: right;">= \$25.00 per ac.</td> </tr> <tr> <td><b>then:</b></td> <td>501 – +</td> <td style="text-align: right;">= \$10.00 per ac.</td> </tr> </table>	<b>First:</b>	1 – 100 ac.	= \$50.00 per ac.	<b>then:</b>	101 – 500 ac	= \$25.00 per ac.	<b>then:</b>	501 – +	= \$10.00 per ac.
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(Note: Acreage to be amended as open space**, no charge, if the open space is over 10 acres)										
(*Note: Less than 1 acre, no acreage fee charged)										
(**Note: Open Space includes parks, golf courses, floodplains, hillsides and similar natural areas, but not required recreation areas and setback areas)										
Guest House Permit (Casita).....	\$100									
Hillside Review.....	\$200									
Home Occupation Permit.....	NO FEE									
Lot Line Adjustment (Un-platted lots only).....	\$200									
Lot Merger (Optional Merger; Un-platted lots only).....	\$200									
Lot Split (1 lot to 2 lots only).....	\$250									

Planning Staff Review (PSR) (Held on Tuesdays starting at 8:30 am).....	NO FEE
Side Entry Garage.....	NO FEE
Sign Permit.....	Wall Sign: \$0...Free Standing: \$100
Sign Review Board.....	\$100
Swimming Pool Permit (Residential Only).....	NO FEE
Site Plan Review (SPR*).....	\$200 + \$50/acre over 1 acre
(* An SPR is used for commercial, industrial, and institutional developments, site plans to the Hillside Review Board, site plans that must go to the Planning Commission, and residential with 5 or more du/lot; exceptions are public schools, four-plexes or less per lot; and minor additions to an existing development)	

Subdivisions:

Preliminary Plat.....	\$200 + \$75/lot
Final Plat (Subdivisions, townhomes, roads, etc.).....	All Plats \$60/lot (\$400 minimum) + HCP impact fee \$250/acre

Amendments:

Preliminary Plat.....	\$200
Final Plat.....	\$250 + \$10/lot

Public Improvements Inspection Fee.....2% of Public Works Inspection  
Construction Costs

Subdivision Construction Plans.....\$50/lot

Zone Change..... \$500 + Acreage Fee\*

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(\*Note: Less than 1 acre, no acreage fee charged)

(Note: Acreage to be zoned as open space, no charge, if the open space is over 10 acres)

(Note: Amendments to existing PD zones are \$500 + acreage fee for additional acres added to the original PD)

Zoning Regulation Amendment (ZRA).....\$500

## II. REFUND POLICY

Where the applicant voluntarily withdraws the application, the following refunds will apply:

- Application accepted, no further work done.....90% of total filing fee
- After notification of hearing.....75% of total filing fee
- After Planning Staff Review (PSR) meeting.....50% of total filing fee
- After written comments received from departments.....50% of total filing fee
- After Staff Report completed.....25% of total filing fee
- After Planning Commission Public Hearing held.....No Refund
- Staff error resulting in mandatory withdrawal.....100% Refund