



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING AND PUBLIC HEARING
MONDAY, MARCH 3, 2014 - 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

- I. CALL MEETING TO ORDER**

- II. ROLL CALL**

- III. APPROVAL OF THE MINUTES OF THE FEBRUARY 3, 2014 PLANNING COMMISSION MEETING**

- IV. PUBLIC HEARING**
 - A. Consideration of Text Amendments to the Unified Development Code (UDC) regarding the Markey Regional Detention Development Fee Program.

 - B. Consideration of Text Amendments to the UDC regarding the requirements for working in the City Right-of-Way.

 - C. Consideration of text amendments to the UDC regarding updates to the City's development fee schedule.

- V. DIRECTOR'S REPORT**
 - A. Economic Development Policy
 - B. Retail Tobacco Store Sales
 - C. Markey Business Park Plan
 - D. North Scott Corridor Plan

- VI. NEXT MEETING DATE: March 17, 2014**

- VII. ADJOURNMENT**

MEETING MINUTES

February 3, 2014

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
February 3, 2014**

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 7:00 p.m.

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Councilman Tim Savage, Commissioners Sally Davila, Tim McDonough, Steve Finn, Chuck Crate and Larry Thompson.

Staff: Jay Leipzig, Planning and Economic Development Director; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

Absent: Commissioner Chris Christensen

MINUTES

Commissioner Crate moved to approve the minutes of the December 16, 2013 and January 6, 2014 Commission meetings. Commissioner Thompson seconded the motion. All members present voted in favor and the motion carried.

SPECIAL USE PERMIT - Horse Racetrack on Prospect north of 58 Highway

Mr. Cooper announced that consideration of the Special Use Permit (SUP) application for a public horse racetrack is a continuation of the discussion that took place at the December 16, 2013 Commission meeting. He identified the location of the proposed track on a site map and told the zoning designation of the property and surrounding properties. Features on the site plan were pointed out by Mr. Cooper including the gravel drive and parking areas, the track, public seating, horse staging area, and food vendor area. He reported the applicant selected the site for its close access to 58 Highway and secluded nature. The property has not previously been developed due to gas and oil wells in the area according to Mr. Cooper. He reported on the status of engineering items including BMP's, the land disturbance permit from MDNR, a City land disturbance permit, and erosion control plans, for the proposed project.

It was noted by Mr. Cooper that an adjacent property owner met with staff to discuss some concerns they had about the proposed racetrack. He went on to report that some of the concerns are addressed in a letter written by the applicant (letter was included in the agenda packet). It was also noted by Mr. Cooper, that he recently spoke to the owner of American Topsoil, which is located in the area of the proposed racetrack. He explained the topsoil business operates on weekdays and is mainly a delivery business for their product, with few, if any, customers coming onsite. The racetrack will operate primarily on the weekends according to Mr. Cooper which should prevent scheduling conflicts.

Mr. Cooper went into detail about staff's concerns pertaining to the gravel driveway with access off of Prospect Avenue. He stated the applicant has agreed to widen the drive to 24-ft. and to modify the slope of the access road to accommodate the apparatus load requirement of the City fire department. Other staff report items mentioned included: banner signs will be allowed; requirements for electrical on site; and fencing will be installed in phases. Mr. Cooper reported that staff recommends approval and he read the 10 recommended conditions of approval. He announced the applicant's engineer agreed to all of the proposed conditions. Items clarified during subsequent discussion included the location of the entrance to the site, and all events are to be held during the daylight hours only.

The location of neighboring property owned by Pat Misemer was identified on the site map. Mr. Misemer had met with staff to discuss concerns regarding the proposed SUP application. Mayor Davis expressed concern about the unidentified issues that may occur or negatively affect neighboring properties as the result of the SUP. It was stated by Mr. Cooper that the owner of American Topsoil is aware of the proposed track and is "okay" with the project. Councilman Savage pointed out that Condition #10 addresses the unforeseen issues that may arise from the track operation, and it also gives the City the ability to correct those issues.

Pat Misemer, owner of 55 acres east of the Benjamin property, spoke to the Commissioners about his property and a 110-acre property south of Mr. Misemer's, which he said is zoned BP-R (Business Park-Restricted). His stated opinion was that the current BP-R zoning is not the best use in the area and indicated that he is in favor of the area becoming a low density residential use. Mr. Misemer announced that he is related to Mr. Benjamin, the applicant. He gave an account about the purchase of the property from Rosehill Farms. He asked questions about when the SUP would expire and commented on the SUP language referring to project as a "racetrack" not a practice track. He suggested that a racetrack should be sanctioned, and he contended that a horse racetrack is not the best use of the property.

