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Appendix A
County of Mineral
Land Use Fee Schedule

SUBDIVISION	FY 2025
Preliminary Plat (First Minor)	\$1,500.00
Preliminary Plat (Major)	\$1,500 + \$195 per lot
Preliminary RV or Mobile Home Park	\$1,500 + \$95 per space
Final RV or Mobile Home Park Review	\$500 + \$50 per space
Final Plat Review (First Minor)	\$800 + \$95 per lot
Final Plat Review (Major)	\$1,100 + \$ 105 per lot
Variance Request (each)	\$350.00
Parkland Dedication Waiver	\$365.00
Vacation of Recorded Plat	\$880.00
Plat/Phasing Plan Extension	\$570.00
Phasing Plan Creation/Amendment	\$675.00
Plat Adjustment	\$995.00
Review of Material Changes	\$750.00
Condition Amendment	\$995.00
Subdivision Exemption Affidavit	\$400.00
Pre-Application Review	\$150.00
Agricultural Covenant Removal	\$500.00
Examination Fee	\$400.00
Appeal	\$275.00
Additional Public Hearing	\$275.00
Subdivision Improvements Guarantee	\$750.00
Change of Covenants (Existing Subdivision)	\$150.00
FLOODPLAIN PERMITS	
Floodplain Determination	\$100.00
Floodplain Determination w/site visit	\$175.00
Floodplain Permit - Small Scale	\$400.00
Floodplain Permit - Large Scale	\$1,000.00
Floodplain Permit Extension	\$100.00
Floodplain Permit Variance	\$850.00
Floodplain Permit - during/after project	Double Fee
Map Revision Application (LOMA, LOMR, LOMC, etc.)	\$150.00
Floodplain Waiver (Subdivision Regulations)	\$300.00
Floodplain Analysis (Subdivision Regulations)	\$300.00
OTHER FEES	
Citizen Initiated Zoning Request	\$3,200.00
Citizen Initiated Zoning District Variance	\$500.00
Address Request	\$275.00
Floodplain & Subdivision Regulations	\$35.00
Growth Policy	\$55.00
Copies	\$0.75
Road Name Change	\$400.00
Color Copies	\$1.50
Zoning Compliance Confirmation	\$35.00
Document and File Research Fee	\$75 per hour
Road Signs	\$25 + cost of sign
SANITATION IN SUBDIVISION -LOCAL REVIEW OF SUBDIVISIONS (MCA 76-4-105 (4))	
Local charge per application submittal	\$300.00
Local charge per reviewed lot	\$100.00
Exempt Lot within Sanitation Review Application	\$200.00
Fee for all permits obtained during or after project competition	Double Fee

NOTE: When an action is requested by an applicant that is not addressed in this schedule, a fee listed above for a substantially similar action will be charged

Payment of all extraordinary costs incurred for processing any subdivisions application shall be the responsibility of the applicant**

**In those cases where additional review fees will be requested, Staff shall notify the applicant of this potential during the pre-application conference. Once an application has been submitted for element review, to the extent the initial application fee does not provide sufficient funds to pay for outside professional services for the review of the application, the applicant will be charged the actual review costs. An estimate of the additional review fees will be provided to the applicant upon request by the applicant prior to the County engaging the outside professional services. The review of the application will be suspended in the event that the applicant does not agree to pay the costs for the outside professional services.

Consulting Fees: These costs are to be paid by the subdivider.

Third-Party Subdivision reviewer

Third-Party Engineering and/or DEQ review (at the request by Mineral County)

***An Examination fee is required for the examination of Certificate of Surveys and Plats. The applicant shall pay a non-refundable fee at the time of submittal. The total fee will be calculated after the review is completed.

RESOLUTION NO. 12-20-2024A**A RESOLUTION TO ENACT NEW AND REVISED LAND USE FEES FOR SERVICES RENDERED BY THE MINERAL COUNTY ENVIRONMENTAL HEALTH AND PLANNING DEPARTMENT**

WHEREAS, the Mineral County Environmental Health and Planning Department receives requests by individuals, businesses and government agencies for land-use related services; and

WHEREAS, MCA 76-3-602 provides for the establishment of fees for reviewing subdivisions; and

WHEREAS, MCA 76-4-105(4) provides for the local reviewing authority establishment of fees to review applications, conduct site visits, and review applicable exemptions and that the fee must be paid directly to the local reviewing authority and may not exceed the local reviewing authority's actual cost that is not otherwise reimbursed by the department from fees adopted; and

WHEREAS, an assessment reasonably related to the cost of services provided by Mineral County is a reasonable means of off-setting costs related to the provision of the service or benefit; and

WHEREAS, the adopted Schedule of Fees for Land-Use services will provide Mineral County with an updated Schedule of Fees that reflects surrounding counties Schedule of Fees; and

WHEREAS, it is in the public interest on behalf of all taxpayers of Mineral County that the County impose reasonable charges related to the costs of providing the following services; and

WHEREAS, the fees enacted by this resolution will be reviewed when deemed necessary by the Board of Mineral County Commissioners; and

WHEREAS, to give the public an opportunity to be heard regarding the proposed fee resolution, the first public hearing was held by the Board of Mineral County Commissioners on August 16, 2024, with notice published in a local newspaper on August 7, 2024;

WHEREAS, a second public hearing was held by the Mineral County Planning Board on October 21, 2024, with notices published in a local newspaper on October 2, 2024 and October 9, 2024;

WHEREAS, a third public hearing was held by the Board of Mineral County Commissioners on December 6, 2024, with notice published in a local newspaper on November 20, 2024 and:

WHEREAS, the Board of Mineral County Commissioners passed a Resolution of Intent to Enact New and Revised Land use Fees for Services Rendered by the Mineral County Environmental Health and Planning Department on December 6, 2024.

0129987

WHEREAS, a fourth public hearing was held by the Board of Mineral County Commissioners on December 20, 2024, with notice published in a local newspaper on December 4, 2024.

WHEREAS, there was no public comment, received by Mineral County, against the fee increase.

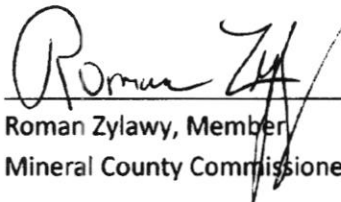
NOW, THEREFORE, BE IT RESOLVED, the Board of Mineral County Commissioners approves and adopts this Resolution, effective January 1, 2025, to implement the new and revised land use fees as shown in Appendix A.

BE IT FURTHER RESOLVED, that previous resolutions adopting or revising land use fees shall be superseded and rescinded by this resolution.

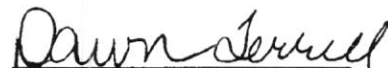
PASSED AND APPROVED by the Board of Mineral County Commissioners on this 20th day of December, 2024.



Duane Simons, Member
Mineral County Commissioners



Roman Zylawy, Member
Mineral County Commissioners



Dawn Terrill, Chairman
Mineral County Commissioners

Attest:



Kelann McLees, Clerk and Recorder

