RESOLUTION NO. 859

A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING RESOLUTION NO. 729, 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 recover the cost for services the City needs to amend the existing Development Services Fees to add fees for services the City offers but is not charging for, adjust the fee for Tree Preservation Plan Review for parcels between ½ and 2 acres, reduce the Tree Preservation Plan Review fee for single family residential lots, eliminate the temporary sign permit deposit fee, and amend text to reflect current staff responsibilities.

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

Section 1. <u>Development Services Fees Amended</u>. The fees and charges for Development Services are hereby amended as set forth in the Development Services Fee Schedule as set forth in Exhibit A.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL AT AN OPEN PUBLIC MEETING ON APRIL 16, 2018.

Kent Keel, Mayor

ATTEST:

Emelija Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

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$
		\$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$
		\$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$
		\$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
		\$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
		\$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
r	Inspections and Fees	

Other Inspections and Fees

1.	Inspections outside of normal business hours (minimum two hours)	**\$100.00 (per hour)
2.	Reinspection fees (minimum one hour)	**\$100.00 (per hour)
3.	Inspection fees other than those listed in the adopted building codes (minimum one hour)	**\$100.00 (per hour)
4.	Additional plan review required by changes, additions or revisions to approved plans	**\$125.00 (per hour)
5.	For use of outside consultants for plan review or inspection, or both	***actual cost (including overhead)
^	A Constant Development Constant Constant For state and 400% will be added to all	

- A General Development Services Support Fee of 12 percent (12%) will be added to all 6. 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 one half hour (\$62.50). 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
Pe	rmit Issuance (not listed above)		
1	For the issuance of each permit	¢	32 40
า.	Commercial Mechanical Permit Fees (commercial building as defined by the International Building Code	Ψ I	32.40

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 one half hour (\$ 62.50).

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	
	To the metallicities of releasing to the metalling verification	\$ 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

Roof	Top Units	\$	
poiler or compressor to and inc and including 100,000 Btu/h (2	Absorption Systems. For the installation or relocation of each cluding three horsepower (10.6 kW) or for each absorption system to 29.3 kW)	\$	
for the installation or relocation on and including 15 horsepower (29.3 kW) to and including 500	on of each boiler or compressor over three horsepower <i>(10.6 kW)</i> er <i>(52.7 kW)</i> or for each absorption system over 100,000 Btu/h 0,000 Btu/h <i>(146.6 kW)</i>		
		\$,
For the installation or relocation on and including 30 horsepower 146.6 kW) to and including 1,0	on of each boiler or compressor over 15 horsepower <i>(52.7 kW)</i> er <i>(105.5 kW)</i> , or for each absorption system over 500,000 Btu/h 000,000 Btu/h <i>(293.1 kW)</i>	•	
The state of the s		\$	•
o and including 50 horsepowe 293.1 kW) to and including 1,7	n of each boiler or compressor over 30 horsepower (105.5 kW) er (176 kW), or for each absorption system over 1,000,000 Btu/h 750,000 Btu/h (512.9 kW)	\$	
or the installation or relocation for each absorption system	n of each boiler or compressor over 50 horsepower (176 kW), over 1,750,000 Btu/h (512.9 kW)	\$	1:
Air Handlers. For each air-ha	andling unit to and including 10,000 cubic feet per minute	\$	
-	ch evaporative cooler other than the portable type	_	
		\$	
	r each ventilation fan connected to a single duct	\$	
or each ventilation system wh	hich is not a portion of a heating or air-conditioning system		
uthorized by a permit		\$	
or the installation of each hoo uch a hood	od which is served by a mechanical exhaust, including the ducts for		
		\$,
	ion or relocation of each domestic type incinerator	\$:
or the installation or relocation	n of each commercial or industrial type incinerator		
		\$,
	ation of gas fired hot water heater and ventilation system	\$	

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
F	Permit fees for process piping shall be as follows:	. Ψ	0.21
	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	. p	
	For each non hazardous process piping system (NPP) of one to four outlets		
a	For each piping system of five or more outlets, per outlet		
Otho	r Inspections and Fees	. \$	1.10
1.	Inspection fees outside business hours, per hour	*#	100.00
2.	Reinspection fees, per hour	. *\$ *\$	
3.	Fees for inspections needed other than those listed (minimum one hour)		
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 (\$62.50)	•	
	which art titual review has been completed (thirminum one that float (\$\pi_2\$.50)	. '	\$ 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.