Mr. Cooper clarified the renewal / expiration of the SUP and referred to Condition #8 which calls for a yearly staff inspection to verify the site plan remains unchanged . . . He went on to explain, this inspection would leave it to City staff's discretion to determine whether to bring it back to the Commission for further consideration based on an increase of activity or nonconformance with City codes. Councilman Savage talked about upgrades/paving on the racetrack property being a condition of approval in order to stay consistent with future improvements to surrounding areas. Mr. Cooper stated he believes the proposed conditions will allow the area to grow and also allow Mr. Benjamin to utilize his property, while protecting the adjoining property owners. Commissioner McDonough moved to recommend approval of the SUP application to allow a public horse racetrack on property zoned A (Agricultural) located in the 16000 block of S. Prospect Avenue with the following conditions:

- 1) No issuance of a City business license until the site has had a final life-safety inspection by the fire marshal and building official.
- 2) All shows and events must end at dusk.
- 3) No gambling shall be allowed.
- 4) A food and liquor license shall be obtained prior to opening.

- 5) Any area which will be used for public seating / eating purposes shall be clearly marked; roped off; and protected from vehicles.
- 6) Gravel roads and driveways shall be treated to reduce dust.
- 7) Roadway maintenance on site including entry point from Prospect shall be the responsibility of the developer.
- 8) City staff shall perform a yearly inspection to verify site plan remains unchanged and in conformance with other City of Belton codes.
- 9) Any expansion of the land area or an increase in activity without prior City approval shall be construed as a violation of the SUP.
- 10) The City shall impose any additional condition(s) as deemed necessary with cause.

Commissioner Crate seconded the motion. When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners Davila, McDonough, Finn, Crate, and Thompson. Noes: none. Absent: 1 – Commissioner Christensen. The motion carried.

PUBLIC HEARING – Markey Regional Detention Development Fee Program

Mr. Leipzig announced this hearing will be continued to March 3, 2014 due to continued meetings with staff and legal council to finalize the calculations for the Markey Regional Detention Program.

PUBLIC HEARING– Planning Commission & Board of Zoning Adjustment membership/meeting guidelines

Mr. Leipzig reported it was discovered that changes need to be made to the Unified Development Code (UDC) and he categorized the amendments as housekeeping items to make the Board of Zoning Adjustment and Planning Commission provisions consistent with the bylaws and City Charter. Chairman Girgin opened the public hearing at 7:33 p.m. As there was no public input, Chairman Girgin closed the public hearing at 7:33 p.m. Mayor Davis moved to recommend approval of text amendments to Section 2, Articles(s) V-VI of the UDC regarding Board of Zoning Adjustment and Planning Commission membership and meeting guidelines. The motion was seconded by Commissioner McDonough. When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners Davila, McDonough, Finn, Crate, and Thompson. Noes: none. Absent: 1 – Commissioner Christensen. The motion carried.

DIRECTOR'S REPORT

Mr. Leipzig presented the annual end of the year report along with proposed issues and key projects for 2014. Some projects and discussion items mentioned by Mr. Leipzig included:

- 1) Separation requirements for tobacco shops
- 2) Regional Detention Development Fee Program
- 3) Annexation plan and strategy for proposed development areas
- 4) Markey Business Park Plan
- 5) Develop TDDs for undeveloped portions of Markey Parkway
- 6) North Scott Corridor Plan
- 7) Establish a rehabilitation/renovation program for Old Town Belton in association with Downtown Belton Main Street, Inc.

8) Begin preparatory work for a Comprehensive Plan update

The Commission discussed several scheduled improvements in conjunction with the North Scott Corridor Plan which included improvements to the 155th Street overpass and road improvements on the east and west sides of I-49.

Mayor Davis suggested creating an orientation program for new Planning Commission members. It was pointed out that Mid-America Regional Council (MARC) has a training program for new Commission members. Mayor Davis gave an account of several of the current and upcoming City projects.

Chairman Girgin announced that Missouri Department of Transportation is discontinuing community partnership programs.

ADJOURNMENT

Commissioner Crate moved to adjourn the meeting. Commissioner Thompson seconded the motion. All members present voted in favor and the meeting adjourned at 7:48 p.m.

Ann Keeton
Community Development Secretary

REGIONAL DETENTION PROGRAM



*CITY OF BELTON – PUBLIC WORKS
MEMORANDUM*

PUBLIC WORKS

Date: February 27, 2014
To: Jay Leipzig – Director of Community and Economic Development
From: Zach Matteo, P.E. – City Engineer
Subject: Markey Regional Detention Fee Program

In conjunction with construction of Markey Parkway between 163rd Street and Mullen Road beginning this spring, a regional detention facility will be constructed to detain stormwater runoff from those properties within the watershed. Rather than losing developable ground on each property by detaining stormwater on site, developers will be able to pay into a Markey Regional Detention Fund. This fund will be used to complete construction of the detention basin and to maintain the detention basin long term.

Olsson Associates was contracted by the City to analyze alternatives for Markey Regional Detention. Olsson has submitted their final report, which includes a recommended alternative with a proposed fee for developers of \$5,086 per additional impervious acre. The detention fee is based on proposed impervious area and will be assessed at the time of building permit issuance for individual lots.

Staff is seeking consensus on this program and will provide information to property owners in the watershed after approval.

