

RESOLUTION NO. 635

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING RESOLUTION NO. 633, EXTENDING THE SUNSET DATE FROM FEBRUARY 28, 2010 TO JUNE 30, 2010 TO ALLOW TIME TO CONDUCT A PUBLIC REVIEW OF FEES AND CHARGES FOR DEVELOPMENT SERVICES

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

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

WHEREAS, the City adopted Resolution No. 633 on December 14, 2009 increasing fees and charges for Development Services to more accurately reflect the actual costs associated with providing these services; and

WHEREAS, Resolution No. 633 contained a sunset date of February 28, 2010 in order to allow the new Councilmembers and stakeholders to review the fee increases; and

WHEREAS, the State Auditor released a performance audit report on December 29, 2009 with recommendations of how building permit and inspection fees should be calculated; and

WHEREAS, additional time is needed to complete a review of the State Auditor's Performance Audit, appoint, convene, and conduct the work of a public review of the Development Services fees and charges;

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

Section 1. Resolution No. 633 Amended. Resolution No. 633 is hereby amended extending the sunset date from February 28, 2010 to June 30, 2010 for building and engineering fees and setting land use fees except those for master events, administrative design review and tree preservation plans ½ acre or less consistent with Resolution No. 609.

Section 2. Expiration of Sunset. Unless extended or repealed, Resolution No. 633 as amended will sunset on June 30, 2010 at which time all Development Services Fees and Charges will revert back as set forth in Resolution No. 609.

Section 3. Fee Evaluation and Review. The City Council does hereby direct the Economic Development Commission to evaluate the State Audit's findings, monitor the reaction to the State Audit by other jurisdiction and the State Legislature and conduct a stakeholder and public review of the Development Services Fees and Charges.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL ON FEBRUARY 1, 2010.


Debbie Klosowski, Mayor

ATTEST:

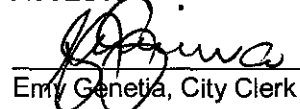

Emily Genetia, City Clerk

EXHIBIT "A"
DEVELOPMENT SERVICES FEE SCHEDULE

BUILDING PERMIT FEES

The Building Permit Fees shall be based upon valuation and shall be assessed in accordance with the following valuation table:

Total Valuation*	Fee
\$1.00 to \$500	\$26.45
\$501 to \$2,000.....	\$26.45 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001 to \$25,000.....	\$86.45 for the first \$2,000.00 plus \$16.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000.....	\$454.45 for the first \$25,000.00 plus \$11.90 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000...	\$751.95 for the first \$50,000.00 plus \$7.65 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 to \$1,000,000	\$1,134.45 for the first \$100,000.00 plus \$6.70 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001 to \$5,000,000	\$7,164.45 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001 to \$50,000,000.....	\$23,164.45 for the first \$5,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000,000.00
\$50,000,001 and above	\$180,664.45 for the first \$50,000,000.00 plus \$2.95 for each additional \$1,000.00 thereafter

Other Inspections and Fees

- | | |
|--|--|
| 1. Inspections outside of normal business hours (<i>minimum two hours</i>) | **\$100 (<i>per hour</i>) |
| 2. Reinspection fees (<i>minimum one hour</i>)..... | **\$100 (<i>per hour</i>) |
| 3. Fees for inspections needed other than those listed in Sec 109, (<i>minimum one hour</i>) | **\$100 (<i>per hour</i>) |
| 4. Additional plan review required by changes, additions or revisions to approved plans..... | **\$125 (<i>per hour</i>) |
| 5. For use of outside consultants for plan review or inspection, or both | ***actual cost
(including overhead) |
| 6. A General Development Services Support Fee of 12 percent (12%) will be added to all Building Permit Fees to cover overhead charges. | |
| 7. Investigation Fees / Work Without a Permit | double the permit fee |

* Total valuation shall be determined by the Building Official in accordance with nationally accepted industry standards. The listing of unit valuations presented 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.

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

*** 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 (65%) of the Building Permit Fee with a minimum fee of \$125.

In addition to the Building and Fire Code Fees, other fees may be assessed for a specific permit or investigation when applicable.

