

RESOLUTION NO. 414

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING
DEVELOPMENT SERVICES FEES.**

WHEREAS, by ordinance, the City has authorized fees and charges for services provided by the City; and

WHEREAS, the City desires to recover the cost of services where fees may be appropriate; and

WHEREAS, to reflect the increased costs of doing business as the cost of living increases, fees also increase; and

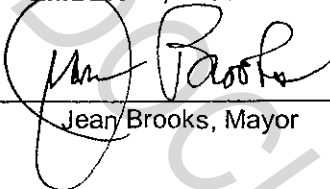
WHEREAS, the City recognizes the need to amend the existing Land Use Fees and Engineering Fees by 1.5%, and amend the fire permit review and inspections fees to a level to cover the costs associated with these services; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,
WASHINGTON, AS FOLLOWS:**

Section 1. Development Services Fee Schedule Amended. Development Services Fees are hereby amended as set forth in Exhibit A attached to this resolution and incorporated herein.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption with fees effective on January 1, 2004.

ADOPTED BY THE CITY COUNCIL ON NOVEMBER 10, 2003.



Jean Brooks, Mayor

ATTEST:



Catrina Craig, City Clerk

Exhibit "A"

DEVELOPMENT SERVICES FEE SCHEDULE

BUILDING ~~CODE~~ PERMIT FEES

The building permit fees shall be based upon valuation and indicated in ~~Table 1-A, Building Permit Fees, of the Uniform Building Code are amended to read as follows:~~ shall be based upon valuation and shall be assessed in accordance with the following table:

Total Valuation**	Fee
\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 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	\$643.75 for the first \$50,000 plus \$7.00 for each additional 1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

Other Inspections and Fees

1. Inspections outside of normal business hours (minimum two hours) *\$50.00 per hour
2. Reinspection fees assessed under provisions of Section 108.8 *\$50.00 per hour
3. Inspections for which no fee is specifically indicated *\$50.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans *\$50.00 per hour
5. For use of outside consultants for plan checking or inspection, or both ***Actual Cost
(including overhead)

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, hourly wages and benefits of the employees involved.

** Total Valuation ~~to be based on the most current I.C.B.O. Valuation Data Table as published in the ICBO Building Standards.~~ shall be determined by the Building Official in accordance with nationally accepted industry standards. The listing of unit valuations presented in 'Exhibit B' shall be used as the standard for normal construction projects. For unusual projects that are not specifically listed, national construction estimating tools such as the Building *Construction Cost Data* by R.S. Means or the BNi *Construction Costbook* will be used as a guide for determination of valuation.

*** The applicant is responsible for the following fees incurred by the City from outside consultants or experts:

(1) expenses associated with permit review, approval, and issuance; (2) expenses associated with the applicant's failure to comply with the permit and applicable City codes; and (3) expenses associated with the City's evaluation and mitigation of hazardous conditions arising from the applicant's failure to comply with the approved permit and applicable codes.

PLAN REVIEW FEE

Plan Review Fees shall be 65 percent of the building permit fee. ~~in accordance with section 107.3 of the Uniform Building Code.~~

MECHANICAL CODE FEES

Permit Issuance

- | | |
|---|---------|
| 1. For the issuance of each permit | \$25.00 |
| 2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized | \$7.50 |

Unit Fee Schedule

- | | |
|--|----------|
| 1. Furnaces. For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW) | \$15.00 |
| For the installation or relocation of each forced air or gravity-type furnace or burner, including ducts and vents attached to such an appliance over 100,000Btu/h (29.3 kW) | \$19.00 |
| For the installation or relocation of each floor furnace, including vent | \$15.00 |
| For the installation or relocation of each suspended heater, recessed wall heater, or floor mounted unit heater | \$15.00 |
| 2. Appliance Vents. For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit | \$7.50 |
| 3. Repairs and Additions. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporation cooling system, including installation of controls regulated by the Mechanical Code | \$14.00 |
| 4. Boilers, Compressors, and Absorption Systems. For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW) or for each absorption system to and including 100,000 Btu/h (29.4 kW) | \$15.00 |
| For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW) or for each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) | \$28.00 |
| For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or for each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) | \$38.50 |
| For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or for each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) | \$57.50 |
| For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or for each absorption system over 1,750,000 Btu/h (512.9 kW) | \$100.50 |
| 5. Air Handlers. For each air-handling unit to and including 10,000 cubic feet per minute | \$11.00 |
| 6. Evaporative Coolers. For each evaporative cooler other than the portable type | \$11.00 |

