

**CITY OF GIG HARBOR
RESOLUTION NO. 439**

**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, based upon a review of current fee schedules respective to the total costs of processing the application, the costs of copying services and the adoption of new building code programs statewide, adjustments to the fee schedule are deemed necessary and appropriate.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR, AS FOLLOWS:

The Planning and Building fees for various land use development applications and permits are established 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

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|--------|-------|
| Permit | \$100 |
|--------|-------|

8) Subdivisions

| | |
|------------------|----------------------|
| Preliminary Plat | \$550 + \$25 per lot |
| Final Plat | \$25 per lot |
| Replats | \$225 |
| Amendments | \$150 |

9) Short Subdivisions

| | |
|--------------------------------------------|------------------|
| Preliminary Plat Summary Action | \$375 |
| Final Plat | \$150 |
| 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 ~~Hearing Examiner~~

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

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 \$35

25-50 sq. ft. \$35

51-99 sq. ft. \$45

>100 sq. ft. \$55

Wall Sign, electric \$40

25-50 sq. ft. \$40

51-99 sq. ft. \$50

>100 sq. ft. \$60

Ground Sign, nonelectric \$50

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**

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

3) **Appeals of Decisions**

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|--------------------------------|-------|
| 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). |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|

C. ANNEXATION PETITION \$250

| | |
|--------------------|-------|
| 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** \$35 Cost of Copying Requested

Documents

- | | | |
|----|--------------------------------------------------------------|-----------|
| 3) | Preapplication Conference | No Charge |
| 4) | Preapplication Conference, written summary of meeting | \$75 |

F. SPECIAL INSPECTIONS (AND PERMITS):

- ~~1) **Encroachment Permits** \$10~~

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 ordinance 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

- | | |
|--------------------------------------------------------------------------------------------------------|---------------------------|
| <u>Non-classified request</u> | \$50 |
| <u>Reinspection fee assessed under provisions of Section 305 G</u> | <u>\$30 each</u> |
| <u>Additional Plan Review required by changes, additions or revisions to previously approved plans</u> | <u>\$30/hour (minimum</u> |

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") | \$2.50 <u>3.50</u> |
| 2) | Zoning Code | \$18.00 <u>10.00</u> |
| 3) | Comprehensive Plan | \$15.00 <u>16.00</u> |
| 4) | Shoreline Master Program | \$10.00 <u>7.50</u> |
| 5) | Critical Areas Map (24"x36") | \$3.50 |
| 6) | Visually Sensitive Area (24"x36") | \$3.50 |

I. Fee Waivers and Reimbursements

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% |

APPROVED:

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen, City Administrator
City Clerk

Filed with City Clerk: 1/19/95
Passed by City Council: 2/13/95