



# Proposed Planning and Building Fee Schedule

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AUGUST 20, 2018  
STUDY SESSION



# Goals

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## ■ Cover Expenses

- How much time is spent on each permit?
- What all goes into the expenses (training, overhead, GIS, etc.)?
- What should be covered by applicants; what is general service to all citizens?

## ■ Understand the “Competition”

- How much do other cities charge?
- How do other cities process their fees?

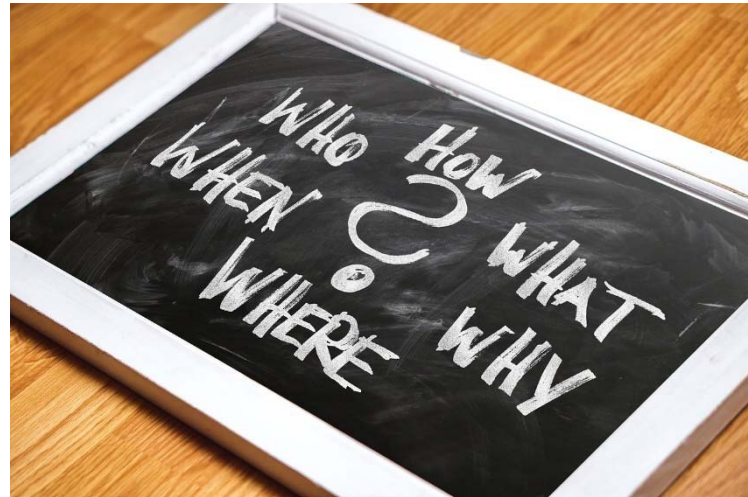
## ■ Simplify

- How can we make this clear and easy to understand for applicants?
- How can we stream-line the process for staff?
- What type of projects do we actually permit?

# Comparison Cities

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- Dupont
- Edgewood
- Fife
- Gig Harbor
- Milton
- Steilacoom
- Tacoma
- University Place
- CES NW: 2017 Building Permit Fees Survey



# Comparison: Land Use

Land Use Applications							
	Fircrest	DuPont	Edgewood*	Fife	Gig Harbor**	Milton**	University Place**
<b>Minor Site Plan</b>	\$270 <i>plus deposit</i>	\$1500 <i>plus expenses</i>	\$350	--	\$110 to \$605	\$1,209	--
<b>Minor Variance</b>	\$270 <i>plus deposit</i>	\$1500 <i>plus expenses</i>	\$2,070	--	\$620	\$1,393	\$825
<b>Conditional Use Permit</b>	\$315 <i>plus deposit</i>	\$3,000 <i>plus expenses</i>	\$3,465	\$5,000 <i>plus deposit</i>	\$3,895	\$2,142	\$5,184
<b>Major Variance</b>	\$270 <i>plus deposit</i>	\$3,000 <i>plus expenses</i>	\$3,770	SFR: \$850 <i>plus deposit</i>  \$5,000 <i>plus deposit</i>	\$1,500	\$1,393	\$3,396

\* Other costs may apply

\*\*Flat rate with contingency for extra charges if project requires extra review

# Comparison: SFR

Single Family Residential Building Permit								
<i>Based on \$350,000 Building Valuation</i>	<b>Fircrest</b>	<b>DuPont</b>	<b>Edgewood</b>	<b>Fife</b>	<b>Gig Harbor</b>	<b>Milton</b>	<b>Steilacoom</b>	<b>University Place</b>
Building	\$2,394	\$3,422	\$2,394	\$3,608	\$3,608	\$3,461	\$3,422	\$2,810
Plan Review	\$1,656	\$2,626	\$1,656	\$2,345	\$2,345	\$2,349	\$2,224	\$1,955
Impact Fees	\$0	\$1,500	\$8,500	\$6,000	\$7,500	\$7,000	\$4,000	\$3,337
<b>Total</b>	<b>\$4,050</b>	<b>\$8,102</b>	<b>\$12,550</b>	<b>\$11,953</b>	<b>\$13,453</b>	<b>\$12,809</b>	<b>\$9,646</b>	<b>\$8,102</b>