7. Ventilation and Exhaust. For each ventilation fan connected to a single duct	\$7.50
For each ventilation system which is not a portion of a heating or air-conditioning system authorized by a permit	\$11.00
For the installation of each hood which is served by a mechanical exhaust, including the ducts for such a hood	\$11.00
8. Incinerators. For the installation or relocation of each domestic type incinerator	\$19.00
For the installation or relocation of each commercial or industrial type incinerator	\$69.00
9. Miscellaneous. For each appliance or piece of equipment regulated by the Mechanical Code but not classes in other appliance categories, or for which no other fee is listed in the Code	\$11.00
When Appendix B, Chapter 13, is applicable (See Section 103), permit fees for fuel gas piping shall be as follows:	
For each gas pipe system of one to four outlets	\$6.75
For each gas piping system additional outlets over 5, each	\$1.50
When Appendix B, Chapter 14, is applicable (See Section 103), permit fees for process piping shall be as follows:	
For each hazardous process piping system (HPP) on one to four outlets	\$5.00
For each piping system of five or more outlets, per outlet	\$1.00
For each non hazardous process piping system (NPP) of one to four outlets	\$2.00
For each piping system of five or more outlets, per outlet	\$0.50

Other Inspections and Fees

1. A plan review fee of 25% of the permit fee shall be assessed for other than R-3 and U occupancies	
2. Inspection fees outside business hours, per hour	*\$50.00
3. Reinspection fees assessed under provisions of Section 116.6, per inspection	*\$50.00
4. Inspection for which no fee is specifically indicated (minimum charge – one half hour)	*\$50.00
5. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge one half hour)	*\$50.00

*Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

PLUMBING CODE FEES

Permit Issuance

- | | |
|--|---------|
| 1. For the issuance of each permit | \$25.00 |
| 2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized. | \$10.50 |

Unit fee schedule (In addition to item 1 or 2 above)

- | | |
|---|---------|
| 1. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping and backflow protection therefore) | \$10.00 |
| 2. For each building sewer and each trailer park sewer | \$25.00 |
| 3. Rainwater systems - per drain (inside building) | \$10.00 |
| 4. For each water heater and/or vent | \$13.00 |
| 5. For each industrial waste pre-treatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps | \$20.50 |
| 6. For installation, alteration or repair of water piping and/or water treating equipment, each | \$7.25 |
| 7. For repair or alteration of drainage or vent piping, each fixture | \$7.25 |
| 8. For each lawn sprinkler system on any one meter including backflow protection devices therefore | \$15.50 |
| 9. For atmospheric type vacuum breakers not included in item 1 | |
| 1 to 5 | \$13.00 |
| over 5, each | \$2.50 |
| 10. For each backflow protective device other than atmospheric type vacuum type | |
| 2 inches and smaller | \$13.00 |
| Over 2 inches | \$25.50 |

Other Inspection and Fees

- | | |
|---|----------|
| 1. A plan review fee of 25% of the permit fee shall be assessed for other than R-3 and U occupancies | |
| 2. Inspection fees outside business hours, per hour | *\$50.00 |
| 3. Reinspection fees, per inspection | *\$50.00 |
| 4. Inspection for which no fee is specifically indicated (minimum charge – one half hour) | *\$50.00 |
| 5. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge one half hour) | *\$50.00 |

*Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

MISCELLANEOUS FEES

1. Re-roofs (R-3 and U occupancies)	\$25.00
Table 4-A Building Permit Fee Table (other occupancies)	
2. Demolition permit	\$23.50
3. Mobile Home Location permit	
Single Wide	\$100.00
Double Wide	\$150.00
4. House Moving	
a. Class I and II Moving permit	\$65.00
Inspection fee	*\$50.00
*Plus \$50.00 per hour after the first hour and \$.50 per mile if the building to be moved is outside of the City	
b. Class III and IV Moving permit	\$65.00
c. A cash deposit or Surety bond as indemnity to damage or injury to City property in accordance with the House Moving Ordinance, Section 5	
d. A Liability Insurance policy, naming the City as an additional insured in accordance with the House Moving Ordinance, Section 5	
e. A cash deposit or a corporate surety bond for completion of the house moved in accordance with the House Moving Ordinance, Section 5	