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	;)				
rmit Issuance (not listed above)						

Peri

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 one half hour (\$62.50).

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
	Rainwater systems – per drain (inside building)	Ţ	
3.	For each electric water heater	\$	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
	For repair or alteration of drainage or vent piping, each fixture		
7.		\$	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	Ψ	4.00
		\$	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
Othe	r Inspections and Fees		
	Inspection fees outside business hours, per hour		
1.	Beingportion food, per hour	*\$	100.00
2.	Reinspection fees, per hour	*\$	100.00
3.	Fees for inspections needed other than those listed (minimum one hour)	*\$	100.00
J.	Additional plan review required by changes, additions, or revisions to plans or to plans for which	Ψ	100.00
4.	an initial review has been completed (minimum one half hour (\$62.50)	*#	105.00
		*\$	125.00

^{*}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.

MISCELLANEOUS FEES

1.	Re-roofs (R-3 and associated accessory U occupancies)	4	32.40
••	Building Permit Fee Valuation Table for other occupancies	Ψ	02.40
2.	Demolition Permit Residential Building/Structures	e	5 70.15
	Commercial & Multi-Family Building		
	Commercial Tenant Improvement		140.30
			70.15
3.	Mobile Home Location Permit Single Wide		
	Double Wide	\$	107.90
		\$	161.85
	Occupancy Permit		
4.		\$	107.90
	Fire Inspection Fee (when applicable)	\$	100.00
	Adult Family Home Permit		
5.			140.30
	Bed and Breakfast Permit		
6.	M : D :	\$	140.30
7.	Moving Permit a. Class I and II Moving Permit		
	Inspection fee	\$	70.15
	inspection ree	*\$	100.00
	*Plus \$100.00 per hour after the first hour and \$.55 per mile if the building to be is outside of the City	moved	
	b. Class III and IV Moving Permit	•	70.15
	 A cash deposit or surety bond as indemnity to damage or injury to City propactoriance with the House Moving Ordinance, Section 5 	perty in	70.13
	 A liability insurance policy, naming the City as an additional insured in accordanthe House Moving Ordinance, Section 5 	ce with	
	 A cash deposit or a corporate surety bond for completion of the house mo accordance with the House Moving Ordinance, Section 5 	ved in	
8	Floodplain Development Permit	\$	160.00
9	Letter of Map Amendment Review	\$	160.00
10	Certificate of Elevation Review	\$	160.00

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	Ф	129.50
New Commercial and Multi-Family Building 0 to 2,000 sq ft	\$	64.70
2,001 to 5,000 sq ft		323.75 647.50
5,001 to 10,000 sq ft	\$	971.25
10,001 and over Remodels and Tenant Improvements One half of the above fee (New Commercial Building) Warehouses – 70% of the above Commercial	\$1	,241.05

FIRE CODE OFFICIAL REVIEW, INSPECTION & FIRE CODE FEES

Site Development Plan Review (plats, short plats, commercial projects, residential Basic review fee	\$ 250.00
Additional review (over two hours)	\$ 125.00 (per hour)
Vehicle Gates (includes plan review, inspection and testing)	
Construction Plan Review A Plan Review Fee will be charged for review of requirements for construction requirements for buildings classified as Group A, B, E, F, H, I, LC, M, R (as applicate shall be 15 percent (15%) of the Building Permit Fee established by the Building Perfect of one half hour (\$62.50).	n and inspection of the Fire Code able), and S. The Plan Review Fee
Fire Alarm Systems Tenant Improvements (first four zones)	\$ 215.85 plus \$ 5.40 (per device)
Additional zones	
Residential (one and two-family dwellings)	
Commercial and Multi–Family (first four zones)	
Additional zones	. \$ 323.75 plus \$ 5.40 (per device)
Sprinkler supervision only	\$ 53.95 (each)
	. \$ 269.80
Fire Alarm Permit Fee for upgrading of an existing system shall be 50 percent (50 Fire Alarm Plan Review Fee shall be 25 percent (25%) of the permit fee, v (\$62.50).	
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 per square foot figure for sprinkler systems as established by policy in accostandards.	
The Plan Review Fee for fire sprinkler systems shall be 25 percent (25%) of the one half hour (\$62.50). Plan Review Fees are in addition to the permit fee.	permit fee, with a minimum fee of
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	
Standpipes (includes review, inspection and testing fees) Temporary Standpipe	\$ 161.85
Class I	\$ 183.45
Class II	
Class III	