This program will serve as a voluntary option to alleviate on-site stormwater detention requirements for developments within the attached watershed. A stormwater analysis will still be required on all development projects to ensure that building protection and street flooding requirements in compliance with the City's design criteria are met. Flooding impacts could occur upstream, on-site, or downstream of proposed developments, and therefore stormwater impacts for each project will require evaluation by the project engineer and approval by the City Engineer. In addition, stormwater quality Best Management Practices will remain a requirement and a priority for proposed developments.

A figure depicting the Markey Detention watershed will be provided at the Planning Commission meeting. Redevelopment projects falling within the green shaded areas on the figure drain to existing storm systems that are currently over capacity. Increased flows to these systems would cause increased flooding problems if additional impervious areas are not detained on site. Therefore, development projects in these areas should either provide on-site detention or provide funds to upgrade the existing undersized storm systems in order to accommodate the development.

RIGHT-OF-WAY EXCAVATION REQUIREMENTS



*CITY OF BELTON – PUBLIC WORKS
MEMORANDUM*

PUBLIC WORKS

Date: February 26, 2014
To: Jay Leipzig – Director of Community and Economic Development
From: Zach Matteo, P.E. – City Engineer
Subject: ROW Permitting - Text Amendments to the Unified Development Code

The Public Works Department is proposing two changes to the right-of-way excavation permitting process, defined in the Unified Development Code in Chapter 34 Streets and Sidewalks, Article III. Excavations. The first is to remove the requirement of a \$5,000 surety bond and \$200 cash bond for excavations that are equal to or less than 12” in depth below existing ground or hard surface. This change will positively affect residents making improvements to sidewalks or driveways. The second is to change the responsibilities of administering the right-of-way permits and inspecting work in the right-of-way from the Public Works Director to the Engineering Division.

Proposed code changes are attached, as well as a proposed Right-of-Way Permit specifically for sidewalks and driveways.

Staff is in the process of developing a City-wide sidewalk program that will require residents to maintain sidewalks and repair deficiencies. One way to relieve the financial burden to residents is to remove requirements of a surety bond and cash bond for excavation in the right-of-way. While this work will be done in the right-of-way, in staff’s opinion excavations of less than 12” do not warrant a surety bond and cash bond because the threat to public utilities and other utilities is minimal.

The proposed code changes will be presented at a public hearing during the March 3rd Planning Commission meeting. Upon approval these code changes will be brought back to City Council at the March 11th council meeting for final approval.

- UNIFIED DEVELOPMENT CODE
Chapter 34 - STREETS AND SIDEWALKS

ARTICLE III. EXCAVATIONS

ARTICLE III. EXCAVATIONS

- Sec. 34-61. Provisions declared supplemental.
- Sec. 34-62. Permit required; exception.
- Sec. 34-63. Application for permit, fee.
- Sec. 34-64. Application; deposit; repair fee; deposit for permits.
- Sec. 34-65. Bond required for excavation of right-of-way.
- Sec. 34-66. Excessive repair work to be contracted out.
- Sec. 34-67. Traffic, safety requirements.
- Sec. 34-68. Work to be inspected.
- Sec. 34-69. Backfill and pavement repairs.
- Sec. 34-70. Violations; penalty.
- Secs. 34-71—34-98. Reserved.

Sec. 34-61. Provisions declared supplemental.

The provisions of this article shall be in addition and supplemental to all other provisions of this Code and the ordinances of the city.

(UDC 2010, § 9.31)

Sec. 34-62. Permit required; exception.

Any person or utility company who shall desire to make an excavation in any right-of-way within the city limits shall first obtain a permit from the ~~public works director~~ Engineering Division of the Public Works Department (“Engineering Division”) for such cut (cost \$5.00). It shall be unlawful for any person, except employees of the city in the course of their employment, to open, dig into, remove the surface from, excavate, bore or tunnel under any street, sidewalk, alley, right-of-way or public place without first obtaining a permit. Any work begun without a permit shall be stopped immediately upon notice from the city inspector. Excavations which are made in emergency situations shall be reported to the public works director on the morning of the next regular workday.

(UDC 2010, § 9.32; Ord. No. 89-1884, § 1, 4-11-1989; Ord. No. 89-1899, § 1, 6-13-1989)

Sec. 34-63. Application for permit, fee.

The application for a permit required by this article shall contain such information as the administrative officer deems necessary, and shall be accompanied by a fee in the amount of \$5.00.

(UDC 2010, § 9.33)

- UNIFIED DEVELOPMENT CODE
Chapter 34 - STREETS AND SIDEWALKS

ARTICLE III. EXCAVATIONS

Sec. 34-64. Application; deposit; repair fee; deposit for permits.

- (a) Applications for permits shall be accompanied by a copy of the surety and cash bonds required in section 34-65
- (b) In addition to all other deposits, repairs on the final surface of asphalt streets will be billed to the contractor or utility at the rate of \$25.00 per square yard.
- (c) In connection with block cuts if, in the opinion of the ~~public-works-director~~ Engineering Division, such cuts substantially reduce the anticipated life of the street surface, he may require that the person or company involved resurface the entire block or some lesser portion thereof so that the entire surface shall be restored to substantially the same condition it was in prior to the time cuts were made. In making this determination, the ~~public-works-director~~ Engineering Division shall take into consideration the age of the existing surface, the space between the cuts involved, and the type of paving surface involved.
- (d) A ten percent penalty shall accrue when billings are not paid within 60 days of receipt of monthly statements.