ENERGY CODE FEES

1. In addition to the Building Code fees, an Energy Code plan check fee is hereby established to check for energy requirements now called for by the Washington State Energy Code. Chapter 51-11 WAC	
Single Family	\$60.00
Residential Remodel/Addition	\$45.00
Multi-family	
per first building	\$100.00
each additional building of the same general design	\$20.00
New Commercial Building	
0 to 12,000 sq. ft.	\$80.00
12,001 to 60,000 sq. ft.	\$140.00
60,001 to 200,000 sq ft.	\$195.00
200,001 and over	\$265.00
Remodels and Tenant Improvements	
one-half of the above fee (New Commercial Building)	
Warehouses - 70% of the above Commercial	

GRADING PERMIT AND PLANS CHECK

Grading Plan Review Fees ~~as listed in Table A-33-A of the Uniform Building Code~~

50 cubic yards or less	No fee
51 to 100 cubic yards	\$15.00
101 to 1,000 cubic yards	\$22.50
1,001 to 10,000 cubic yards	\$30.00
10,001 to 100,000 cubic yards - for 1st 10,000 cubic yards plus \$15.00 for each additional 10,000 cubic yards or fraction thereof	\$30.00
100,001 to 200,000 cubic yards - for the 1st 100,000 cubic yards plus \$9.00 for each additional 10,000 cubic yards or fraction thereof	\$165.00
200,001 cubic yards or more - for the first 200,000 cubic yards plus \$4.50 for each additional 10,000 cubic yards or fraction thereof	\$255.00
Other fees:	
Additional plans review required by changes, additions or revisions to approved plans (half hour minimum)	\$50.00 per hour

Grading Permit Fees ~~as indicated in Table A-33-B of the Uniform Building Code~~

50 cubic yards	\$15.00
51 to 100 cubic yards	\$22.50
101 to 1,000 cubic yards, for the first 100 cubic yards plus \$10.50 for each additional 100 cubic yards or fraction thereof	\$22.50
1,001 to 10,000 cubic yards - for the first 1,000 cubic yards plus \$9.00 for each additional 1,000 cubic yards or fraction thereof	\$117.00
10,001 to 100,000 cubic yards - for 1st 10,000 cubic yards plus \$40.50 for each additional 10,000 cubic yards or fraction thereof	\$198.00
100,001 cubic yards or more - for the first 100,000 cubic yards plus \$22.50 for each addl. 100,000 cubic yards or fraction thereof	\$562.50

Other Inspections and Fees

1. Inspections outside of normal business hours (two hour minimum)	\$50.00 per hour
2. Reinspection fees assessed under provisions of Section 108.8	\$50.00 per hour
3. Inspections for which no fee is specifically indicated (1/2 hour minimum)	\$50.00 per hour

FIRE MARSHAL REVIEW, INSPECTION & FIRE CODE FEES

CONSTRUCTION PLAN REVIEW

A plan review fee will be charged for fire department review of requirements for construction and inspection of the Fire Code requirements for buildings classified as Group A, B, E, F, H, I, LC, M, R-4, and S. The plan review fee shall be 15% of the ~~plan review fee~~ **building permit fee** established by the Building ~~Code~~ **Permit Fee Schedule** ~~as adopted by the City~~, with a minimum fee of \$50.00.

FALSE FIRE ALARMS

In the event of more than two false alarms in any 90-day period, the Chief may charge a fee for fire department response as specified below:

False Alarms Fee

First and second	No Fee
Third	\$50.00
Fourth and additional	\$250.00 each

EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of \$250.00 for each occurrence.

Fees for temporary fireworks stand permit	\$100.00
Fees for a public display permit	\$245.00

A liability policy(s) is required in accordance with the Fireworks Ordinance and as follows for both firework stands and public displays.

\$500,000 for injuries to any one person in one accident or occurrence
\$1,000,000 for injuries to two or more persons in any one accident or occurrence
\$500,000 for damage to property in any one accident or occurrence
\$1,000,000 combines single limit for any one accident or occurrence

A bond for clean up is required in accordance with the Fireworks Ordinance in the amount of \$500.00 in a bond or cashiers check for all fireworks stands.

FIRE ALARM SYSTEMS ~~(Fees listed include plan review inspection and testing)~~

Conventional (analog-zone) systems

Tenant Improvements (first four zones)	\$200 plus \$1.50 \$5.00 per device
Additional zones	\$50 each
Residential (one and two family dwellings)	\$160 plus \$1.50 per device \$200.00
Commercial and Multi-family (first four zones)	\$300 plus \$1.50 \$5.00 per device
Additional zones	\$50 each
Sprinkler supervision only	

Permit fee for upgrading of an existing system shall be 50% of the fee for new.

