

RESOLUTION NO. 1302

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE FEE SCHEDULE FOR THE CITY'S DEVELOPMENT-RELATED FEES AND CHARGES FOR SERVICES, INCLUDING A SAVINGS CLAUSE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, ECDC 15.00.020 provides for the establishment and amendment of certain fees charged by the City by resolution; and

WHEREAS, extensive effort has been made by City Staff to analyze the full costs associated with City permitting and service activities; and

WHEREAS, the City Council has previously established and affirms as its goal that permit fees shall be set to cover the costs of processing and issuing permits and requests for service; and

WHEREAS, the City Council does, however, desire that parties utilizing the City's administrative appeals procedures bear a smaller burden of the costs of processing those appeals in order to afford access to the appeals process; now, therefore,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The fees and charges for services set forth in the schedule attached as Exhibit A to this Resolution are hereby adopted and shall be effective on and after January 1, 2014.

Section 2. If any section, sentence, clause or phrase of this resolution or any fee or charge for service adopted or amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase, or any fee or charge adopted or amended hereby.

RESOLVED this 19th day of November, 2013.

APPROVED:


MAYOR, DAVE EARLING

ATTEST:


CITY CLERK, SCOTT PASSEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.

November 15, 2013
November 19, 2013
1302

Exhibit A: Development Fees

Permit Type	Notes	Fee
Building		
Fire Alarm (Alteration) up to 5 initiating devices	No plans. Subject to field inspection.	\$165
Fire Alarm (Alteration) 6 or more initiating devices		\$90 + COE Table 1
Fire Alarm (New)		\$90 + COE Table 1
Fire Connection permit	Includes Engineering @ \$90	\$500
Fire Damage		COE Table 1
Fire Inspection Fee	Per Hour	\$90
Fire Operational permit		\$40
Firework Display permit		\$30
Fire Plan Review fee	Per Hour	\$90
Fire Sprinkler Commercial (Alteration) up to 5 sprinklers	Applies to Commercial and Multifamily. No Plans; field check only.	\$180
Fire Sprinkler Commercial (Alteration) more than 5 sprinklers	Applies to Commercial and Multifamily	\$135 + COE Table 1
Fire Sprinkler Commercial (New)	Applies to Commercial and Multifamily	\$270 + COE Table 1
Fire Sprinkler Residential	Applies to IRC structures. Keep low.	\$360
Fire Protection System permit	For cooking systems, standpipes...Previously Fire Suppression	\$315
Underground Tank 600 gallons or less (fill, remove, install)	Previous breakpoint was 10,000 gallons. Keep low.	\$90
Underground Tank more than 600 gallons (fill, remove, install)		\$270
Accessory Structure (Greenhouse/Shed)		Table 1
ADU Compliance		\$405
Adult Family Home		\$450
Appeal of Building Official Interpretation		\$810
Base Building Permit Processing Fee		\$100
Building Inspection		\$90
Cell Communications/ Cellular Facilities		Table 1
Change of Use		\$450
Changes to Approved Plans		90/hr
City Surcharge Fee		\$25
Commercial New Construction		Table 1
Deck , Stair, Ramp		Table 1
Demolition (Primary)		\$270

Permit Type	Notes	Fee
Demolition (Secondary)		\$135
Dock/Marina/Floats		\$190 + Table 1
Fence		\$60
Garage / Carport		
Grading/Fill		
Grease Interceptor		\$630
Grease Trap		\$180
Hot Tub/Spa (Commercial)		Table 1
Hot Tub/Spa (Single-Family)		\$180
Hydronic Heating		\$135
Manufactured Coach-Commercial (Federal HUD Label)		\$450
Manufactured Home Installation (Federal HUD Label)		\$540
ESLHA Administrative Processing Fee		\$2,385
ESLHA Minor Project Administrative Processing Fee	New category	\$270
ESLHA Consultant Review		Full cost of peer review
ESLHA Packets	No labor in current fee	\$15
Mechanical Permit		Table 4
Parking Lot		180 + Table 1
Plumbing Permit		Table 3
Re-inspection Fee (Building)		\$90
Relocation of Building		\$500 + \$90/hr outside city
Re-roof (Commercial)		Table 1
Re-roof (Single-family)		\$90
Residential - New Construction		Table 1
Residential -Addition/Remodel		Table 1
Re-Submittal Plan Review after 3rd review		\$90/hour
Retaining Wall (Commercial)		\$675 + peer review
Retaining Wall (Residential)		\$265 + peer review
Sign (Per Sign)		\$125
Sign - Blade Sign	Includes all blade signs in proposal	\$90
Solar/Photovoltaic (Residential)		\$120.00
Solar/Photovoltaic (Commercial)		Table 1
State Building Code Surcharge Fee		\$4.50
Structural Review Fee		\$90/hr + consultant
Swimming Pool (Pre Manufactured Above Ground)		\$120
Swimming Pool (In-Ground)		Table 1
Tenant Improvement		Table 1