(UDC 2010, § 9.34; Ord. No. 89-1884, § 1, 4-11-1989; Ord. No. 89-1899, § 1, 6-13-1989)

Sec. 34-65. Bond required for excavation of right-of-way.

All persons and contractors who are engaged in the business of excavating in the right-of-way **more than twelve inches (12") in depth below existing ground or hard surface** shall be required to post a bond in the amount of \$5,000.00 with sufficient surety to insure compliance with the requirements of this article, and a \$200.00 cash bond. Any contractor who consistently produces faulty backfill may be refused permits at the discretion of the public works director or city manager. When in the opinion of the public works director the volume of the cuts exceeds the city's ability to properly make repairs, the bond requirements may be increased.

(UDC 2010, § 9.35; Ord. No. 89-1884, § 1, 4-11-1989; Ord. No. 89-1899, § 1, 6-13-1989)

Sec. 34-66. Excessive repair work to be contracted out.

When in the opinion of the public works director the volume of paving cuts requested by a contractor exceeds the city's ability to repair the same within a reasonable period of time, the city may, at its option, submit the repair work to public bid and accept the bid of the lowest responsible bidder and in such event shall charge the person or company concerned the actual costs of such repair together with the permit fees involved.

(UDC 2010, § 9.36; Ord. No. 89-1884, § 1, 4-11-1989; Ord. No. 89-1899, § 1, 6-13-1989)

Sec. 34-67. Traffic, safety requirements.

- (a) Traffic lanes and sidewalks shall be left open and maintained on streets while work is in progress. Blocking or barricading of streets and intersections will not be permitted, without the approval of the public works director, who shall in turn notify other departments of the city including the fire and police departments.
- (b) Persons excavating in streets will be required to provide facilities enabling the use of intersections by pedestrians and driveways by residents located on streets where work is in progress. As a protection to traffic and pedestrians, barricades or dirt excavated shall be maintained adjacent to the excavation. When the work concerned is a public hazard, signs signifying the same shall be

- UNIFIED DEVELOPMENT CODE
Chapter 34 - STREETS AND SIDEWALKS

ARTICLE III. EXCAVATIONS

exhibited. Amber lights or flares shall be maintained on excavations from dusk to daybreak. Such equipment shall be located at each end and along the entire length of the excavation, and unless lights can be observed from any direction, additional lights or flares shall be provided. Lights shall also be maintained on tool boxes, machinery or other equipment left on public streets or alleys.

(UDC 2010, § 9.37; Ord. No. 89-1884, § 1, 4-11-1989; Ord. No. 89-1899, § 1, 6-13-1989)

Sec. 34-68. Work to be inspected.

The cut and repair of any street or alley shall be under the supervision of the ~~public-works-director~~ **Engineering Division**. If the work is not completed to the satisfaction of the ~~public-works-director~~ **Engineering Division**, the ~~public-works-director~~ **Engineering Division** shall so notify the contractor or applicant by which the street or alley cut is being made and shall state in writing his or her objections thereto. If the contractor does not cause the street or alley repairs to be properly completed within ten days from the receipt of the notice, he shall be deemed to be in violation of this article and the deposit shall be forfeited to the city.

(UDC 2010, § 9.38; Ord. No. 89-1884, § 1, 4-11-1989; Ord. No. 89-1899, § 1, 6-13-1989)

Sec. 34-69. Backfill and pavement repairs.

- (a) *Generally.* After the work for which the cut was made has been completed, the backfill and pavement repairs shall be made in accordance with specifications which have been prepared by the ~~public-works-director~~ **Engineering Division**.
- (b) *Asphalt streets.* The ~~public-works-director~~ **Engineering Division** shall be notified when the gravel backfill is completed or anticipated to be completed on any asphalt street. It will be the duty of the ~~public-works-director~~ **Engineering Division** to supervise the inspection of the gravel backfill and approve it prior to the pouring of eight inches of unreinforced concrete by the contractor or utility. The street department will then complete the top surface asphalt paving repairs on the cut.
- (c) *Non-asphalt streets.* The ~~public-works-director~~ **Engineering Division** shall be notified when the gravel backfill is completed or anticipated to be completed on any non-asphalt street. It will be the duty of the ~~public-works-director~~ **Engineering Division** to supervise the inspection of the gravel backfill and approve it prior to the pouring of the eight-inch slab and top surface concrete paving which will be done by the contractor in one pour.

(UDC 2010, § 9.39; Ord. No. 89-1884, § 2, 4-11-1989; Ord. No. 89-1899, § 2, 6-13-1989)

Sec. 34-70. Violations; penalty.

Any person violating any provision of this article, or any condition or regulation of a permit hereunder, shall be punished as provided in section 1-18, and furthermore shall be subject to having his or her permit revoked.

(UDC 2010, § 9.40; Ord. No. 89-1884, § 2, 4-11-1989; Ord. No. 89-1899, § 2, 6-13-1989)

Secs. 34-71—34-98. Reserved.