Plan Review fee shall be 25% of the permit fee, with a minimum of \$50.00

Addressable (digital) systems

Tenant Improvements	\$300 plus \$1.50 per device
Residential (one and two family dwellings)	\$160 plus \$1.50 per device
Commercial and Multi-Family	\$400 plus \$1.50 per device
Sprinkler supervision only	\$170

Fees for the up grading of existing system to be at 50% of the above-

FIRE SPRINKLER SYSTEMS

The fee for fire sprinkler systems shall be based on the building permit fees table. ~~adopted by resolution as adopted by the City.~~ The valuation shall be based on the per square foot figure for sprinkler systems as ~~shown on the most recent Building Valuation Data printed in the Building Standards published by ICBO.~~ established by policy in accordance with nationally recognized standards.

The plan review fee for fire sprinkler systems shall be 25% of the permit fee, with a minimum fee of \$50.00. Plan review fees are in addition to the permit fee.

Tenant Improvement (relocation and addition to existing system)	Valuation @ \$10 per head 20% of new Fees per Table 1-A
Sprinkler Underground Supply (includes plan review, inspection and testing)	\$250.00

FIRE EXTINGUISHING SYSTEMS (Hood and Duct for Type I)

Review, inspection and testing fees

- a. Pre-engineered
- b. Custom engineered

SITE DEVELOPMENT REVIEW

(plats, short plats, commercial projects, residential infills, etc)

Basic review fee	\$100.00
Additional review (over two hours)	\$50 per hour

MISCELLANEOUS

Review, inspection and testing fees

Standpipes	
Class I	\$170.00
Class II	\$275.00
Class III	\$295.00
Fire pump installations	\$500.00
Power generator installations	\$325.00

FIRE CODE PERMIT FEES

The following are annual fees, except where noted

Permit charges may be waived by the Fire Chief or Fire Marshal for the following: *Activities of Washington State non-profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at time of permit application. However, any group shall be assessed a permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.*

Aerosol Products	\$100.00
Aircraft Refueling Vehicle	\$100.00
Aircraft Repair Hangar	\$100.00
Asbestos Removal (limited)	\$100.00
Automobile Wrecking Yard	\$100.00
Bowling Pin Refinishing	\$100.00
Bowling Alley Refinishing (limited)	\$100.00
Candles or Open Flame in Assembly Areas (limited)	\$100.00
Carnivals and Fairs, etc. - Outdoors (limited)	
Carnivals - Commercial	\$100.00
Fairs, Bazaars, Flea Marts, Farmers Market, etc.*	\$100.00
Special Events - Outdoors	\$100.00
Cellulose Nitrate Film	\$100.00
Cellulose Nitrate Storage	\$100.00
Combustible Fiber Storage	\$100.00
Combustible Material Storage	\$100.00
Compressed Gases	\$100.00
Commercial Rubbish Handling Operation	\$100.00
Cryogen	\$100.00
Dry Cleaning Plants	\$100.00
Dust Producing Operations	\$100.00
Explosives/Blasting Agents	\$100.00
Explosives/Blasting Agents - Transport, Use	\$100.00
Fireworks Display, Special (limited)	\$245.00
Fireworks Stand (limited)	\$100.00
Flammable/Combustible Liquids	
pipeline install	\$100.00
pipeline operate	\$100.00
store, handle use	\$100.00
remove abandoned tank	\$100.00
remove (or abandon in place) residential tank	\$50.00
install, alter, etc - tank, piping, equip.	\$100.00
tank vehicles	\$100.00
change contents (limited)	\$100.00
Fruit Ripening	\$100.00
Fumigation or Insecticide Fogging	\$100.00
Hazardous Material	\$100.00
Hazardous Material Production	\$100.00
High Pile Storage	\$100.00
Liquefied Petroleum Gases - Tank Install	\$100.00
Liquid or Gas-Filled Vehicles/Equipment in Assembly Bldgs.	\$100.00
Lumber Yards	\$100.00
Magnesium Working	\$100.00
Mall - (Covered)	
Kiosks - Concessions - Booths, etc.	\$100.00
Used for Assembly (limited)	\$100.00
Use Open Flame, etc. (limited)	\$100.00
Display Flammable Liquid or Gas Filled Equip.	\$100.00