*Does not include plumbing, mechanical, energy, planning reviews*

# Comparison: Sliding Scale

Value-Based Building Fee Schedule

Total Valuation	Fircrest	University Place	Gig Harbor	DuPont	Steilacoom	Milton	Edgewood	Fife
\$1 to \$500	\$23.50	\$26.45	\$34.00	\$96.00	\$34.00	\$101	\$23.50	\$34.00
\$501 to \$2,000	\$23.50 +\$3.05/100	\$26.45 +\$4.00/100	\$34 +\$5.00/100	\$96.00	\$34 +\$4.35/100	\$101	\$23.50 +3.05/100	\$34 +\$5.00/100
\$2,001 to \$25,000	\$69.25 +\$14/1000	\$86.45 +\$16/1000	\$96 +\$21/1000	\$96 +\$20.15/1000	\$99.25 +\$20/1000	\$101 +\$20/1000	\$69.25 +\$14/1000	\$96.00 +\$21/1000
\$25,000 to \$50,000	\$391.25 +\$10.10/1000	\$454.45 +\$11.90/1000	\$535 +\$15/1000	\$559.45 +\$14.50/1000	\$559.25 +\$14.50/1000	\$560 + \$16.00/1000	\$391.25 +\$10.10/1000	\$535 +\$15.00/1000
\$50,001 to \$100,000	\$643.75 +\$7.00/1000	\$751.95 +\$7.65/1000	\$880 +\$11/1000	\$921.95 +\$10/1000	\$921.75 +\$10/1000	\$960.97 +\$10/1000	\$643.75 +\$7.00/1000	\$880.00 +\$11/1000
\$100,001 to \$500,000	\$993.75 +\$5.60/1000	\$1,134.45 +\$6.70/1000	\$1358 +\$9/1000	\$1,421.95 +\$8/1000	\$1421.75 +\$8/1000	\$1460.96 +\$8/1000	\$993.75 +\$5.60/1000	\$1358.00 +\$9/1000
\$500,001 to \$1 mil	\$3,233.75 +\$4.75/1000	\$1,134.45 +\$6.70/1000	\$4420 +\$8/1000	\$4,621.95 +\$6.80/1000	\$4621.75 +\$6.80/1000	\$4660.96 +\$6.50/1000	\$3,233.75 +\$4.75/1000	\$4420.00 +\$8/1000
Over \$1 mil	\$5608.75 +\$3.65/1000	\$7,164.45 +\$4/1000	\$7666 +\$5/1000	\$8,021.95 +\$5.25/1000	\$8021.75 +\$5.25/1000	\$7910.96 +\$6.50/1000	\$5608.75 +\$ 3.65/1000	\$7667.00 +\$5.00/1000



# Conclusions

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- **Expenses have increased; Fees have not**

- Last major fee update 2010
- Fircrest fees are extremely low
- In many cases, charging less than permits cost to process
- Taxpayers make up the difference



- **Variety in fee costs and methodology**

- All higher than Fircrest
- The majority charge impact fees beside review and permit fees
- Land Use: A mix of flat rate and intake/deposit – all try to cover costs

- **Identified what made sense for Fircrest**

- Did not want to do an across the board increase
- Majority of permits are residential in nature and similar in value
- Many fees listed for things we never permit
- Averaging one large commercial project every 2-3 years

# Proposal

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1. **Merge:** two separate schedules into one (8 → 4 pages)
2. **Land Use:** use type classifications to set fees
3. **Building:** group by structure not permit type
4. **Residential:** use 1 percent of building valuation for fee
5. **Multi-family & Commercial:** keep and expand use of sliding scale value-based fee table
6. **Mechanical & Plumbing** (by unit): increase base rate to \$40; set flat rate of \$15 for fixtures
7. **Mechanical & Plumbing** (Commercial over \$5000 value): use value-based fee table