MECHANICAL CODE FEES

Permit Issuance Flat Fees (residential)

New Single-Family Residence / Duplex / Condo (as defined by the International Residential Code) \$ 269.80

Permit Issuance (not listed above)

1. For the issuance of each permit \$ 32.40

2. Commercial Mechanical Permit Fees (commercial building as defined by the International Building Code)

Tenant Improvement Fees shall be based upon fixtures installed per the Unit Fee Schedule listed below up to an estimated value of \$5,000.00. Values greater than \$5,000.00 may be determined by the stated value.

New Commercial Structure Fees shall be calculated for all mechanical systems and fixtures using the following table. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The permit fee is due at issuance.

Commercial Mechanical Permit Fee based on the following valuation table:

Total Valuation	Fee
Up to \$1,000	\$31.75
\$1,001 to \$100,000	\$31.75 for the first \$1,000.00 plus \$18.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001 and above.....	\$1,813.75 for the first \$100,000.00 plus \$13.25 for each additional \$1,000.00 thereafter and fraction thereof

3. Commercial Mechanical Review Fees

When plans and/or specifications for the mechanical installation are reviewed by the Building Official, the fee is 50 percent (50%) of the fee calculated for the Mechanical Permit Fee based on the table above. In addition to the Mechanical Permit Fee the Plan Review Fee is due at issuance with a minimum fee of \$125.

Unit Fee Schedule (in addition to item 1)

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) \$ 18.35
 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 100,000 Btu/h (29.3 kW) \$ 22.65
 For the installation or relocation of each floor furnace, including vent \$ 18.35
 For the installation or relocation of each suspended heater, recessed wall heater, or floor mounted unit heater \$ 18.35
2. **Appliance Vents.** For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit \$ 10.75
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 \$ 18.35
4. **Roof Top Units (each)** \$ 107.90

5. 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 (29.3kW)	\$ 18.35
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)	\$ 32.40
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)	\$ 43.15
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)	\$ 64.75
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)	\$124.10
6. Air Handlers. For each air-handling unit to and including 10,000 cubic feet per minute	\$ 14.05
7. Evaporative Coolers. For each evaporative cooler other than the portable type	\$ 14.05
8. Ventilation and Exhaust. For each ventilation fan connected to a single duct	\$ 10.75
For each ventilation system which is not a portion of a heating or air-conditioning system authorized by a permit	\$ 14.05
For the installation of each hood which is served by a mechanical exhaust, including the ducts for such a hood	\$ 14.05
9. Incinerators. For the installation or relocation of each domestic type incinerator	\$ 22.65
For the installation or relocation of each commercial or industrial type incinerator	\$ 76.60
10. Hot Water Heater. For installation of gas fired hot water heater and ventilation system	\$ 16.15
11. Miscellaneous. For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the Code ...	\$ 14.05
Permit fees for fuel gas piping shall be as follows:	
For each gas pipe system of one to four outlets	\$ 9.69
For each gas piping system additional outlets over five, each	\$ 3.21
Permit fees for process piping shall be as follows:	
For each hazardous process piping system (HPP) of one to four outlets	\$ 7.55
For each piping system of five or more outlets, per outlet	\$ 2.15
For each non hazardous process piping system (NPP) of one to four outlets	\$ 4.35
For each piping system of five or more outlets, per outlet	\$ 1.10

Other Inspections and Fees

1. Inspection fees outside business hours, per hour	*\$ 100.00
2. Reinspection fees, per hour	*\$ 100.00

- | | | |
|----|--|------------|
| 3. | Fees for inspections needed other than those listed, (<i>minimum one hour</i>) | *\$ 100.00 |
| 4. | Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (<i>minimum one-half hour</i>) | *\$ 125.00 |

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

UNOFFICIAL DOCUMENT

PLUMBING CODE FEES

Permit Issuance Flat Fees (residential)

New Single-Family Residence / Duplex / Condo (as defined by the International Residential Code)..... \$ 269.80
 A separate permit is required for non-attached exterior fixtures (including backflow prevention devices)

Permit Issuance (not listed above)

1. For the issuance of each permit \$ 32.40

2. Commercial Plumbing Permit Fees (commercial building as defined by the International Building Code)

Tenant Improvement Fees shall be based upon fixtures installed per the Unit Fee Schedule listed below up to an estimated value of \$5,000.00. Values greater than \$5,000.00 may be determined by the stated value.

New Commercial Structure Fees shall be calculated for all plumbing systems and fixtures using the following table. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The Plumbing Permit Fee is due at issuance.