Motor Vehicle Fuel Dispensing Station	\$100.00
Organic Coatings	\$100.00
Ovens - Industrial	\$100.00
Parade Floats (limited)	\$100.00
Place of Assembly	\$100.00
Special Events Carnival or Fairs-Schools (limited)	\$100.00
Haunted House - Commercial (limited)	\$100.00
Haunted House - Schools (limited)	\$100.00
Bazaars - Boutiques - Flea Marts - Booths or Displays	\$100.00
Other Special Events (limited)	\$100.00
Pyrotechnical Special Effects Material	\$100.00
Radioactive Material	\$100.00
Refrigeration Equipment (Commercial)	\$100.00
Repair Garages	\$100.00
Spraying and Dipping	\$100.00
Tents and Canopies	\$100.00
Tire Storage	\$100.00
Welding and Cutting	\$100.00

UNOFFICIAL DOCUMENT

PLANNING & DEVELOPMENT FEES

* *The base Hearing Examiner fee is reduced from \$1000 to \$500. If the actual Hearing Examiner cost is less or more than \$500, the difference will be refunded or billed to the applicant respectively.*

Plats & Boundaries	*	2003	*	2004
Flat Fees				
Binding Site Plans		\$1,526.94		\$1,549.84
Short Plats		\$1,638.12		\$1,662.69
Short Plat Amendment		\$981.24		\$995.96
Boundary Line Adjustments		\$545.70		\$553.89
Lot Combinations		\$270.30		\$274.35
Base Fees (+\$40/hour over 10 hours + Consultant Costs, if any)				
Preliminary Plats	*	\$3,427.00	*	\$3,478.41
Plat Amendments				
Minor		\$545.70		\$553.89
Major	*	\$2,337.64	*	\$2,372.70
Final Plats		\$1,092.42 + \$32.64 (Per Lot)		\$1,108.81 + \$33.13 (Per Lot)
Plat Alterations				
Without Hearing		\$328.44		\$333.37
With Hearing	*	\$2,337.64	*	\$2,372.70
LAND USE PERMITS				
Flat Fees				
Variances				
Major	*	\$1,250.32	*	\$1,269.07
Minor		\$875.16		\$888.29
Administrative Use Permits				
Telecommunications		\$540.60		\$548.71
Temporary Housing Unit		\$53.04		\$53.84
Temporary Use Permit (except Firework Stands)		\$26.52		\$26.92
Extended Stay RV Permit		\$26.52		\$26.92
Sign Permits				
Sign Permit Review Fee		\$26.52		\$26.92
Non-Conforming Sign Permit		\$26.52		\$26.92
Temporary Sign Permit		\$26.52 + \$25.50 Refundable Deposit		\$26.92 + \$25.88 Refundable Deposit
Special Event Permits				
Minor Event		\$26.52		\$26.92
Major Event		\$265.20		\$269.18

QUASI JUDICIAL PERMITS

Base Fees (+\$40/hour over 10 hours + Consultant Costs, if any)

Planned Development Districts	* \$3,427.00	*	\$3,478.41
Conditional Use Permits/Public Facility Permit Amendments	* \$3,427.00	*	\$3,478.41
Major	* \$3,427.00	*	\$3,478.41
Minor	\$545.70		\$553.89

SHORELINE PERMITS

Flat Fees

Revision	\$492.66		\$500.05
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Base Fees (+\$40/hour over 10 hours + Consultant Costs, if any)

Substantial Development	* \$3,427.00	*	\$3,478.41
Conditional Use	* \$3,427.00	*	\$3,478.41
Variance	* \$3,427.00	*	\$3,478.41

ENVIRONMENTAL

Flat Fees

Environmental Checklist	\$545.70		\$553.89
Expanded Checklist	\$762.96		\$774.40

Base Fees (+\$40/hour over 10 hours + Consultant Costs, if any)

Environmental Impact Statement	\$434.52 + Consultant Costs		\$441.04 + Consultant Costs
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Urban Forest Management (Administrative Use Permit)

Tree Preservation Plan (Over 2 Acres)	\$545.70 + Consultant Costs		\$553.89 + Consultant Costs
Tree Preservation Plan (2 Acres or Less)	\$265.20 + Consultant Costs		\$269.18 + Consultant Costs