# Land Use: Proposal

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draft



Project Types	Fees	Deposit
Type I (includes 1 hour staff review)	\$100	\$250
Type II-A	\$300	\$300
Type II-B	\$750	\$1,250
Type III-A	\$1,000	\$2,000
Type III-B	\$1,000	\$3,000
Type IV	\$750	\$1,250
Type V	\$1,000	\$2,000

*Note: Alterations and Vacations will be charge at 50% of the fee rate*

Other Land Use Fees	Fees	Deposit
Administrative Interpretation	\$200	
Accessory Dwelling Unit - Attached	\$150	
Accessory Dwelling Unit - Detached	See Type III-A	
Home Occupation	\$25	
Type I-A	\$25	
Type I-B	\$50	
Type II	See Type III-A	
SEPA Checklist	\$500	\$500
SEPA Environmental Impact Study	\$550	\$4,300
Short-Term Rentals (includes life safety inspection)	\$150	
Temporary accessory structures and uses	exempt	
Zoning Verification	\$100	

Appeals and Continuations	Fees
Public Hearing Continuation Request	\$200
Reconsideration	\$200
Appeal of Administrative Decision	\$300
Appeal of Planning Commission or Hearing Examiner Decision	\$300
Appeal of SEPA Determination	\$200
Appeal of Building Official Decision	\$300

*Note: Appellants who substantially prevail on appeal or reconsideration, as determined by the planning director, shall be billed for the actual cost of the application. Appellants who do not substantially prevail on appeal or reconsideration, or whose appeal is dismissed for lack of standing, shall be billed for the actual cost of the application.*

# Land Use — page 1 of draft

## ■ Use Land Use Application Types – FMC 22.05

- Same type of review = same type of fee

Table A – Classifications						
Type I	Type II-A	Type II-B	Type III-A	Type III-B	Type IV	Type V
Permitted uses not requiring site plan or design review alterations	Minor variances, minor site plans	Short plats, short plat vacations	Major preliminary site plans	Preliminary plats	Final plats	Comprehensive plan amendments
Boundary line adjustments	Administrative use permits	Final site plans and final development plans	Conditional use permits Major variances	Plat vacations and alterations		Development regulation amendments
Minor amendments to development plans and site plans		Design review	Major amendments to site plans Conditional use permits	Preliminary development plans Major amendments to preliminary development plans		Annexations
Temporary accessory structures and uses		Land clearing/grading permits	Home Occupations Type II	Zoning map amendments		Area-wide rezones
Home occupation permits		Administrative interpretation	Critical areas reasonable use exceptions			
Accessory dwelling units		Critical areas determinations	Detached accessory dwelling units			
De minimis variance		Binding site plan	Critical areas public agency and utility exceptions			

# Land Use — page 1 of draft

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- Use Land Use Application Types – FMC 22.05
  - Same type of review = same type of fee
- Keep Intake plus Deposit
  - Increase Intake fee
  - Eliminate small, medium, large distinctions
  - Deposit will account for large versus small projects

# Land Use: Example 1

		Current	Proposed
Type III-A			
Conditional Use Permit	Planning Commission Hearing and Approval	\$315 plus deposit	\$1000 plus deposit
Preliminary Site Plan		\$450 plus deposit \$720 plus deposit \$1080 plus deposit	
Major Variance		\$270 plus deposit	
Type II-A			
Administrative Use Permit	Staff level review and approval	\$360 plus deposit	\$300 plus deposit
Minor Site Plan		\$270 plus deposit	
Minor Variance		\$180 plus deposit	

# Land Use: Comparison

Land Use Applications								
	Fircrest	Proposed	DuPont	Edgewood *	Fife	Gig Harbor **	Milton **	University Place**
Minor Site Plan	\$270 plus deposit	\$300 plus deposit	\$1500 plus expenses	\$350	--	\$110 to \$605	\$1,209	--
Minor Variance	\$180 plus deposit	\$300 plus deposit	\$1500 plus expenses	\$2,070	--	\$620	\$1,393	\$825
Conditional Use Permit	\$315 plus deposit	\$1000 plus deposit	\$3,000 plus expenses	\$3,465	\$5,000 plus deposit	\$3,895	\$2,142	\$5,184
Major Variance	\$270 plus deposit	\$1000 plus deposit	\$3,000 plus expenses	\$3,770	SFR: \$850 plus deposit  \$5,000 plus deposit	\$1,500	\$1,393	\$3,396