Plumbing Permit Fee based on the following valuation table:

Total Valuation	Fee
Up to \$1,000	\$31.75
\$1,001 to \$100,000	\$31.75 for the first \$1,000.00 plus \$18.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001 and above.....	\$1,813.75 for the first \$100,000.00 plus \$13.25 for each additional \$1,000.00 thereafter and fraction thereof

3. Commercial Plan Review Fees

When plans and/or specifications for the plumbing installation are reviewed by the Building Official, the fee is 50 percent (50%) of the fee calculated for the Plumbing Permit Fee based on the table above. In addition to the Plumbing Permit Fee the Plan Review Fee is due at issuance with a minimum fee of \$125.00.

Unit Fee Schedule (in addition to item 1)

1.	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping and backflow protection therefore)	\$ 14.05
2.	For each building sewer and each trailer park sewer	\$ 29.10
3.	Rainwater systems – per drain (inside building)	\$ 14.05
4.	For each electric water heater	\$16.15
5.	For each industrial waste pre-treatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	\$ 27.00
6.	For installation, alteration or repair of water piping and/or water treating equipment, each	\$ 10.75
7.	For repair or alteration of drainage or vent piping, each fixture	\$ 10.75
8.	For atmospheric type vacuum breakers not included in item 1:	
	one to five	16.15
	over five, each	\$ 4.35
9.	For each backflow protective device other than atmospheric type vacuum type breakers:	
	two inches and smaller	16.15
	over two inches	\$ 30.25
10.	Miscellaneous. For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other fixture categories, or for which no other fee is listed in the Code	\$ 14.05

Other Inspections and Fees

- 1. Inspection fees outside business hours, per hour *\$ 100
- 2. Reinspection fees, per hour *\$ 100
- 3. Fees for inspections needed other than those listed (*minimum one hour*) *\$ 100
- 4. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (*minimum one-half hour*) *\$ 125

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

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MISCELLANEOUS FEES

1.	Re-roofs (<i>R-3 and associated accessory U occupancies</i>)	\$ 32.40
	Building Permit Fee Valuation Table for other occupancies	
2.	Demolition Permit	
	Residential Building/Structures	\$ 70.15
	Commercial & Multi-Family Building.....	\$140.30
	Commercial Tenant Improvement.....	\$ 70.15
3.	Mobile Home Location Permit	
	Single Wide	\$107.90
	Double Wide	\$161.85
4.	Occupancy Permit.....	\$ 107.90
	Fire Inspection Fee (<i>when applicable</i>)	\$ 100
5.	Adult Family Home Permit	\$ 140.30
6.	Bed and Breakfast Permit	\$ 140.30
7.	Moving Permit	
	a. Class I and II Moving Permit	\$ 70.15
	Inspection fee	*\$ 100
	*Plus \$100.00 per hour after the first hour and \$.55 per mile if the building to be moved is outside of the City	
	b. Class III and IV Moving Permit	\$ 70.15
	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 Fee is hereby established to check for energy requirements called for by the Washington State Energy Code.	
	Single-Family	\$ 129.50
	Residential Remodel/Addition	\$ 64.70
	New Commercial and Multi-Family Building	
	0 to 2,000 sq ft	\$323.75
	2,001 to 5,000 sq ft	\$647.50
	5,001 to 10,000 sq ft	\$971.25
	10,001 and over	\$1241.05
	Remodels and Tenant Improvements	
	One-half of the above fee (<i>New Commercial Building</i>)	
	Warehouses – 70% of the above Commercial	

FIRE MARSHAL REVIEW, INSPECTION & FIRE CODE FEES

Site Development Plan Review (plats, short plats, commercial projects, residential infills, etc.)

Basic review fee	\$ 250.00
Additional review (over two hours)	\$ 125.00(per hour)

Vehicle Gates (includes plan review, inspection and testing) \$ 125.00 (per hour)

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 (as applicable), and S. The Plan Review Fee shall be 15 percent (15%) of the Building Permit Fee established by the Building Permit Fee Schedule with a minimum fee of \$125.00.

Fire Alarm Systems

Tenant Improvements (first four zones)	\$215.85 plus \$5.40 (per device)
Additional zones	(each) \$ 53.95
Residential (one and two-family dwellings)	\$215.85
Commercial and Multi-Family (first four zones)	\$323.75 plus \$5.40 (per device)
Additional zones	(each) \$ 53.95 0
Sprinkler supervision only	\$269.80

Fire Alarm Permit Fee for upgrading of an existing system shall be 50 percent (50%) of the fee for new.