Fire Pump Installations		\$	539.60
Emergency Responder Radio Coverage			75 plus device
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 response as specified below:	r Fire	Depa	artment
False Alarms Fee			
First and second			no fee
Third		\$	53.95
Fourth and additional	\$ 2	269.8	30 (each)
Fire Watch Fees			
First Two Hours		\$	200.00
Each subsequent half hour or a fraction thereof		\$	110.00
Additional \$ 100.00 per half	f hour	, per	person

FIRE CODE PERMIT FEES

The following are annual fees, except where noted:

Permit charges may be waived by the Fire Code Official 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 (limited)	\$ 110.00
Automobile Wrecking Yard	\$ 110.00
Bowling Pin Refinishing	\$ 110.00
Bowling Alley Refinishing (limited)	\$ 110.00
Candles or Open Flame in Assembly Areas (limited)	\$ 110.00
Carnivals and Fairs, etc. – Outdoors (limited)	

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	£ 440.00
Dust Producing Operations	\$ 110.00
Explosives/Blasting Agents	¢ 110.00
Explosives/Blasting Agents – Transport, Use	\$ 110.00
Fireworks Display, Special (limited)*	\$ 270.00
Fireworks Stand (limited)	\$ 110.00
* A bond for cleanup is required in accordance with the Fireworks Ordinance in the amount o \$500.00 in a bond or cashier's check for all fireworks stands Flammable/Combustible Liquids	f
Pipeline install	\$ 110.00
Pipeline operate	\$ 110.00
Store, handle use	\$ 110.00
Remove abandoned tank	\$ 110.00
Remove (or abandon in place) residential tank	\$ 55.00
Install, alter, etc. – tank, piping, equipment	\$ 110.00
Tank vehicles	\$ 110.00
Change contents (limited)	\$ 110.00
Fruit Ripening	\$ 110.00
Fumigation or Insecticide Fogging	\$ 110.00
Hazardous Material	\$ 110.00
12	

\$ 110.00

Carnivals - Commercial

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 (limited)	\$ 110.00
Use Open Flame, etc. (limited)	\$ 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 (limited)	\$ 110.00
Place of Assembly	\$ 110.00
Special Events Carnival or Fairs – schools (limited)	\$ 110.00
Haunted House – Commercial (limited)	\$ 110.00
Haunted House – Schools (limited)	\$ 110.00
Bazaars – Boutiques – Flea Marts – Booths or Displays	\$ 110.00
Other Special Events (limited)	\$ 110.00
Pyrotechnical Special Effects Material	\$ 110.00
Radioactive Material	\$ 110.00
Refrigeration Equipment (Commercial)	\$ 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
	\$ t

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 \$80.00 will be charged per hour.

PLATS & BOUNDARIES

Flat Fees Binding Site Plans	
Binding Site Plan Amendment	\$ 4,126.20
Short Plats	\$ 2,063.10
Short Plat Amendment	\$ 6,877.00
Boundary Line Adjustments	\$ 3,438.50 \$ 1,375.40
Lot Combinations	\$ 1,375.40
Preliminary Plats	\$15,658.40
Plat Amendments Minor	
Major	\$ 3,782.35
Final Plats	\$ 8,093.70
	\$ 7,564.70 +\$ 37.00 (per lot)
Plat Alterations Without Hearing	\$ 1,375.40
With Hearing	\$ 2,592.10
LAND USE PERMITS Flat Fees Variances Minor	, 5,000
Major	\$ 825.25
·	\$ 3,396.20
Administrative Use Permits Telecommunications	
Temporary Housing Unit	\$ 1,100.30
Temporary Use / Seasonal Use Permit (except firework stands)	\$ 137.55
Extended Stay RV Permit	\$ 68.75
	\$ 68.75