\* Other costs may apply

\*\*Flat rate with contingency for extra charges if project requires extra review

# Land Use: Example 2

<i>Based on 5,000 sf restaurant</i>	<b>Current</b> <i>(considered a small project)</i>	<b>Proposed</b>
Preliminary Site Plan Review (subject to public hearing)	\$450 plus deposit	\$1000 plus deposit
SEPA Checklist (subject to public hearing appeal)	\$200 plus deposit	\$500 plus deposit
Site Development (public works review)	\$250 plus deposit	\$500 plus deposit
Design Review (building design – administrative)	\$45 plus deposit	\$750 plus deposit
Final Site Plan Review (administrative – final detailed drawings)	\$225 plus deposit	\$750 plus deposit
<b>Total</b>	<b>\$1,170 plus deposit</b>	<b>\$3,500 plus deposit</b>

# Land Use — page 1 of draft

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- Use Land Use Application Types – FMC 22.05
  - Same type of review = same type of fee
- Keep Intake plus Deposit
  - Eliminate small, medium, large distinctions
  - Increase Intake fee
  - Deposit will account for large versus small projects
- Apply Flat Rate to Some Routine Applications
- Decrease to Home Occupation Permits
  - Current \$90; Proposed \$25 Type I-A and \$50 Type I-B
  - Reflects minimal amount of staff review time required
  - Encourages (rather than discourages) home-based businesses
- Note Changes to Appeals

# SFD/Duplex: Proposal

page 2 of  
draft



New Construction	Fee
Building Permit (includes clearing and grading)	1% of Project Valuation*
Plan Review	65% of building permit
Energy Code Review	\$100
Design and Site Review	\$150
Site Development (storm and erosion control)	\$300
Whole House Mechanical	\$250
Whole House Plumbing	\$250
Single-Family Dwelling Sprinkler System	\$200
Additions and Detached Accessory Structures	Fee
Building Permit	1% of Project Valuation* Minimum \$100
Plan Review	65% of building permit
Energy Code Review	\$50
Design and Site Review	\$75
Site Development (storm and erosion control)	\$150
Mechanical Permit	\$40 plus \$15 item
Plumbing Permit	\$40 plus \$15 item
Additions/Repairs to existing sprinkler systems	50% of new
Remodel	Fee
Building Permit	1% of Project Valuation* Minimum \$100
Plan Review	65% of building permit
Energy Code Review	\$50
Design and Site Review (if required)	\$75
Mechanical Permit	\$40 plus \$15 item
Plumbing Permit	\$40 plus \$15 item
Additions/Repairs to existing sprinkler systems	\$40 plus \$15 item
Other Residential Permits	Fee
Re-roof	\$100
Clearing and Grading prior to permit issuance	\$50
Demolition Permit	\$150
Other construction requiring a building permit	1% of Project Valuation* Minimum \$100
Adult Family Home Inspection (minimum 2 hours)	\$100 per hour
Non-project Clearing and Grading	See Type II-B



# Single-Family/Duplex — page 2 of draft

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- List all Single-Family (SFD) and Duplex building fees together
- Switch from sliding scale to set percentage: 1% of value
- Establish minimum \$100 for residential building permits
- Flat rate design and site review - \$100 new: \$50 add/remodel
- Energy Review, Whole House Mechanical & Plumbing – no change
- Mechanical and Plumbing Permit
  - Base permit increase from \$30 to \$40
  - Variable to flat rate \$15 per fixture

