

RESOLUTION NO. 465

**A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON,
WHICH ESTABLISHES FEES FOR LAND USE PLANNING AND
BUILDING APPLICATIONS AND PERMITS.**

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, proposed adjustments to the fee schedule; and,

WHEREAS, city staff are requested to review applications for projects outside of the city but within the city's urban growth area which request city sewer and/water; and,

WHEREAS, currently a fee for reviewing these projects is not charged although there is a commitment of staff time and resources for reviewing such applications; and,

WHEREAS, the review of projects within the Urban Growth Area, outside of the city limits, which request city services should be charged a fee commensurate with the level of review provided by City staff; and,

WHEREAS, because the review of projects within the UGA do not require a formal public review process by the city as the city does not have jurisdiction in this respect, a reasonable fee is determined to be 50% of the fee charged for projects within the city.

**THE GIG HARBOR CITY COUNCIL HEREBY ESTABLISHES FEES FOR THE
REVIEW OF PROJECTS IN THE CITY'S URBAN GROWTH AREA (UGA) OUTSIDE
CITY LIMITS WHERE CITY SEWER AND/OR WATER IS REQUESTED AS
FOLLOWS:**

A. LAND USE DEVELOPMENT APPLICATION FEE

1) Amendment to Comprehensive Plan

Map Designation	\$750
Text	\$400
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	\$50
4)	Variance	\$450
	Associated with Site Plan Review	\$50
	Administrative Variance	No Charge
5)	Planned Residential District	\$75
6)	Site Plan/Binding Site Plan Review	
	Occupancy Change (no external structural changes)	\$200
	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
7)	Land Clearing/Erosion Control	
	Permit	\$100
8)	Subdivisions	
	Preliminary Plat	\$550 + \$25 per lot
	Final Plat	\$25 per lot
	Replats	\$225
	Amendments	\$150
9)	Short Subdivisions	
	Summary Action	\$375
	Plat Amendment	\$75
	Boundary Line Adjustment	\$30
10)	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) Wetlands/Critical Areas Analysis

Steep Slopes/Erosion Hazard	\$15
Critical Habitat	\$35
Wetlands Preliminary Site Investigation	\$35
Wetlands Report Review	\$75

12) Appeals

To the Hearing Examiner:	
Administrative Variance	\$225
Administrative Decision	\$120
Requests for Reconsideration of Examiner's decision	\$85
To the Building Code Advisory Board:	\$250

13) Appeals to City Council

Appeal of Hearing Examiner Decision:	\$100
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14) Sign Permits

All signs less than 25 sq. ft.	\$20
Change of Sign, all sizes	\$20
Request for Variance	\$150
Projecting Wall Sign, nonelectric 25-50 sq. ft.	\$35
	\$35

51-99 sq. ft.	\$45
>100 sq. ft.	\$55
Wall Sign, electric	
25-50 sq. ft.	\$40
51-99 sq. ft.	\$50
>100 sq. ft.	\$60
Ground Sign, nonelectric	
25-50 sq. ft.	\$50
51-100 sq. ft.	\$60
Ground Sign, electric	
25-50 sq. ft.	\$60
51 -100 sq. ft.	\$70

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

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|----|--|-------------------------------------|
| 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. SPECIAL INSPECTIONS (AND PERMITS):

1) **Fire Marshal Inspections.** There is hereby imposed a \$20.00 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 inspection fee shall include two reinspections 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 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 Q4 of this section, Building Official Inspections.

2) **Article IV Permits.** The fire prevention bureau shall charge fees for processing permit applications required pursuant to Article IV 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 per hour with a minimum of one hour to be measured in quarter-hour increments including travel time.

4) **Building Official Inspections**

Non-classified request	\$50
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Reinspection fee assessed under

provisions of Section 305 G

\$30 each

Additional Plan Review required
by changes, additions or revisions
to previously approved plans

\$30/hour (minimum charge of
1/2 hour)

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) **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) **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. 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. COPY SERVICES

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|----|-----------------------------------|---------|
| 1) | Zoning Map/Comprehensive Plan | |
| | Land UseMap (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"x36") | \$3.50 |
| 6) | Visually Sensitive Area (24"x36") | \$3.50 |

I. 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%

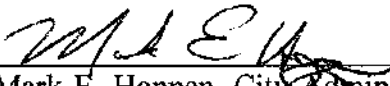
J. REVIEW OF PROJECTS IN UGA OUTSIDE CITY LIMITS WHERE CITY SEWER AND/OR WATER IS REQUESTED

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.

APPROVED:


Gretchen A. Wilbert, Mayor

ATTEST:


Mark E. Hoppen, City Administrator
City Clerk

Filed with City Clerk: 3/6/96
Passed by City Council: 3/11/96