Fire Alarm Plan Review Fee shall be 25 percent (25%) of the permit fee, with a minimum of \$125.00.

Underground Sprinkler Supply (includes plan review, inspection and testing) \$323.75

Above Ground Fire Sprinkler Systems

The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure for sprinkler systems as established by policy in accordance with nationally recognized standards.

The Plan Review Fee for fire sprinkler systems shall be 25 percent (25%) of the permit fee, with a minimum fee of \$125.00. Plan Review Fees are in addition to the permit fee.

Tenant Improvement (relocation and addition to existing system) valuation 20 percent (20%) of the fee for new

Commercial Cooking Type 1 Hood and Suppression System \$269.80

Standpipes (includes review, inspection and testing fees)

Temporary Standpipe	\$161,85
Class I	\$183.45
Class II	\$296.75
Class III	\$318.35

Fire Pump Installations \$539.60

Commercial Power Generator Installations \$350.75

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	\$ 53.95
Fourth and additional	(each) \$269.80

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 \$269.80 for each occurrence.

APPEALS AND RECONSIDERATION

Reconsideration	\$ 1,250.00	\$ 687.70
Administrative Appeal	\$ 2,500.00	\$1,375.40

AMENDMENTS TO PLANS

Plans	\$ 7,500.00	\$4,126.20
Regulations	\$ 7,500.00	\$4,126.20
Annexation Petitions	\$ 7,500.00	\$4,126.20

EXPIRATION & REVOCATION

Revocation	\$ 5,500.00	\$3,808.80
Relinquishment without Hearing	\$ 2,000.00	\$ 687.70
Relinquishment with Hearing	\$ 4,500.00	\$2,433.40
Time Extension	\$ 500.00	\$ 687.70

ADMINISTRATIVE / DESIGN REVIEW

Basic		\$2,500.00
Planning Commission		\$3,500.00

FEE EXCEPTIONS

- All City Departments are exempt from Land Use Fees.

ADMINISTRATIVE FEES

Zoning Verification Letter	\$ 125.00	\$ 68.75
Zoning Maps <i>(tax included)</i>		
Small	\$ 4.05	\$ 3.95
Large	\$ 20.25	\$ 19.85
Critical Areas Checklist	125.00	\$ 68.75
GIS Maps <i>(tax included)</i>		
8½ X 11	\$ 1.10	\$ 1.05
11 X 17	\$ 3.20	\$ 3.15
18 X 24	\$ 4.35	\$ 4.25
24 X 36	\$ 5.40	\$ 5.30
Plans Copier		
Small – 18 X 24	\$ 1.35	\$ 1.30
Large – 24 X 36	\$ 1.65	\$ 1.60

(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.

DEVELOPMENT ENGINEERING PERMITS FEES

Site Development Permit	\$ 2,500.00
Small Project Site Development Permit	\$ 500.00
Right-of-Way Permit	\$ 300.00
Additional Right-of-Way Inspection Fee	\$ 100.00
Annual Right-of-Way Permit	\$ 150.00
Annual Permit Reportable Activity Inspection	\$ 100.00
Site Development Plan Review Fee	\$625.00 base fee plus \$125.00 per hour for time in excess of five hours
Small Project Engineering Plan Review Fee	\$125.00 per hour**
Site Development Amendment/Revision Fee	\$250.00+ base fee plus \$125.00 per hour for time in excess of two hours
Right-of-Way Vacation	\$ 2,500.00 application fee \$ 1,000.00 final process fee
Review of Geological Assessment	\$ 1,250.00
Review of Geological Reports	\$ 1,250.00
Review of Traffic Impact Analysis	\$ 1,250.00
Site Development Commercial Inspection	3% of estimated total project cost***
Site Development Residential Inspection	2% of estimated total project cost***
Small Project Engineering Inspection Fee	\$ 100.00 per hour**
Investigation Fees / Work Without a Permit	double the permit fee
Public Works Modification Fee	\$625.00+ base fee plus \$125.00 per hour for time in excess of five hours**
Modification Notification Fee****	\$150.00
Storm Drainage Inventory Fee (G/S)	\$ 50.00 per structure/flow point
For use of outside consultants for plan checking or inspection (or both) *****	actual cost (including overhead)

*Additional Right-of-Way Inspection Fees 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 Development Services Division that the scope of the project is such that only a minimal amount of review/inspection time will be required, then the review/inspection fee can be based on the hourly rate and the time spent. In addition, this fee may be assessed for engineering review/inspection of projects not requiring a Site Development Permit.