# New SFR: Comparison

Single Family Residential Building Permit									
<i>Based on \$350,000 Building Valuation</i>	<b>Fircrest</b>	<b>Proposed</b>	<b>DuPont</b>	<b>Edgewood</b>	<b>Fife</b>	<b>Gig Harbor</b>	<b>Milton</b>	<b>Steilacoom</b>	<b>University Place</b>
Building	\$2,394	<b>\$3,500</b>	\$3,422	\$2,394	\$3,608	\$3,608	\$3,461	\$3,422	\$2,810
Plan Review	\$1,656	<b>\$2,375</b>	\$2,626	\$1,656	\$2,345	\$2,345	\$2,349	\$2,224	\$1,955
Impact Fees	\$0	<b>\$0</b>	\$1,500	\$8,500	\$6,000	\$7,500	\$7,000	\$4,000	\$3,337
<b>Total</b>	<b>\$4,050</b>	<b>\$5,875</b>	<b>\$8,102</b>	<b>\$12,550</b>	<b>\$11,953</b>	<b>\$13,453</b>	<b>\$12,809</b>	<b>\$9,646</b>	<b>\$8,102</b>

*Does not include plumbing, mechanical, energy, planning reviews*

# New SFD: Example

<i>Based on \$350,000 Building Valuation</i>	<b>Current</b>	<b>Proposed</b>
Building Permit	\$2,394	\$3,500
Plan Review	\$1,656	\$2,375
Plumbing Permit	\$250	\$250
Mechanical Permit	\$250	\$250
Energy Review	\$100	\$100
Design and Site Review	\$90	\$100
Site Development	\$300	\$300
<b>Total</b>	<b>\$5,040</b>	<b>\$6,875</b>

# Multi-Family/ Commercial: Proposal

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New Construction	Fee	Deposit
Building Permit	See Value-Based Fee Table	
Plan Review	65% of building permit	
Energy Code Review	\$400	
Design and Site Review	See Land Use Types	
Site Development	\$500	\$1,000
Mechanical Permit	Use Value-Based Fee Table	
Plumbing Permit	Use Value-Based Fee Table	

Tenant Improved and Remodel	Fee	
Building Permit	Use Value-Based Fee Table	
Plan Review	65% of building permit	
Energy Code Review	\$200	
Mechanical Permit	\$40 plus \$15 item	
<i>Estimated Values over \$5000</i>	Use Value-Based Fee Table	
Plumbing Permit	\$40 plus \$15 item	
<i>Estimated Values over \$5000</i>	Use Value-Based Fee Table	

Other Commercial Permits	Fee	Deposit
Demolition Permit	\$300	
Fire Permit	Use Value-Based Fee Table	
Non-project Clearing and Grading	See Type II-B	
Plumbing/Mechanical Plan Review	50% of permit fee	
Re-roof	Use Value-Based Fee Table	
Site Development Permit	\$500	\$1,000

VALUE-BASED FEE TABLE		
Project Valuation		Fee
\$1.00 to \$2,000		\$100
\$2,001 to \$25,000	<i>For the first \$2000</i>	\$100
	<i>For each additional \$1,000</i>	plus \$20
\$25,001 to \$50,000	<i>For the first \$25,000</i>	\$560
	<i>For each additional \$1,000</i>	plus \$15
\$50,001 to \$100,000	<i>For the first \$50,000</i>	\$935
	<i>For each additional \$1,000</i>	plus \$10
\$100,001 to \$500,000	<i>For the first \$100,000</i>	\$1,435
	<i>For each additional \$1,000</i>	plus \$8
\$501,000 to \$1,000,000	<i>For the first \$500,000</i>	\$4,635
	<i>For each additional \$1,000</i>	plus \$6
Over \$1,000,000	<i>For the first \$1,000,000</i>	\$7,635
	<i>For each additional \$1,000</i>	plus \$5

# MFR/Commercial – page 3 of draft

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- Maintain and increase use of Value-Based Fee Table
- Increase base building permit from \$23.50 to \$100
  - Minimum to cover staff time, overhead, and inspections
- Establish flat rate energy code review
  - New: \$400 (current ranges from \$100 - \$550)
  - Tenant Improvement: \$200 (*current 50% of new*)
- Increase Demo permit to \$300 (*current \$130*)
- Re-roof: Use Value-Based Fee Table (*Current: \$100*)
- Fire Permits: Use Value-Based Fee Table (*Current: \$40 plus heads*)
- Adjust Commercial Mechanical & Plumbing over \$5000 value:
  - One area we are extremely high in comparison on upper end
  - Replace current valuation table with Value-Based Fee Table
  - Increases below \$60,000 value
  - Decreases above \$60,000 value