CITY OF BELTON
 520 Main Street
 Belton, MO 64012
 (816) 331-4331
 Fax (816) 331-6973

RIGHT-OF-WAY DRIVEWAY/SIDEWALK PERMIT

Date: _____ No. _____

Issue to Company: _____

Location of Work: _____

Telephone Number: (____) _____

Missouri One Call Ticket Number (Required): _____

The use of industry standards for utility marking and color codes are required.

Description of Work to be done: _____

PERMIT APPLICATION FEE: \$5.00 (Cash or Check only)

COMPLIANCE WITH UDC: All requirements per Chapter 34 of the Unified Development Code will be enforced. It is your responsibility to familiarize yourself with the ordinance and make sure you comply.

 Signature of Applicant

 Print Applicant's Name

 Company

This Section is to be filled out by City Staff

\$5.00 Permit Fee

 (Name) (Date)

When applicant meets all above requirements, please issue permit.

 (Name) (Date)

Applicant has paid for R-O-W Permit per Finance Department.

DEVELOPMENT FEE SCHEDULE UPDATE



*CITY OF BELTON – PUBLIC WORKS
MEMORANDUM*

PUBLIC WORKS

Date: February 26, 2014
To: Jay Leipzig – Director of Community and Economic Development
From: Zach Matteo, P.E. – City Engineer
Subject: Development Fee Schedule - Text Amendments to the Unified Development Code

The Public Works and Community & Economic Development Departments have worked to benchmark and update the City's Development Fee Schedule. This includes updates to the water impact fee, the sanitary sewer connection fee, water tap fee, arterial street impact fee and engineering inspection/review. The table of development fees is currently provided as Appendix A in the Unified Development Code.

PowerPoint slides are provided in this packet and will be presented to the Planning Commission. Proposed changes to the development fee schedule, including the arterial street impact fee table, are also provided.

These items were presented and discussed at the City Council work session on February 18. Upon approval by the Planning Commission, these amendments will be brought back to council for final approval on March 11.

PART II - CODE OF ORDINANCES
Appendix A - SCHEDULE OF FEES AND CHARGES

PART II. UNIFIED DEVELOPMENT CODE

PART II. UNIFIED DEVELOPMENT CODE

January 2008

Application Type	Filing Fees
Subdivision—Plan Reviews	
Prelim. residential	\$200.00 for first 20 lots + \$10.00/lot thereafter
Final residential	\$200.00 for first 20 lots + \$10.00/lot thereafter
Prelim. commercial	\$300.00 for first 40 acres + \$10.00/acre thereafter
Final commercial	\$300.00 for first 40 acres + \$10.00/acre thereafter
Planning/Zoning	
Rezoning—Residential	\$150.00
Rezoning—Comm., Mfg, PUD	\$200.00
Special use	\$150.00
Variance	\$150.00
Lot split	\$150.00
Vacation	\$0.00
Building	
Building permit fee (Based on valuation, calculated as per section 10-52, Unified Development Code)	Minimum fee \$42.00
Valuation \$2,001.00 to \$25,000.00	\$35.00 for first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00

PART II - CODE OF ORDINANCES
Appendix A - SCHEDULE OF FEES AND CHARGES

PART II. UNIFIED DEVELOPMENT CODE

Valuation \$25,001.00 to \$50,000.00	\$205.00 for first \$25,000.00 plus \$5.80 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.00
Valuation \$50,001.00 to \$100,000.00	\$350.00 for first \$50,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
Valuation \$100,001.00 to \$500,000.00	\$625.00 for first \$100,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof
Valuation \$500,001.00 to \$1,000,000.00	\$2,225.00 for first \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000
Valuation \$1,000,001.00 and up	\$4,225.00 for first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof
Engineering	
Arterial street impact fee	\$801.00/PM peak hour traffic trip (table attached)
Water impact fee	Size displacement/turbine
	¾" = \$3,090.00
	1" = \$4,944.00 \$7725
	1.5" = \$6,180.00 \$15,450/ \$9,888.00
	2" = \$12,360.00 \$24,420/ \$14,832.00
	3" = \$18,540.00 \$49,440/ \$33,867.00
	4" = \$24,670.00 \$77,250/ \$61,800.00
	6" = \$61,800.00 \$154,500/ \$135,960.00
Sanitary sewer connection fee	\$500.00 - \$2,000.00 \$1600.00

PART II - CODE OF ORDINANCES
Appendix A - SCHEDULE OF FEES AND CHARGES

PART II. UNIFIED DEVELOPMENT CODE

	Dependent upon sewer district and meter size
Land disturbance permit	No fee—Except applicable public infrastructure fees
Excavating permit	\$5.00
Excavating bond	\$200.00 cash bond + \$5,000.00 surety bond
Water tap	\$400.00 for ¾" meter
	\$482.00 for 1" meter
	\$540.00 for 1" tap w/dual ¾" meter
	\$754.00 \$892.00 for 1.5" meter
	\$930.00 \$1120.00 for 2" meter
	Larger meters at current material costs
Water deposit	Builder = \$110.00
Public Infrastructure	
Review fee	1% of the construction cost
Inspection fee	4% of the construction cost
Engineering Review and Inspection Fee	3% of the construction cost
Performance and 2-yr. maintenance bond	100% of the construction cost
Fire	
Plan review fee	None
Operational permit fee	None