***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 modification 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.

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 up to two poles (<i>four-hour minimum</i>)	\$ 465.00	\$454.95
Each additional pole up to ten poles	\$ 115.00	\$95.20

UNOFFICIAL DOCUMENT

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	\$ 110.00
Aircraft Refueling Vehicle	\$ 110.00
Aircraft Repair Hangar	\$ 110.00
Asbestos Removal (<i>limited</i>)	\$ 110.00
Automobile Wrecking Yard	\$ 110.00
Bowling Pin Refinishing	\$ 110.00
Bowling Alley Refinishing (<i>limited</i>)	\$ 110.00
Candles or Open Flame in Assembly Areas (<i>limited</i>)	\$ 110.00
Carnivals and Fairs, etc. – Outdoors (<i>limited</i>)	
Carnivals – Commercial	\$ 110.00
Fairs, Bazaars, Flea Marts, Farmers Markets, etc.	\$ 110.00
Special Events – Outdoors	\$ 110.00
Cellulose Nitrate Film	\$ 110.00
Cellulose Nitrate Storage	\$ 110.00
Combustible Fiber Storage	\$ 110.00
Combustible Material Storage	\$ 110.00
Compressed Gases	\$ 110.00
Commercial Rubbish Handling Operation	\$ 110.00
Cryogen	\$ 110.00
Dry Cleaning Plants	\$ 110.00
Dust Producing Operations	\$ 110.00
Explosives/Blasting Agents	\$ 110.00
Explosives/Blasting Agents – Transport, Use	\$ 110.00
Fireworks Display, Special (<i>limited</i>)*	\$ 270.00
Fireworks Stand (<i>limited</i>) *	\$ 110.00
* A bond for cleanup is required in accordance with the Fireworks Ordinance in the amount of \$500.00 in a bond or cashier's check for all fireworks stands	
Flammable/Combustible Liquids	
Pipeline install	\$ 110.00
Pipeline operate	\$ 110.00
Store, handle use	\$ 110.00
Remove abandoned tank	\$ 110.00
Remove (<i>or abandon in place</i>) residential tank	\$ 55.00
Install, alter, etc. – tank, piping, equipment	\$ 110.00
Tank vehicles	\$ 110.00
Change contents (<i>limited</i>)	\$ 110.00
Fruit Ripening	\$ 110.00
Fumigation or Insecticide Fogging	\$ 110.00
Hazardous Material	\$ 110.00
Hazardous Material Production	\$ 110.00
High Pile Storage.....	\$ 110.00

Liquefied Petroleum Gases – Tank Install	\$ 110.00
Liquid or Gas-Filled Vehicles/Equipment in Assembly Buildings	\$ 110.00
Lumber Yards	\$ 110.00
Magnesium Working	\$ 110.00
Mall – (Covered)	
Kiosks – Concessions – Booths, etc.	\$ 110.00
Used for Assembly (<i>limited</i>)	\$ 110.00
Use Open Flame, etc. (<i>limited</i>)	\$ 110.00
Display Flammable Liquid or Gas Filled Equipment	\$ 110.00
Motor Vehicle Fuel Dispensing Station	\$ 110.00
Organic Coatings	\$ 110.00
Ovens – Industrial	\$ 110.00
Parade Floats (<i>limited</i>)	\$ 110.00
Place of Assembly	\$ 110.00
Special Events Carnival or Fairs – schools (<i>limited</i>)	\$ 110.00
Haunted House – Commercial (<i>limited</i>)	\$ 110.00
Haunted House – Schools (<i>limited</i>)	\$ 110.00
Bazaars - Boutiques – Flea Marts – Booths or Displays.....	\$ 110.00
Other Special Events (<i>limited</i>)	\$ 110.00
Pyrotechnical Special Effects Material	\$ 110.00
Radioactive Material	\$ 110.00
Refrigeration Equipment (<i>Commercial</i>)	\$ 110.00
Repair Garages	\$ 110.00
Spraying and Dipping	\$ 110.00
Tents and Canopies	\$ 110.00
Tire Storage	\$ 110.00
Welding and Cutting	\$ 110.00

LAND USE FEES

When applicable, consultant fees will be charged on a time and material basis.