# MF/Commercial: Comparison

Value-Based Building Fee Schedule									
Total Valuation	Fircrest	Proposed	University Place*	Gig Harbor	DuPont	Steilacoom	Milton	Edgewood	Fife
\$1 to \$500	\$23.50	\$100	\$26.45	\$34.00	\$96.00	\$34.00	\$101	\$23.50	\$34.00
\$501 to \$2,000	\$23.50 +\$3.05/100		\$26.45 +\$4.00/100	\$34 +\$5.00/100	\$96.00	\$34 +\$4.35/100		\$23.50 +3.05/100	\$34 +\$5.00/100
\$2,001 to \$25,000	\$69.25 +\$14/1000	\$100 +\$20/1000	\$86.45 +\$16/1000	\$96 +\$21/1000	\$96 +\$20.15/1000	\$99.25 +\$20/1000	\$101 +\$20/1000	\$69.25 +\$14/1000	\$96.00 +\$21/1000
\$25,000 to \$50,000	\$391.25 +\$10.10/1000	\$560 +\$15/1000	\$454.45 +\$11.90/1000	\$535 +\$15/1000	\$559.45 +\$14.50/1000	\$559.25 +\$14.50/1000	\$560 +\$16.00/1000	\$391.25 +\$10.10/1000	\$535 +\$15.00/1000
\$50,001 to \$100,000	\$643.75 +\$7.00/1000	\$935 +\$10/1000	\$751.95 +\$7.65/1000	\$880 +\$11/1000	\$921.95 +\$10/1000	\$921.75 +\$10/1000	\$960.97 +\$10/1000	\$643.75 +\$7.00/1000	\$880.00 +\$11/1000
\$100,001 to \$500,000	\$993.75 +\$5.60/1000	\$1435 +\$8/1000	\$1,134.45 +\$6.70/1000	\$1358 +\$9/1000	\$1,421.95 +\$8/1000	\$1421.75 +\$8/1000	\$1460.96 +\$8/1000	\$993.75 +\$5.60/1000	\$1358.00 +\$9/1000
\$500,001 to \$1 mil	\$3,233.75 +\$4.75/1000	\$4,635 +\$6/1000		\$4420 +\$8/1000	\$4,621.95 +\$6.80/1000	\$4621.75 +\$6.80/1000	\$4660.96 +\$6.50/1000	\$3,233.75 +\$4.75/1000	\$4420.00 +\$8/1000
Over \$1 mil	\$5608.75 +\$3.65/1000	\$7,635 +\$5/1000	\$7,164.45 +\$4/1000	\$7666 +\$5/1000	\$8,021.95 +\$5.25/1000	\$8021.75 +\$5.25/1000	\$7910.96 +\$6.50/1000	\$5608.75 +\$3.65/1000	\$7667.00 +\$5.00/1000

\* Plus 12% services support fee



# MF/Commercial: Example 1 – New

<i>Based on 5,000 sf restaurant</i>	Valuation	Current	Proposed
NEW <i>Building Permit Plan Review Energy Code</i>	\$750,000	\$7,294 \$4,421 \$2,873 \$250	\$10,123 \$6,135 \$3,988 \$400
Plumbing Permit	\$120,000	\$1,963	\$1,595
Mechanical Permit	\$105,000	\$1,776	\$1,475
Fire Sprinkler	\$29,800	\$81	\$635
Total		\$11,114	\$13,828

# MF/Commercial: Example 2 – T.I.

	Valuation	Current	Proposed
Tenant Improvement <i>Building Permit</i> <i>Plan Review</i> <i>Energy Code</i>	\$60,000	\$1,216.14 \$706.75 \$459.39 \$50.00	\$1,907.72 \$1,035 \$672.72 \$200
Plumbing Permit	\$9,000	\$136	\$180
Mechanical Permit	\$31,000	\$540	\$650
Re-Roof	\$14,000	\$100 (flat)	\$340
Fire Sprinklers	\$2,000	\$40	\$100