WETLANDS

Flat Fees

Wetland Verification	\$185.64 + Consultant Costs		\$188.42 + Consultant Costs
Wetland Report	\$545.70 + Consultant Costs		\$553.89 + Consultant Costs
Mitigation Plan	\$545.70 + Consultant Costs		\$553.89 + Consultant Costs

CRITICAL AREAS

Flat Fees

Variance	* \$1,138.12 + Consultant Costs	*	\$1,155.19 + Consultant Costs
Reasonable Use Exemption	* \$1,138.12 + Consultant Costs	*	\$1,155.19 + Consultant Costs

Flat Fees

Staff Time	\$42.84		\$43.48
Consultant Time	Hour Cost		Hour Cost
Appeals and Reconsideration			
Reconsideration	\$545.70		\$553.89
Administrative Appeal	\$545.70		\$553.89
Amendments to Plans			
Plans	\$2,731.56		\$2,772.53
Regulations	\$2,731.56		\$2,772.53
Annexation Petitions	\$2,731.56		\$2,772.53
Expiration & Revocation			
Revocation	* \$1,467.58	*	\$1,489.59
Relinquishment w/o Hearing	\$545.70		\$553.89
Relinquishment w/ Hearing	* \$1,467.58	*	\$1,489.59
Time Extension	\$545.70		\$553.89
Design Standards			
Basic	\$545.70		\$553.89
Planning Commission	\$1,092.42		\$1,108.81

FEE EXCEPTIONS

1. All City Departments are exempt from Planning and Development fees.
2. When two or more concurrent permits are required for a project, the applicant is charged the full fee of the most expensive permit and one-half the fee on the other permits. Fees for SEPA review may not be discounted.

PUBLIC WORKS PERMITS AND SERVICE FEES

Temporary Street Banners

For the processing of permit applications and for costs of installation and removal of temporary street banners or decorations in the public right-of-way

Fee for one pole	\$1,122.00	
Fee for two to five poles	\$1,275.00	
Fee for six to ten poles	\$1,122.00	
Fee for up to two poles (four-hour minimum)		\$430.00
Each additional pole up to ten poles		\$90.00

~~(The Director of Public Works may reduce the fee in proportion to any equipment rentals offset by donations.)
City banners and decorations shall require a permit but no fee.~~

Site Development Permit	\$218.28	\$221.55
Right of Way Permit	\$174.42	\$177.04
Additional Right of Way Inspection Fee	\$42.84	\$43.48
Annual Right-of-Way Permit	\$109.14	\$110.78
Annual Permit Reportable Activity Inspection	\$42.84	\$43.48
Site Development Plan Review Fee	\$436.56 Base Fee plus \$42.84 per hour for time in excess of five hours**	\$443.11+ \$43.48
Site Development Amendment/Revision Fee	\$128.52	\$130.45
Right of Way Vacation	1261.74 Application Fee 654.84 Final Process Fee	\$1,286.76 \$664.66
Review of Geological Assessment	\$218.28	\$221.55
Review of Geological Reports	\$327.42	\$332.33
Commercial Inspection	3% of Estimated Total Project Cost***	
Residential Inspection	2% of Estimated Total Project Cost***	
Investigation Fees / Work Without a Permit	Double of the Corresponding Permit Fee	
Public Works Variation Fee	\$214.20 Base Fee plus \$42.84 per hour for time in excess of five hours**	\$217.41 + \$43.84
Variation Notification Fee****	\$128.52	\$130.45

For use of outside consultants for plan checking or inspection, or both***** Actual Cost
(including overhead)

* Additional Right of Way Inspection Fee will be charged for projects that exceed two inspections. A minimum one-hour inspection time will be charged per inspection.

**If it is determined by the Public Works Department that the scope of the project is such that only a minimal amount of review time will be required, then the Review Fee can be based on the hourly rate and the time spent.

***An itemized project cost estimate shall be prepared and stamped by a licensed professional engineer and submitted to the City for approval. This engineer's estimate shall be used to determine the project cost.

****If it is determined that the variation impacts surrounding properties, public notification will be required.

***** The applicant is responsible for the following fees incurred by the City from outside consultants or experts: (1) expenses associated with permit review, approval, and issuance; (2) expenses associated with the applicant's failure to comply with the permit and applicable City codes; and (3) expenses associated with the City's evaluation and mitigation of hazardous conditions arising from the applicant's failure to comply with the approved permit and applicable codes.