Major revisions will be charged additional hourly administrative and plan review fees.

All land use fees are based upon average time required to review and process each permit type.

If the project exceeds the base fee an additional ~~\$425.00~~ \$80.00 will be charged per hour.

PLATS & BOUNDARIES

Flat Fees

Binding Site Plans	\$ 7,500.00	<u>\$4,126.20</u>
Binding Site Plan Amendment	\$ 3,750.00	<u>\$2,063.10</u>
Short Plats	\$ 10,000.00	<u>\$6,877.00</u>
Short Plat Amendment	\$ 6,250.00	<u>\$3,438.50</u>
Boundary Line Adjustments	\$ 2,500.00	<u>\$1,375.40</u>
Lot Combinations	\$ 2,500.00	<u>\$1,375.40</u>
Preliminary Plats	\$18,750.00	<u>\$15,658.40</u>
Plat Amendments		
Minor	\$ 6,250.00	<u>\$3,782.35</u>
Major	\$ 12,500.00	<u>\$8,093.70</u>
Final Plats	\$ 10,000.00	<u>\$7,564.70</u>
	+50.00 (per lot)	<u>+\$37.00 (per lot)</u>
Plat Alterations		
Without Hearing	\$ 2,500.00	<u>\$1,375.40</u>
With Hearing	\$ 3,750.00	<u>\$2,592.10</u>

LAND USE PERMITS

Flat Fees

Variances		
Minor	\$ 2,000.00	<u>\$ 825.25</u>
Major	\$ 4,500.00	<u>\$3,396.20</u>
Landscape Modification		\$ 500.00
Administrative Use Permits		
Telecommunications	\$ 2,000.00	<u>\$1,100.30</u>
Temporary Housing Unit	\$ 250.00	<u>\$ 137.55</u>
Temporary Use / Seasonal Use Permit (except firework stands) ..	\$ 250.00	<u>\$ 68.75</u>
Extended Stay RV Permit	\$ 250.00	<u>\$ 68.75</u>
Sign Permits		
Sign Permit Review Fee	\$ 250.00	<u>\$ 80.00</u>
Non-Conforming Sign Permit	\$ 250.00	<u>\$ 68.75</u>
Temporary Sign Permit	\$ 125.00	<u>\$ 68.75</u>
	+\$ 30.00	<u>+\$ 26.45</u>
	(refundable deposit)	(refundable deposit)
Special Event Permits (a certificate of liability may be required)		
Minor Event	\$ 250.00	<u>\$ 137.55</u>
Major Event	\$ 1,000.00	<u>\$ 275.10</u>
Master Event		<u>\$2,500.00</u>

QUASI-JUDICIAL PERMITS

	\$5,184.20	
Conditional Use Permits Public Facility Permit	\$ 6,750.00	<u>\$5,184.20</u>
Amendments		
Minor	\$ 1,875.00	<u>\$1,031.55</u>
Major	\$ 4,250.00	<u>\$3,121.10</u>

SHORELINE PERMITS

Flat Fees

Revision	\$ 1,250.00	<u>\$ 687.70</u>
Substantial Development	\$ 8,000.00	<u>\$5,184.20</u>
Conditional Use	\$ 8,000.00	<u>\$5,184.20</u>
Variance	\$ 6,000.00	<u>\$5,184.20</u>

ENVIRONMENTAL

Flat Fees

Environmental Checklist	\$ 2,000.00	<u>\$1,375.40</u>
Expanded Checklist	\$ 2,500.00	<u>\$1,719.25</u>
Environmental Impact Statement	\$ 7,500.00	<u>\$4,126.20</u>

Urban Forest Management (Administrative Use Permit)

Tree Preservation Place (1/2 acre or less)		\$ 650.00
Tree Preservation Plan (1/2 acre to 2 acres)	\$ 1,250.00	<u>\$ 687.70</u>
Tree Preservation Plan (over 2 acres)	\$ 2,500.00	<u>\$1,375.40</u>

WETLANDS

Flat Fees

Wetland Verification	\$ 750.00	<u>\$ 687.70</u>
Wetland Report Review	\$ 1,250.00	<u>\$1,375.40</u>
Mitigation Plan Review	\$ 1,250.00	<u>\$1,375.40</u>

