

RESOLUTION NO. 2011-24

A **RESOLUTION** of the City of Bainbridge Island, Washington, amending Section 9 of the City's fee schedule to update fees in connection with the land use code update passed by Ordinance No. 2011-02 including 1) the addition of fees for an Agricultural Conditional Use Permit, 2) Minor Alteration of a Plat, and 3) Minor and Major Adjustments of Land Use Permits, and also to remove fees relating to Master Plan Development and Planned Unit Development.

WHEREAS, the City of Bainbridge Island has charged fees for Planning, Building and Development fees for more than 25 years; and

WHEREAS, on November 9, 2011, the City Council passed Ordinance No. 2011-02 which created a new permit process for an Agricultural Conditional Use, minor alteration of a plat, and minor/major adjustments of land use permits; and

WHEREAS, the City's Fee Schedule needs to be updated to reflect fees for these new permits and processes; and

WHEREAS, the City's Fee Schedule also needs to be updated to reflect changes in nomenclature and to remove fees for permits relating to Master Plan Development and Planned Unit Development that are no longer available; and

WHEREAS, RCW 82.02.020 authorizes the collection of reasonable fees to cover the costs to the City for such activities; now, therefore

**THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND,
WASHINGTON, DO RESOLVE AS FOLLOWS:**

Section 1. Section 9, Building and Planning Fees, of the City's Fee Schedule is hereby amended as follows:

9. BUILDING AND PLANNING FEES

(Resolutions 99-26, 2000-33, 2001-43, 2002-15, 2003-24, and 2006-50, unless otherwise indicated)

The charges in this section are in addition to any applicable charges in other sections.

All fees and charges shall be paid before an application is deemed complete, and issuance of a permit or approval may be withheld until all fees and charges have been paid.

Deposits and hourly charges paid for applications that have not received final approval on or before September 30, 2003 shall be deemed partial payments of the fees shown in Sections 8 through 10. The applicant shall pay any shortage in the amount due before the City processes the application further, and the City shall refund any overage in the amount due. Approval actions for subdivisions and short subdivisions shall be considered as single unified applications rather than separate approvals for the preliminary, plat utilities and final phases. Subdivision and short subdivision applications in process as of October 1, 2003 may pay their charges in equal one-third portions at the beginning of the preliminary, plat utilities and final phases.

ADMINISTRATIVE PROCESSING FEES

ADMINISTRATIVE CODE INTERPRETATION (Resolution 2006-50)	\$382.00
AFFORDABLE HOUSING – OPTIONAL FEE IN LIEU (Resolution 2006-50)	\$36.00 per Square Foot
<u>AGRICULTURAL CONDITIONAL USE</u>	<u>\$1080.00</u>
AGRICULTURAL RETAIL PLAN (Resolution 2006-50)	\$191.00
APPEAL OF ADMINISTRATIVE DECISIONS (Ordinance 92-24, BIMC 2.16, Resolution 2006-50)	\$530.00
APPEAL OF EIS ADEQUACY (Resolution 2006-50)	\$530.00
APPEAL OF HEARING EXAMINER OR PLANNING COMMISSION DECISION (Ordinance 92-24, BIMC 2.16, Resolution 2006-50)	\$530.00
APPEAL OF SEPA DETERMINATION (Ordinance 92-24, Resolution 2006-50)	\$530.00
BOUNDARY LINE ADJUSTMENT (Ordinance 92-24, Resolution 2006-50)	\$954.00

BUILDING ABATEMENT see ENFORCEMENT

(Ordinance 92-24)

BUILDING FEE (SBCC)

(Ordinance 92-24)

This fee is remitted to the State of Washington and funds studies on building activity.

\$4.50 for the first unit, plus
\$2.00 for each additional unit

BUILDING PERMIT

(Ordinance 2007-08)

Calculated from the 1997 UAC (Uniform Administrative Code) Table 3-A, using current Building Valuation Data from the International Code Council, times a factor of 1.41

BUILDING RE-INSPECTION FEE

(Ordinance 2007-08)

Based on the 1997 UAC Table 3-1

CODE ENFORCEMENT

See ENFORCEMENT

COMPREHENSIVE PLAN AMENDMENT

(Ordinance 99-47, Resolution 2006-50)

Fees are due upon filing of the application.

Site Specific

\$1,526.00

Not Site Specific

\$265.00

CONDITIONAL USE PERMIT – ADMINISTRATIVE MINOR

(Ordinance 94-03, Resolution 2006-50)

\$4,770.00
(except as noted below)

CONDITIONAL USE PERMIT – SPECIFIED CEMETERIES

(Conditional Use Permits related to the establishment or expansion of cemeteries where no buildings are to be constructed or used.)

\$1,097.00

CONDITIONAL USE PERMIT – FULL PROCESS MAJOR

(Ordinance 99-47, Resolution 2006-50)

\$10,494.00

CONSOLIDATED PERMIT REVIEW
(BIMC 2.16.120, Resolution 2006-50)

The charge is the highest permit applied
for plus one-third of all other applications.