PART II - CODE OF ORDINANCES
Appendix A - SCHEDULE OF FEES AND CHARGES

PART II. UNIFIED DEVELOPMENT CODE

Construction permit fee	See building fees
Blasting permit	\$300.00

NOTES: Last updated 2013



City of Belton, Missouri

Fee Schedule

Planning / Public Works / Building

PLANNING & ZONING APPLICATION FEES

Lot Split	\$200
Rezone	
Residential	\$150
Commercial	\$200
Manufacturing	\$200
PUD	\$200
Special Use Permit	\$150
Variance	\$150

SUBDIVISION FEES

Preliminary Plat

Residential	\$200 for 1 st 20 lots + \$10/lot thereafter
Commercial	\$300 for 1 st 40 acres + \$10/acre thereafter

Final Plat

Residential	\$200 for 1 st 20 lots + \$10/lot thereafter
Commercial	\$300 for 1 st 40 acres + \$10/acre thereafter

FIRE

Blasting Permit	\$300
Commercial Hoods	Check with Fire Marshall's Office
Fire Suppression Systems	Check with Fire Marshall's Office

SANITARY SEWER CONNECTION FEES

Districts:

City of Belton	\$2,000/EDU \$1,600/EDU
City of Kansas City	\$500/EDU
Johnson County Wastewater	\$2,000/EDU Remove
Little Blue Valley Sewer District	\$900/EDU

WATER TAP FEES

<u>Meter Size</u>	<u>Fee</u>
¾"	\$400
1"	\$482
1" w/dual ¾"	\$540
1.5*	\$754 \$892
2"	\$930 \$1120

Larger meters at current material costs

WATER DEPOSIT

Builder	\$110
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LAND DISTURBANCE PERMIT

No Fee except applicable Public Infrastructure Fees.

Over 1-acre disturbed ground and estimated costs to install and maintain approved erosion and sediment control measures. Performance bond 100% of the construction costs.

PUBLIC WORKS FEES

Required if working in the City Right-of-Way:	
Excavating Permit	\$5.00
Excavating Bond	\$200 Cash Bond + \$5,000 Surety Bond

PUBLIC INFRASTRUCTURE

Review Fee	1% of the Construction Cost 3% Total
Inspection Fee	4% of the Construction Cost
Performance & 2-Yr	
Maintenance Bond	100% of the Construction Cost

Impact Fees

Arterial Street	\$801/PM Peak Hour Traffic Trip
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<u>Water Impact</u>	<u>Size</u>	<u>Amount</u>
	¾"	\$3,090
	1"	\$4,944 \$7725
	1.5"	\$6,180 \$15,450 / \$9,888 Remove
	2"	\$12,360 \$24,420 / \$14,832 Remove
	3"	\$18,540 \$49,440 / \$33,867 Remove
	4"	\$24,670 \$77,250 / \$61,800 Remove
	6"	\$61,800 \$154,500 / \$135,960 Remove

Building Permit Fees

Building Permit Fees Based on Valuation – Minimum fee \$42

<u>Valuation</u>	
\$2,001 to \$25,000	\$35 for first \$2,000 plus \$6 for each additional \$1,000 or fraction thereof, to & including \$25,000
\$25,001 to \$50,000	\$205 for first \$25,000 plus \$5.80 for each additional \$1,000 or fraction thereof, to & including \$50,000
\$50,001 to \$100,000	\$350 for first \$50,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to & including \$100,000
\$100,001 to \$500,000	\$625 for first \$100,000 plus \$4 for each additional \$1,000 or fraction thereof
\$500,001 to \$1,000,000	\$2,225 for first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof, to & including \$1,000,000
\$1,000,001 and up	\$4,225 for first \$1,000,000 plus \$4 for each additional \$1,000 or fraction thereof