CRITICAL AREAS

Flat Fees

Habitat Assessment.....	\$ 1,250.00	<u>\$ 370.30</u>
Habitat Management Plan Review	\$ 1,250.00	<u>\$ 687.70</u>
Geological Assessment.....	\$ 1,250.00	<u>\$ 687.70</u>
Geotechnical Report Review	\$ 2,500.00	<u>\$1,375.40</u>
Variance	\$ 4,500.00	<u>\$1,375.40</u>
Reasonable Use Exemption	\$ 4,500.00	<u>\$1,375.40</u>

OTHER FEES

Flat Fees

Staff Time	\$ 125.00	<u>\$80.00(per hour)</u>
Consultant Time	125% of actual cost (including overhead)	<u>actual cost</u> (including overhead)

APPEALS AND RECONSIDERATION

Reconsideration	\$ 1,250.00	\$ 687.70
Administrative Appeal	\$ 2,500.00	\$1,375.40

AMENDMENTS TO PLANS

Plans	\$ 7,500.00	\$4,126.20
Regulations	\$ 7,500.00	\$4,126.20
Annexation Petitions	\$ 7,500.00	\$4,126.20

EXPIRATION & REVOCATION

Revocation	\$ 5,500.00	\$3,808.80
Relinquishment without Hearing	\$ 2,000.00	\$ 687.70
Relinquishment with Hearing	\$ 4,500.00	\$2,433.40
Time Extension	\$ 500.00	\$ 687.70

ADMINISTRATIVE / DESIGN REVIEW

Basic		\$2,500.00
Planning Commission		\$3,500.00

FEE EXCEPTIONS

- All City Departments are exempt from Land Use Fees.

ADMINISTRATIVE FEES

Zoning Verification Letter	\$ 125.00	\$ 68.75
Zoning Maps (tax included)		
Small	\$ 4.05	\$ 3.95
Large	\$ 20.25	\$ 19.85
Critical Areas Checklist	125.00	\$ 68.75
GIS Maps (tax included)		
8½ X 11	\$ 1.10	\$ 1.05
11 X 17	\$ 3.20	\$ 3.15
18 X 24	\$ 4.35	\$ 4.25
24 X 36	\$ 5.40	\$ 5.30
Plans Copier		
Small – 18 X 24	\$ 1.35	\$ 1.30
Large – 24 X 36	\$ 1.65	\$ 1.60

.....
 (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.

DEVELOPMENT ENGINEERING PERMITS FEES

Site Development Permit	\$ 2,500.00
Small Project Site Development Permit	\$ 500.00
Right-of-Way Permit	\$ 300.00
Additional Right-of-Way Inspection Fee	\$ 100.00
Annual Right-of-Way Permit	\$ 150.00
Annual Permit Reportable Activity Inspection	\$ 100.00
Site Development Plan Review Fee	\$625.00 base fee plus \$125.00 per hour for time in excess of five hours
Small Project Engineering Plan Review Fee	\$125.00 per hour**
Site Development Amendment/Revision Fee	\$250.00+ base fee plus \$125.00 per hour for time in excess of two hours
Right-of-Way Vacation	\$ 2,500.00 application fee \$ 1,000.00 final process fee
Review of Geological Assessment	\$ 1,250.00
Review of Geological Reports	\$ 1,250.00
Review of Traffic Impact Analysis	\$ 1,250.00
Site Development Commercial Inspection	3% of estimated total project cost***
Site Development Residential Inspection	2% of estimated total project cost***
Small Project Engineering Inspection Fee	\$ 100.00 per hour**
Investigation Fees / Work Without a Permit	double the permit fee
Public Works Modification Fee	\$625.00+ base fee plus \$125.00 per hour for time in excess of five hours**
Modification Notification Fee****	\$150.00
Storm Drainage Inventory Fee (GIS)	\$ 50.00 per structure/flow point
For use of outside consultants for plan checking or inspection (or both) *****	actual cost (including overhead)

*Additional Right-of-Way Inspection Fees 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 Development Services Division that the scope of the project is such that only a minimal amount of review/inspection time will be required, then the review/inspection fee can be based on the hourly rate and the time spent. In addition, this fee may be assessed for engineering review/inspection of projects not requiring a Site Development Permit.

***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 modification 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.

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 up to two poles (<i>four-hour minimum</i>)	\$ 465.00 \$454.95
Each additional pole up to ten poles	\$ 115.00 \$95.20

UNOFFICIAL DOCUMENT