# Misc.: Proposal

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Signs	Fees
Monument	TBD
Wall	TBD
Accessory	TBD

Inspections	Fees	Minimum
Certificate of Occupancy Only	\$100 per hour	.5 hours
Courtesy During Normal Inspection Hours		.5 hours
Life Safety Inspection		2 hours
Outside Normal Hours		2 hours
Re-inspection Fee	\$50	

Other	Fees
Additional Plan Review (minimum .5 hour)	\$100 per hour
Investigation Fees/Work without Permits	Double Permit Fee
Permit Extension (if granted over 1 year from issuance)	50% of permit
Temporary Certificate of Occupancy	\$50
Appeal of Building Official Decision	\$300
Outside Consultants	Actual Cost



# Miscellaneous – page 4 of draft

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- Inspections: Cover inspector plus staff cost
- Establish fee for permit extensions
- Establish a temporary certificate of occupancy fee
- Signs: Currently \$90 (plus expenses if more than a simple review)
  - Working on separating out various sign permits
  - Cover review time required

# Home Occupations

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58 Home Occupations issued between 2017 and July 2018

- Type 1a = 52 (no customers and/or deliveries)
- Type 1b = 6 (customer traffic and/or deliveries)
- Only one Type 2 currently active – has outside employees; approved through Conditional Use Permit Process
- Home-based businesses currently pay \$94 for business license plus \$90 for home occupation permit.
- Proposal: \$25 for Type 1a; \$50 for Type 1b
- \$184 start up for a business that may only anticipate making a couple hundred for the year.

# Revenue v. Expenditures

	2013	2014	2015*	2016	2017
<b>Revenue Total</b>	<b>\$53,573</b>	<b>\$63,727</b>	<b>\$264,310</b>	<b>\$74,029</b>	<b>\$64,020</b>
<i>Building</i>	40,657	55,747	237,065	62,414	44,105
<i>Planning</i>	12,916	7,980	27,245	11,615	19,915
<b>Expenditure Total</b>	<b>\$129,681</b>	<b>\$112,536</b>	<b>\$183,263</b>	<b>\$175,557</b>	<b>\$149,932</b>
<i>Building</i>	\$51,644	\$54,144	\$94,251	\$98,000	\$76,250
<i>Set Dept Costs</i>	\$34,901	\$33,666	\$39,251	\$53,100	\$55,696
<i>Planning</i>	\$78,037	\$58,392	\$89,012	\$77,557	\$73,682
<i>Set Dept Costs</i>	\$65,537	\$33,264	\$37,755	\$55,179	\$57,952
<b>Exp. to Rev.</b>	<b>-\$76,108</b>	<b>-\$48,809</b>	<b>\$81,047</b>	<b>-\$101,528</b>	<b>-\$85,912</b>
<i>Percentage Paying For</i>	41%	57%	144%	42%	43%

\* Wainwright Intermediate School



# What increase would look like?

	2013	2014	2015*	2016	2017
<b>Revenue Total</b>	<b>\$53,573</b>	<b>\$63,727</b>	<b>\$264,310</b>	<b>\$74,029</b>	<b>\$64,020</b>
<i>Projected Increases</i>					
<b>Expenditure Total</b>	<b>\$129,681</b>	<b>\$112,536</b>	<b>\$183,263</b>	<b>\$175,557</b>	<b>\$149,932</b>
<b>Exp. to Rev.</b>	<b><del>-\$76,108</del></b>	<b><del>-\$48,809</del></b>	<b>\$81,047</b>	<b><del>-\$101,528</del></b>	<b><del>-\$85,912</del></b>
<i>Percentage Paying For</i>	<b>41%</b>	<b>57%</b>	<b>144%</b>	<b>42%</b>	<b>43%</b>

\* Wainwright Intermediate School



# Home Occupations

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## Type I-a - \$25

- Will be process with Business License through DOR; minimal staff review time

## Type I-b - \$50

- Will need follow-up, added staff review time to process; also more likely to need inspection or enforcement concerns