City of Belton, Missouri

Arterial Street Improvements Impact Table

Land Use Category	ITE Land Use Code	Land Use *	Impact Fee per Unit **
Residential Unit of Measure: (Dwelling Unit)	210	Single Family Detached	\$809.01 \$801
	220	Multi-Family Residential (4+ units)	\$496.62
	224	Rental Townhouse (2-3 units)	\$576.72
	230	Condo/Townhouse (Owner Occupied)	\$416.52
	240	Mobile Home Park	\$472.59
	251	Senior Adult Housing - Detached	\$208.26 \$216.27
	252	Senior Adult Housing - Attached	\$88.11 \$200.25
	253	Congregate Care Facility	\$136.17
	255	Continuing Care Retirement Community	\$232.29 \$128.16
Commercial Unit: (Each Room)	310	Hotel	\$472.59 \$480.60
	320	Motel	\$376.47
Commercial/ Retail Unit of Measure: (Square Foot)	444	Movie Theatre	\$3.04
	492	Health/Fitness Club	\$3.24 \$2.83
	520	Elementary School	\$1.19 \$0.97
	522	Middle School	\$0.95
	530	High School	\$0.78
	560	Church	\$0.53 \$0.44
	565	Daycare Center	\$10.56 \$9.88
	610	Hospital	\$0.95 \$0.74
	620	Nursing Home	\$0.34 \$0.59
	710	Office Building	\$1.19
	720	Medical-Dental Office	\$2.98 \$2.86
	760	Research & Development Bldg.	\$0.87 \$0.86
	770	Business Park Building	\$1.03 \$1.01
	812	Building Materials/Lumber Store	\$3.60
	813	Free Standing Discount Superstore	\$3.10 \$3.48
	814	Specialty Retail Store	\$2.17 \$5.46
	815	Free Standing Discount Store	\$4.05 \$3.99
	816	Hardware/Paint Store	\$3.88
	817	Nursery Garden Center	\$3.04 \$5.56
	820	Shopping Center	\$3.00 \$2.97
	850	Supermarket	\$8.37 \$7.59
	851	Convenience Market-24 hours w/o pumps	\$41.98
	853	Convenience Market w/ pumps	\$48.55 \$40.79
854	Discount Supermarket	\$7.13 \$6.68	
860	Wholesale Market	\$0.17 \$0.70	
861	Discount Club	\$3.40 \$1.47	
862	Home Improvement Superstore	\$1.96 \$1.87	
863	Electronic Superstore	\$3.60	

Land use Category	ITE land Use Code	Land Use*	Impact Fee Per Unit **
Commercial/ Retail Unit of Measure: (Square Foot) (Continued)	864	Toy/Children's Superstore	\$4.00
	866	Pet Supply Superstore	\$3.97 \$2.71
	867	Office Supply Superstore	\$2.72
	869	Discount Home Furnishing Superstore	\$3.21 \$1.26
	870	Apparel Store	\$3.07
	879	Arts and Craft Store	\$4.97
	880	Pharmacy/Drugstore w/o drive thru	\$6.74 \$6.73
	881	Pharmacy/Drugstore w/ drive thru	\$6.90 \$7.94
	890	Furniture Store	\$0.37 \$0.36
	896	Video Rental Store	\$10.89
	911	Walk-in Bank	\$26.55 \$9.72
	912	Drive-thru Bank	\$36.64 \$19.46
	931	Quality Restaurant	\$6.00
	932	High-Turnover (Sit-Down) Restaurant	\$8.75 \$7.89
	934	Fast-Food Restaurant w/ drive thru	\$27.75 \$26.15
	936	Drinking Place	\$9.08 \$32.64
	841	Car Dealership	\$2.11 \$2.10
	843	Automotive Parts Sales	\$4.79
848	Tire Store	\$3.32 \$2.84	
942	Automobile Care Center	\$2.71 \$2.49	
Manufacturing Industrial Unit of Measure: (Square Foot)	110	General Light Industrial	\$0.78
	120	General Heavy Industrial	\$0.54 \$1.73
	130	Industrial Park	\$0.69 \$0.68
	140	Manufacturing	\$0.59 \$0.58
	150	Warehouse Storage	\$0.38 \$0.26
	151	Mini-Warehouses	\$0.21
	152	High-Cube Warehouse	\$0.10
* Land Uses not identified shall be coordinated with City Staff, using the ITE Trip Generation Tables			
** Fee Calculated in accordance with Resolution No. 2005-50: \$801.00 per trip based on weekday PM peak hours of the adjacent street traffic between 4 and 6 PM			
NOTE: This list is not inclusive of all possible uses.			

Proposed UDC Changes

Development Fee Schedule



Development Fee Schedule

The Development Fee Schedule is a summary of all of the costs possible in a given development project and can be found at <http://www.belton.org/index.aspx?nid=94>.

The purpose:

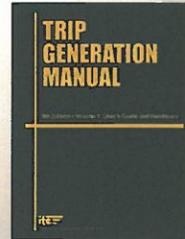
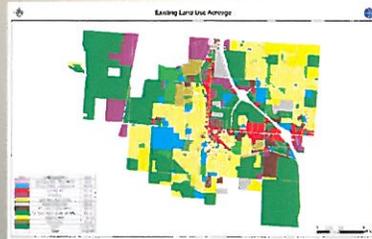
- 1) To generate revenues that help pay for costs of service associated with a development project
- 2) To generate revenues to pay for infrastructure improvements to serve new development

This must also be balanced with the fact that Belton must be competitive in the region to continue to prosper.

Street Impact Fee Review

The Engineering Division reviewed and updated this program (originally completed in 2005) as required by the City Code. This update consisted of the following items:

1. Estimating the total street **arterial** project costs in the City
2. Revaluating the total trips generated according to existing and future land usage
3. Researched and updated the original 2005 Impact Fees per Unit based on the new ITE Trip Generation Manual, 9th Edition



Street Impact Fee Results

The study generated the following table:

Final Results		
	2005	2014
Total Project Costs	\$127,735,000	\$101,695,550
Total Trips Generated	47,917	49,330
Dollars per Trip	\$2,665 per trip	\$2,061 per trip

Conclusions:

1. The current arterial street impact fee is **\$801** per trip (adopted 2005)
 - a. This is 30% of the calculated fee as determined in 2005
2. The City is currently generating more trips but there are less estimated arterial improvements.
3. Staff recommends continuing the Arterial Street Impact Fee at **\$801 per trip**.