DRAINAGE IMPACT FEES
(BIMC 15.20.100)

Impact Cost/100 square feet of impervious area:

BASIN A	\$15.00	Sportsman Club
BASIN B	\$13.00	Weaver Road/Grow Ave.
BASIN C	\$13.00	Madison Avenue
BASIN D	\$4.50	The Canyon
BASIN E	\$15.00	Wing Point Way
BASIN F	\$11.00	Wing Point

ENFORCEMENT

Hourly Rate

(Ordinances 92-24 and 2003-31, Resolutions 99-14, 2001-36 and 2006-50)
Hourly rates and costs for investigation and processing of a violation of the City Code (BIMC) are from the commencement of the investigation until the time the City specifically notifies the owner/developer that the violation has been satisfactorily corrected.

ENVIRONMENTAL REVIEWS

(Ordinances 92-24 and 99-47, Resolution 2006-50)

SEPA Review (if E.I.S. NOT required)	\$763.00
SEPA Review (if E.I.S. required)	\$763.00
E.I.S. Addendum	\$763.00
E.I.S. Supplement	\$763.00

(The applicant will also enter into a three-party contract with the City.
A consultant will be selected by the City to prepare the EIS,
Addendum, or Supplement.)

FINAL LARGE LOT SUBDIVISION
(Resolution 2006-50)

See SUBDIVISION

FINAL SHORT PLAT
(Ordinance 92-24, Resolution 2006-50)

See SHORT PLAT

FINAL SUBDIVISION
(Ordinance 92-24, Resolution 2006-50)

See SUBDIVISION

FLOOR AREA RATIO (FAR) BONUSES IN THE MIXED USE TOWN CENTER
AND HIGH SCHOOL ROAD DISTRICTS

(Ordinance 99-17, Resolutions 2001-02 and 2006-50)

For planning applications that have received from the City a Notice of Complete Application or that are deemed complete on or before April 30, 2001:

Residential Development	\$8.00 / Square Foot
Mixed Use Development	\$10.00 / Square Foot
Commercial Development	\$12.00 / Square Foot

For planning applications that have received from the City a Notice of Complete Application or that are deemed complete on or after May 1, 2001:

Residential Development	\$18.00 / Square Foot
Mixed Use Development	\$25.00 / Square Foot
Commercial Development	\$34.00 / Square Foot

GRADING PERMIT
(Ordinance 2007-08)

Calculated on the 1997 UAC
Tables 3-G and 3-H

HABITAT BUFFER AVERAGING PERMIT
(Ordinance 2005-03, Resolution 2006-50)

\$1,526.00

HABITAT MANAGEMENT PLAN REVIEW
(Ordinance 2005-03, Resolution 2006-50)

\$1,526.00

LAND CLEARING PERMIT

No Charge

LARGE LOT SUBDIVISION
(Resolution 2006-50)

\$16,027.00

LARGE LOT SUBDIVISION, MINOR ALTERATION

\$360.00

LONG SUBDIVISION
(Resolution 2006-50)

\$17,363.00

Payment of the School Impact Fees is also required.

Plus \$1,145.00 per lot

LONG SUBDIVISION, MINOR ALTERATION OF AN APPROVED PLAT

\$360.00

LONG SUBDIVISION, REPLATTING OR AMENDMENT OR ALTERATION OF AN APPROVED PLAT

(Resolution 2006-50)		
Minor Plat Amendment		\$1,336.00
Major Plat Amendment		\$8,586.00
		Plus \$572.00 per lot
MASTER PLANNED DEVELOPMENT RESIDENTIAL	plus \$1,145.00 per acre or portion thereof	\$17,363.00
(Ordinance 99-47, Resolution 2006-50)		
MASTER PLANNED DEVELOPMENT COMMERCIAL	plus \$1,145.00 per acre or portion thereof	\$17,363.00
(Ordinance 99-47, Resolution 2006-50)		
<u>MINOR ADJUSTMENT</u>		<u>\$900.00</u>
<u>MAJOR ADJUSTMENT</u>		<u>\$2160.00</u>
MECHANICAL FEE (Ordinance 2007-08)	Calculated from the 1997 UAC Table 3-C	
MOBILE HOME PERMIT (Resolution 2007-05)		\$150.00
OPEN SPACE REVIEW (Ordinance 92-24, Resolution 2006-50)		\$265.00
PARK LAND DEDICATION AND/OR FEE IN LIEU OF (Ordinance 84-09)		City Council determines
PUDs and rezones to multi family are required on a case by case basis to dedicate land and/or pay a fee for parklands.		
PARKING CONTRIBUTION IN LIEU OF ON-SITE SPACES (BIMC 18.81.030.P, Resolutions 99-14, 2001-03 and 2006-50)		
Per Space		\$18,550.00
PLANNED UNIT DEVELOPMENT RESIDENTIAL	plus \$1,145.00 per acre or portion thereof	\$17,363.00
(Resolution 2006-50)		
PLANNED UNIT DEVELOPMENT COMMERCIAL	plus \$1,145.00 per acre or portion thereof	\$17,363.00
(Resolution 2006-50)		
PLAN REVIEW/PLAN CHECK (By Building Division) (Ordinance 2007-08)	65% of Building Permit Fee	

