

RESOLUTION NO. 512

A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON, WHICH ESTABLISHES FEES FOR LAND USE PLANNING AND BUILDING APPLICATIONS AND PERMITS; AMENDING THE FEE SCHEDULE TO INCLUDE FEES FOR DESIGN REVIEW AND PRE-APPLICATION REVIEW AND TO UPDATE CURRENT FEES; REDUCING THE FEES FOR SITE PLAN REVIEW.

WHEREAS, the City of Gig Harbor has established such fees by Resolution; and,

WHEREAS, the Gig Harbor City Council has requested that the Planning-Building Department evaluate fees on an annual basis and, as necessary, propose adjustments to the fee schedule; and,

WHEREAS, the last update occurred in March of 1997; and,

WHEREAS, since the last fee schedule update, the city adopted an ordinance regulating telecommunication facilities and which further established a review process for wireless communication facilities; and,

WHEREAS, the Department of Planning and Building Services is proposing several adjustments to the Fee Schedule during this annual evaluation, said adjustments consisting of adding fees for design review, wireless communication facilities applications and pre-application meetings, reducing site plan review fees for developments not requiring design review; and,

WHEREAS, the revised fee schedule provides appropriate adjustments to existing fees, and reflects the average allocation of staff resources per the respective application and recently adopted amendments to the Uniform Building Code; and,

WHEREAS, the proposed fee schedule adjustments are deemed necessary to maintain fair and equitable application fees.

NOW, THEREFORE, THE GIG HARBOR CITY COUNCIL HEREBY AMENDS THE PLANNING AND BUILDING SERVICES FEES FOR 1998 AND ESTABLISHES THE FEE SCHEDULE AS PER THE ATTACHED EXHIBIT "A".

APPROVED:

Gretchen A. Wilbert, Mayor

ATTEST:

Molly Towslee, City Clerk
City Clerk

Filed with City Clerk: February 5, 1998
Passed by City Council: March 9, 1998

Exhibit "A"

**CITY OF GIG HARBOR
DEPARTMENT OF PLANNING AND BUILDING
SERVICES
FEE SCHEDULE**

A. LAND USE DEVELOPMENT APPLICATION FEE

1) Amendment to Comprehensive Plan

Land Use Map Designation	\$750
Urban Growth Area Adjust	\$750
Text	\$400
Land Use Map change + text	\$1,000

2) Amendments to Zoning Code

Zoning District Boundary	\$425
Text	\$275
Boundary change + text	\$650

3) Conditional Use Permit	\$450
Associated with Site Plan Review if site plan fee is \$400 or greater	\$50

4) Variance	\$450
Associated with Site Plan Review if site plan fee is \$400 or greater	\$50

Administrative Variance	No Charge
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5) Planned Residential District	\$75
<u>(Exclusive of Subdivision fees)</u>	

6) Planned Unit Development	\$150
<u>(Exclusive of subdivision fees)</u>	

7) Site Plan/Binding Site Plan Review

Administrative Review	\$75
Base Fee	\$325

~~0-10,000 sq. ft. commercial~~ ~~\$75/each 1000 sq. ft.~~
~~floor area (CFA)~~

10,001-20,000 sq. ft. CFA	\$100/each 1000 sq. ft.
>20,000 sq. ft. CFA	\$125/each 1000 sq. ft.
Multifamily (3 or more attached dwelling units)	\$200 + \$25/dwelling unit

7) 8) Design Review

Basic Application Fee

0 - 10,000 sq. ft. commercial floor area (CFA)	\$75/each 1000 sq. ft.
10,001-20,000 sq. ft. CFA	\$100/each 1000 sq. ft.
>20,000 sq. ft. CFA	\$125/each 1000 sq. ft.
Multifamily (3 or more attached dwelling units)	\$200 + \$25/dwelling unit

Request for Review before the Design Review Board

No charge for first meeting on a specific site plan project
\$150 for each subsequent request on a specific site plan project +\$30 for each general requirement under review by the DRB as requested under the DRB checklist

8) 9) Land Clearing/Erosion Control

Permit	\$100
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8) 9) Subdivisions