Sign Permits Sign Permit Land Use Review Fee		
	\$	80.00
Non-Conforming Sign Permit	\$	68.75
Temporary Sign Permit	\$	68.75
Special Event Permits (a certificate of liability may be required) Minor Event Major Event Master Event		137.55 275.10 2,500.00
QUASI-JUDICIAL PERMITS Conditional Use Permits	\$	5,184.20
Amendments (includes shoreline and conditional use amendments) Minor		
Major	\$	1,031.55
	\$	3,121.10
SHORELINE PERMITS		
Flat Fees Revision	\$	687.70
Substantial Development	s	5,184.20
Conditional Use		5,184.20
Variance		
Exemption	\$	5,184.20 160.00
ENVIRONMENTAL		
Flat Fees		
Environmental Checklist	\$	1,375.40
Expanded Checklist		1,719.25
Environmental Impact Statement		
Linhan Farrat Managamant /Administrative Lies Darmith	\$	4,126.20
Urban Forest Management (Administrative Use Permit) Tree Preservation Plan (Single Family Lot)	\$	240.00
Tree Freservation Fran (onlyte Family Lot)	Φ	270.00

Tree Preservation Plan (1/2 acre or less)	
	\$ 650.00
Tree Preservation Plan (1/2 acre to 2 acre)	\$ 1,000.00
Tree Preservation Plan (over 2 acres)	\$ 1,375.40
WETLANDS	
Flat Fees	
Wetland Verification	\$ 687.70
Wetland Report Review	\$ 1,375.40
Mitigation Plan Review	ψ 1,373. 4 0
	\$ 1,375.40
CRITICAL AREAS	
Flat Fees	
Habitat Assessment	
Habitat Managamant Diva Daviana	\$ 370.30
Habitat Management Plan Review	\$ 687.70
Geological Assessment	\$ 687.70
Geotechnical Report Review	\$ 1,375.40
Variance	
Reasonable Use Exemption	\$ 1,375.40 \$ 1,375.40
OTHER FEES	
Flat Fees	
Staff Time	#00.00 / · · /
Consultant Time actual cos	\$80.00 (per hour) st (including overhead)
APPEALS AND RECONSIDERATION	
Reconsideration	\$ 687.70
Administrative Appeal	\$ 1,375.40
AMENDMENTS TO PLANS (includes rezones & text amendments)	Ψ 1,070.40
Plans	
	\$ 4,126.20
Regulations	\$ 4,126.20
Annexation Petitions	
	\$ 4,126.20

EXPIRATION & REVOCATION

Revocation	\$ 3	,808.80
Relinquishment without Hearing	¢	687.70
Relinquishment with Hearing	\$	007.70
	\$ 2	,433.40
Time Extension	\$	687.70
ADMINISTRATIVE / DESIGN REVIEW		
Basic	¢ 2	500.00
Planning	\$ Z	,500.00
Commission	\$ 3	,500.00
	, ,	,
FEE EXCEPTIONS		
All City Departments are exempt from Land Use Fees.		
When a Comprehensive Plan Map Amendment is submitted concurrently with a Rezone, Applications the Rezone Application fee is waived.		
ADMINISTRATIVE FEES		
Zoning Verification Letter	\$	68.75
Zoning Maps (tax included)		
Small	\$	3.95
Large	Ψ	3.90
	\$	19.85
Critical Areas Checklist	\$	68.75
GIS Maps (tax included) 8½ X 11		
44 V 47	\$	1.05
11 X 17	\$	3.15
18 X 24	9	4.25
24 X 36	Ψ	4.20
	\$	5.30
Owner Notification Property Listing and Labels	\$	30.00
Plans Copier		
Small – 18 X 24	•	4.00
	\$	1.30

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.

DEVELOPMENT ENGINEERING PERMITS FEES

Site Development Permit	. \$ 2,500.00
Small Project Site Development Permit	
Right-of-Way Permit	. \$ 300.00
Additional Right-of-Way Inspection Fee*	. \$ 100.00
Annual Right-of-Way Permit	
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	
Review of Geological Reports	
Review of Traffic Impact Analysis	. \$ 1,250.00
Neview of Trailic Impact Analysis	. \$ 1,250.00
Site Development Commercial Inspection	20/ of actionated total arrivat
Cita Davidament Davidantial Incorpotion	. 5% or estimated total project cost***
Site Development Residential Inspection	. 2% of estimated total project cost***

\$ 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 Engineering 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 (four hour minimum)

\$ 465.00

Each additional pole up to ten poles

\$ 115.00