PLANNING AND ENGINEERING REVIEW OF BUILDING PERMITS
(Resolution 2007-05)

For building permits that have had no prior planning or zoning review, this fee shall be 20% of the Building Permit fee to cover engineering reviews for drainage analysis, and planning reviews, except that the fee shall be 10% of the Building Permit Fee for such reviews for accessory dwelling units.

PLUMBING PERMIT FEE
(Ordinance 2007-08)

Calculated from the 1997 UAC Table 3-D

PRE-APPLICATION CONFERENCE \$265.00
(Resolution 2006-50)

REASONABLE USE EXCEPTION
(Resolution 2006-50)

Single Family Residence \$3,816.00
All Other \$6,106.00

RENOTICING FEE \$200.00

REZONE \$3,053.00
(BIMC 18.114.030b, Resolution 2006-50)

SCHOOL IMPACT FEES

(Ordinances 93-05 and 2000-30, Resolution 2000-33)

Payment in full is required before a building permit will be issued.

Single Family Residence \$4,390.00
Multi Family Residence \$1,170.00

SHORELINE PERMITS

(Resolution 2006-50)

Shoreline Exemption without SEPA \$572.00
Shoreline Exemption with SEPA \$1,908.00
Shoreline Substantial Development Permit \$6,869.00
Shoreline Substantial Development Permit for
Enlargement of Existing Structure \$4,579.00
Shoreline Conditional Use Permit \$8,014.00
Shoreline Conditional Use Permit for
Enlargement of Existing Structure \$5,342.00
Shoreline Variance:

Administrative	\$5,724.00
Full process (Hearing Examiner)	\$8,014.00

Fish and wildlife habitat restoration and enhancement projects within the jurisdiction of the City's Shoreline Management Master Program and meeting the criteria in WAC 173-27-040(2)(p) shall not be charged fees by the City for pre-application meetings, permit applications, or other review and authorization processes; provided, that this subsection shall not apply to fees for the appeal of City decisions.

~~SHORT PLAT (SHORT SUBDIVISION)~~

(Resolution 2006-50)

Payment of the School Impact Fees is also required.

Two to Four Lots	\$6,063.00
Five to Nine Lots	\$7,632.00

~~SHORT SUBDIVISION, REPLATTING OR, AMENDMENT OR ALTERATION OF AN APPROVED SHORT PLAT~~

(Resolution 2006-50)

Minor Plat Amendment	\$763.00
Major Plat Amendment	\$3,339.00
	Plus \$572.00 per lot

SHORT SUBDIVISION, MINOR ALTERATION OF AN APPROVED PLAT \$360.00

SIGN PERMIT

(Resolution 2007-05)

Calculated from 1997 UAC Table 3-A, using valuation data provided by applicant

SITE PLAN REVIEW

(Resolution 2006-50)

No Planning Commission Review <u>Minor</u>	\$3,816.00
With Planning Commission Review <u>Major</u>	\$8,586.00

SPECIAL USE REVIEW (WETLANDS)

(Ordinance 2005-03, Resolution 2006-50)

\$1,526.00

VARIANCE, – ADMINISTRATIVE MINOR (ZONING OR CRITICAL AREA)

(Ordinances 94-03 and 2005-03, Resolution 2006-50)

\$3,434.00

VARIANCE, – FULL PROCESS MAJOR (HEARING EXAMINER)

(Ordinance 94-03, Resolution 2006-50)

Single Family Residential and Accessories \$5,724.00
All Other \$10,303.00

VARIANCE – SHORELINE see SHORELINE PERMITS

VARIANCE – SIGN \$382.00
(Ordinance 94-03, Resolution 2006-50)

VEGETATION MANAGEMENT PLAN \$530.00+
(Resolution 2006-50) incurred costs

WETLANDS REVIEW Hourly Rate
(Resolutions 99-14, 2001-43 and 2006-50)

Section 2. This resolution shall take effect on January 1, 2012.

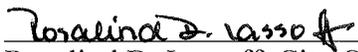
PASSED by the City Council this 16th day of November, 2011.

APPROVED by the Mayor this 16th day of November, 2011.



Kirsten Hytopoulos, Mayor

ATTEST/AUTHENTICATE:



Rosalind D. Lassoff, City Clerk

FILED WITH THE CITY CLERK: November 10, 2011
PASSED BY THE CITY COUNCIL: November 16, 2011
RESOLUTION NO. 2011-24