Preliminary Plat	\$550 <u>\$600</u> + \$25 per lot
Final Plat	\$25 <u>\$50</u> per lot
Replats	\$225
<u>Plat Amendments</u>	\$150

9) 10) Short Subdivisions

Summary Action	\$375
Plat Amendment	\$75
Boundary Line Adjustment	\$30

~~10)~~ 11) Shoreline Management Permits

Substantial Development (based upon actual costs or fair market value, whichever is higher)

< \$10,000	\$100
> \$10,000 < \$100,000	\$350
> \$100,000 < \$500,000	\$700
> \$500,000 < \$1,000,000	\$1,200
> \$1,000,000	\$1,700

Variance (w/o SDP)	\$400
Variance with SDP	\$75
Conditional Use (w/o SDP)	\$400
Conditional Use with SDP	\$75
Revision	\$150
Request for Exemption	\$15

~~11)~~ 12) Wetlands/Critical Areas Analysis

Steep Slopes/Erosion Hazard	\$15 <u>\$30</u>
Critical Habitat	\$35
Wetlands Preliminary Site Investigation	\$35 <u>\$50</u>
Wetlands Report Review	\$75

~~12)~~ 13) Appeals

To the Hearing Examiner:

Administrative Variance	\$225 <u>\$245</u>
Administrative Decision	\$120 <u>\$130</u>
Requests for Reconsideration of Examiner's decision	\$85

To the Building Code Advisory Board: \$250

~~13)~~ 14) Appeals to City Council

Appeal of Hearing Examiner Decision:	\$100 <u>\$120</u>
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~~14)~~ 15) Sign Permits

All signs less than 25 sq. ft.	\$20
Change of Sign, all sizes	\$20

Request for Variance	\$150
Projecting	\$35
Wall Sign, nonelectrical <u>non-illuminated</u>	
25-50 sq. ft.	\$35
51-99 sq. ft.	\$45
>100 sq. ft.	\$55
Wall Sign, electrical <u>illuminated</u>	
25-50 sq. ft.	\$40
51-99 sq. ft.	\$50
>100 sq. ft.	\$60
Ground Sign, nonelectrical <u>non-illuminated</u>	
25-50 sq. ft.	\$50
51-100 sq. ft.	\$60
Ground Sign, electrical <u>illuminated</u>	
25-50 sq. ft.	\$60
51 -100 sq. ft.	\$70
<u>Master Sign Plan Review (per Building)</u>	
1 – 5 Tenants	\$50
6 - 12 Tenants	\$75
13+ Tenants	\$100

16) Communications Facilities Application Review

General Application Review	\$50
Special Exception	\$65

B. ENVIRONMENTAL REVIEW (SEPA)

1) Checklist \$150

2) Environmental Impact Statement

Prepared by Staff	\$1,000 + \$45/hour
Prepared by Private Party	\$250 + \$45/hour

3) Appeals of Decisions

Conditioning/Denying of Permit	\$200
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Administrators Final Determination (DNS or EIS)	\$150 + Hearing Examiners costs for review (Examiner costs waived for listed parties of record within 300 feet of project site).
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C. ANNEXATION PETITION

Less than 10 acres	\$200
10 - 50 acres	\$300
50 - 100 acres	\$400
100 + acres	\$500

D. UTILITY EXTENSION REQUEST \$100

E. REQUESTS FOR INFORMATION

- | | | |
|---------------|---|-------------------------------------|
| 1) | Land-use information, verbal | No Charge |
| 2) | Land-use information, written response requested related to active permit | No Charge |
| 3) | Land-use information, written response requested, file search required | Cost of Copying Requested Documents |
| 3) | Preapplication Conference | No Charge |
| 4) | Preapplication Conference, written summary of meeting | \$75 |

F. PREAPPLICATION REVIEW ~~No Charge~~ \$75 (includes a written summary of the meeting)

F.G. SPECIAL INSPECTIONS (AND PERMITS):

1) **Fire Marshal Inspections.** There is hereby imposed a ~~\$20.00~~ \$47.00 inspection fee for all inspections carried out pursuant to the provisions of Section 2.201 of the Uniform Fire Code as now enacted or hereafter amended. The ~~\$20.00~~ \$47.00 inspection fee shall include two re-inspections for the purpose of ensuring the correction of any deficiencies noted in a prior inspection. If additional reinspections are necessary to ensure correction of any deficiency or defect, the Gig Harbor fire marshal shall charge a fee of ~~\$30.00~~ \$47.00 per hour with a one-hour minimum and to be computed in one-quarter-hour increments, not to include travel time. All requested inspections which require a report will be processed under subsection ~~Q~~4 of this section, Building Official Inspections.