Water Impact Fee Review

Staff has referenced the Master Plan, CIP and has benchmarked a number of water providers in the region.

Although the City's base impact fee that is generally residential at \$3,090, the larger meters charges (1-in and up) are significantly lower than the regional average.

Staff research of System Development Charges (SDC):

SDC COMPARISON CHART											
meter size/gpm	Bellton	Proposed	Lee's Summit	Raymore	Water One	Blue Springs	Liberty	Olathe	Gardner, KS	AVG	AWWA **
5/8" - 20 GPM	\$3,090	\$3,090	\$3,156	N/A	\$4,555	N/A	\$2,250	\$4,370	\$1,000	\$3,610	\$2,903
3/4" - 30 GPM	\$3,090	\$3,090	\$5,193	\$2,318	\$7,285	\$6,000	N/A	\$4,300	\$4,000	\$4,599	\$4,355
1" - 50 GPM*	\$4,944	\$7,725	\$8,109	\$3,621	\$12,150	\$11,000	\$8,560	\$10,750	\$7,300	\$7,954	\$7,558
1.5" - 100 GPM*	\$6,180	\$15,450	\$10,387	\$4,525	\$14,270	\$14,000	\$11,300	\$11,500	\$14,600	\$10,574	\$14,545
2" - 150 GPM*	\$12,360	\$24,720	\$20,771	\$9,049	\$18,835	\$41,000	\$17,600	\$14,400	\$23,000	\$26,910	\$23,224
3" - 320 GPM*	\$18,540	\$49,440	\$16,371	\$13,573	\$37,665	\$48,000	N/A	\$68,500	\$43,500	\$54,322	\$45,428
4" - 500GPM*	\$24,670	\$77,250	\$103,667	\$18,133	\$121,350	\$121,000	N/A	\$107,100	\$72,300	\$88,403	\$72,575
6" - 1000 GPM*	\$61,800	\$154,500	\$207,733	\$15,214	\$242,700	\$384,000	N/A	\$215,000	\$144,600	\$185,870	\$145,130

* Fee is for displacement of compound meters only. Does not include labor charges.
** National Average SDC as reported in the 2012 AWWA 2012 AUCM and Infrastructure Rate Survey

Water Impact Fee Review

Based on this research, Staff recommends the following changes:

Water Impact	Size	Amount
	3/4"	\$3,090
	1"	\$4,944 \$7725
	1.5"	\$6,180 \$15,450 / \$9,888 Remove
	2"	\$12,360 \$24,420 / \$14,832 Remove
	3"	\$18,540 \$49,440 / \$23,867 Remove
	4"	\$24,670 \$77,250 / \$61,800 Remove
	6"	\$61,800 \$154,500 / \$125,960 Remove

Residential Permit Benchmark

Per Council request, the following permit analysis was completed.

	Blue Springs MO	Gardner KS	Lee's Summit MO	Shawnee KS	Gladstone MO	Liberty MO	Raymore MO	Grandview MO	Belton MO	Proposed Belton MO	Average
Plan Review Fee	\$1,260.71				\$30.00	\$147.00	\$42.00	\$200.00			\$279.95
Building Permit Fee	\$2,292.71	\$1,261.50	\$773.00	\$808.00	\$2,299.75	\$881.00	\$1,115.00	\$1,200.00	\$1,225.00	\$1,225.00	\$1,317.33
Street/Road Impact Fee									\$809.01	\$801.00	\$809.01
Water Connect Fee	\$6,300.00	\$4,300.00	\$3,455.76		\$220.00	\$2,250.00	\$2,633.00	\$1,860.00	\$3,490.00	\$3,490.00	\$3,235.54
Sewer Connect Fee	\$1,500.00	\$5,825.00	\$450.00		\$50.00	\$925.00	\$1,333.00	\$50.00	\$2,000.00	\$1,600.00	\$1,516.63
Excise Tax		\$1,600.00	\$1,041.31	\$1,806.00			\$1,838.20				\$1,571.38
Right of Way Fee			\$60.00	\$75.00					\$5.00	\$5.00	
Land Disturbance				\$75.00							
Final Building Insp. Fee							\$42.00				
Electrical Service		\$370.00									
Parkland Dedication Fee **		\$700.00					\$152.00	\$275.00			
Storm Water Detention				\$350.00							
Total Fees	\$11,353.42	\$14,056.50	\$5,780.07	\$3,114.00	\$2,999.75	\$4,203.00	\$7,155.20	\$3,585.00	\$7,529.01	\$7,121.00	\$6,997.33

Note: Gladstone is a statistical outlier. When excluded, the average total fee is **\$7,100**.

Should the City reduce the Sewer Connection Fee even further?

Questions or Comments