## Type II

- Remain at \$90 plus Conditional Use Permit Process

# Comparison Samples

Land Use Fee Schedule Comparison					
	Fircrest	UP	GH	COD	Milton
Major Variance	\$270 + \$810	\$3,396.20	\$1,500.00	\$3000 + Consul. & HE Cost, +10%	\$1,393.00
Minor Variance	\$180 + \$540	\$825.25	\$1,015.00	\$3000 + Consul. & HE Cost, +10%	\$1,393.00
Conditional Use	\$315 + \$945	\$5,184.20	\$1040 - \$3895	\$3000 + Consul. & HE Cost, +10%	\$2,142.00
Administrative Use	\$360 + \$1080	\$1,100.30			\$483.00
Prelim Plat	\$900 + \$2700 + \$50 per lot	\$15,658.40	\$6270 + \$55 per lot	\$3000 + Consul. & HE Cost, +10%	
Final Plat	\$360 + \$1080 + \$25 per lot	\$7564.70 + \$37 per lot	\$3705 + \$55 per lot	\$4000 + Consul. & HE Cost, +10%	
Short Plat	\$180 + \$540 + \$50 per lot	\$6,877.00	\$3,035.00	\$1500 + Consul. & HE Cost, +10%	
BLA	\$90 + \$270	\$1,375.40	\$828.00	\$1500 + Consul. & HE Cost, +10%	
Plat Alteration	\$180 + \$540 + \$25 per lot	\$1375.40 - \$2592.10	\$2,298.00	\$3000 + Consul. & HE Cost, +10%	

# Comparison Samples

Misc. Fees Comparison								
	Fircrest	UP	GH	COD	COS	Milton	Edgewood	Fife
<b>Plan Review</b>	65%	65%	65%	75%	65%	65%		65%
<b>Reinspection</b>	\$85.00	\$100.00	\$75.00	\$47 p/h		\$99 per hour		
<b>Reroof Residential</b>	\$50.00	\$32.40	\$150.00	\$30 + Inspection Fee	Value (\$100 min.)	Value (\$150 min)	\$150.00	
<b>Reroof Commercial</b>	\$100.00	Value Based	Value	*	Value (\$100 Min.)	Value (\$150 min)	Value	
<b>Zoning Verification</b>		\$69.50						\$300.00
<b>Demo</b>	\$40 - \$130	\$70.15 - \$140.30	\$119.00	*		\$457.00	\$150 - \$250	\$150-\$200
<b>Special Inspection</b>	\$170.00	\$100 p/h	\$75 p/h	\$94.00		\$298.00		
<b>Adult Family Home</b>	*	\$140.30	*	*				
<b>Bed &amp; Breakfast</b>	*	\$140.30	*	*				
<b>Temporary Cert. of Occ</b>	*	*	*	\$200.00				
<b>Work W/O Permit</b>	2X Permit	2X Permit	2X Permit	Permit + 25%		3X permit		



# Comparison Samples

Impact Fees Schedule Comparison								
	Fircrest	UP	GH	COD	COS	Milton	Edgewood	Fife
<b>Parks Impact</b>	*	\$2660 - \$3644	\$1,500.00	*	*	\$1,550.00	\$2,940.00	\$1,700.00
<b>School Impact - MF</b>	*	*	\$2035 per 1000unit	*	*	\$290.00	\$1,772.00	\$2839.00 - \$5664.00
<b>School Impact - SFR</b>	*	*	\$3,858.00	*	\$4,083.00	\$1,527.00	\$3,500.00	\$2640.00 - \$3588.00
<b>Transportation Impact - SFR</b>	*	*	\$2,124.00	*	*	\$2,415.00	\$1,932.00	\$6,478.00



**“Wow, you win the award for  
best permit center!!!”**

**-Kaul Design Architecture, PLLC**

*In response to our service and  
turnaround time for processing a the  
fire repair tenant improvement for  
the Emerson Courtyard Nail Salon*

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AUGUST 20, 2018

STUDY SESSION