2) **Article IV Permits.** The ~~fire prevention bureau~~ Planning-Building Department shall charge fees for processing permit applications required pursuant to ~~Article IV~~ Section 105, 1997 UFC, of the Uniform Fire Code as now enacted or hereafter amended. The amount of the fee shall be set by resolution of the Gig Harbor City Council and fee schedules shall be made available to members of the public upon payment of photocopying charges. When any occupancy requires multiple permits, the Gig Harbor fire marshal shall charge the highest of the several fees plus one-half of all other required fees.

3) After Hours Inspection. For any inspections authorized or required pursuant to the Uniform Fire Code and for which it is necessary to have an inspection made after normal business hours, which are Monday through Friday, 8:30 a.m. until 5:00 p.m., or on recognized City of Gig Harbor holidays, the Gig Harbor City Fire Marshal shall charge an inspection fee of ~~\$45.00~~ \$47.00 per hour with a minimum of ~~one~~ two hours to be measured in quarter-hour increments including travel time.

4) Building Official Inspections

Non-classified request	\$50	
Re-inspection fee assessed under provisions of Section 305 G	\$30 <u>\$47</u> each	
Additional Plan Review required by changes, additions or revisions to previously approved plans	\$30 <u>\$47</u> /hour	(minimum charge of 1/2 hour)
For use of outside consultants for <u>Plan checking and inspections or</u> <u>Both.</u>	<u>Actual Costs</u>	

~~5) **Radon Testing.** The applicant for a building permit to construct a new single-family or multi-family building within the City of Gig Harbor shall pay \$15.00 for each living unit to cover the cost of supplying the owner of each new living unit a three-month etched track radon measuring device in accordance with a new section to RCW Chapter 19.27.~~

6)5) Building /Plumbing/Mechanical Permit Fees. Building /Plumbing/Mechanical permit fees shall be based upon the most recent fee schedule as adopted by the State Building Code Council in the respective Uniform Code.

7)6) Energy Code Inspection. Energy Code Inspection Fees shall be those as established in the Special Plans Examiner/Special Inspector Program, Policies and Procedure Handbook (April, 1994, Utility Code Group, Bellevue, WA).

G.H. ADVERTISING FEES:

For those applications which require a notice of public hearing to be published in a newspaper of general circulation, the applicant shall bear the costs of all advertising.

H.I. COPY SERVICES

- 1) Zoning Map/Comprehensive Plan
Land Use Map (24" x 36") \$ 3.50

2)	Zoning Code	\$10.00
3)	Comprehensive Plan	\$16.00
4)	Shoreline Master Program	\$7.50
5)	Critical Areas Map (24"x 36")	\$3.50
6)	Visually Sensitive Area (24"x 36")	\$3.50
7)	Design Review Manual	\$6.00

I.J. FEE WAIVERS AND REQUIREMENTS

Application fees may be waived upon approval of the City Administrator if any of the following conditions exist:

1. The application submitted is in direct response to a capital construction project by the City of Gig Harbor.
2. The City determines that the direct benefit accrued from the applicant=s project is in the public=s interest and welfare.
3. The proposal is a City of Gig Harbor project.

Application fees may be reimbursed at the following rate (percent of total fee):

Request to withdraw application prior to any public notice issued.....	100%
Request to withdraw application after public notice issued.	85%
Request to withdraw application following a public hearing.....	35%
Request to withdraw application after final action on permit by Hearing Examiner or City Council.....	0%

J.K. REVIEW OF PROJECTS IN UGA OUTSIDE CITY LIMITS WHERE CITY SEWER AND/OR WATER IS REQUESTED

The fee for city staff review of applications which have submitted a request to the City Council for utility extension services is 50% of the fee charged for comparable projects within the city.