Permit Type	Notes	Fee
Planning		
Type 1	Staff decisions, no notice	\$225
Type 2	Staff decisions w/ notice	\$795
Type 3A	Outdoor dining, amateur radio	\$225
Type 3B	Hearing Examiner / ADB (+HE)	\$1,637 + HE
Type 4A	Subdivision / PRD final approval	\$3,355
Type 4B	Rezone	\$5,720
Type 5	Plan, ECDC amendments	\$5,720
ADB Design Review - Signs	ADB consideration of departure from sign standard, per code	\$795
Signs (Planning review)	Traditionally kept low to reflect relative cost of signage	\$0
Pole or reader board signs	Code "discourages" and are more costly to review	\$225
Lot Line Adjustment		\$855
Short Subdivision		\$2,645
Short Subdivision Final Approval		\$1,300
Subdivision Prelim Approval (+ HE)	Staff time plus actual HE cost billed to applicant	\$5,355 + HE
Subdivision Final Approval	Type 4A	\$3,355
Modification Request		\$795
Minor change to approved plat		\$90/hr
Major change to approved plat		
PRD Preliminary Approval		\$5,335
PRD Final Approval		\$3,355
SEPA Review		\$610
EIS Review		Cost
Critical Areas Checklist		\$155
Critical Areas Var / Reasonable Use	Staff time plus actual HE cost billed to applicant	\$6,260 + HE
Preapplication Meeting		\$655
DRC Meeting		\$0
Appeal of Staff Decision (1 or 2) HE	Appeal fees traditionally kept low by Council policy	\$400
Appeal of Type 3B decision to CC	Appeal fees traditionally kept low by Council policy	\$500
Appeal of Notice of Civil Violation	Appeal fees traditionally kept low by Council policy	\$705
Request for Reconsideration	Traditionally kept low by Council policy	\$225
Planning Inspection Fee	Landscape plan inspection	1% of est.

Permit Type	Notes	Fee
Recording Fee	Recording documents w/ County	\$90 + cost
Other (fee not categorized above)		\$90/hr
	When permit is heard by HE, cost of HE	
	hearing is billed to applicant.	

Permit Type	Notes	Fee
Engineering		
Alley Disruption/ Closure Fee	Increase fee to \$180 (2 hrs). Change language of fee to note right of way permit fee and closure charges are in addition to permit fee	\$180 plus ROW permit fee plus closure fees
Backflow Prevention Compliance Fee	Fee to assist in ensuring voluntary compliance with backflow prevention program & ECC 7.20	\$125
Developers Agreements	Add an application fee based on 4 hours of staff time. \$90/hr plus attorney fees will be collected for any subsequent hours.	\$360 Application Fee \$90/hr plus City Attorney Fees
Development Project Peer Review	Increase to reflect revised hourly rate of \$90 for 3 hours	\$270 plus Cost of Peer Review
REVISED FEE TITLE: Drainage Permit (pool, hot tub, jacuzzi)	This permit is for drainage of pools, hot tub, jacuzzi and other facilities designed or intended to hold more than 50 gallons of water. Increase fee to recover a portion of the actual cost.	\$40
Encroachment Permit	Adjust Fee to reflect 3 hrs of staff time.	\$270 plus recording fees
Engineering Inspection Fee (Single Family, Existing Comm/MF, right of way)	Fee charged for each Engineering on-site inspection not specifically covered or included in a separate permit or inspection fee. Fee is charged per inspection. This fee is charged in addition to the applicable Building Permit or other permit fee.	\$90 each
Engineering Inspection Fees - Civil Site Improvements (subdivisions, commercial, multi-family)	Engineering inspection during construction of site improvements for all subdivisions/short plats, commercial and multi-family. This fee is charged in addition to the applicable Engineering Review or other building permit fee(s). Adjust percentage to reflect hourly charge increase from \$60 to \$90	3.3% of Bond Amount
Engineering Review Fee	Engineering staff review per hour	\$90/hr

Permit Type	Notes	Fee
REVISED FEE TITLE-Subdivision - Civil Review (previously Engineering Review - Site Improvements 5 or more lots)	Engineering review of civil plans for construction of site improvements for subdivision (5 or more lots) This fee is charged in addition to applicable Engineering Inspection fees.	\$3,920
REVISED FEE TITLE -Short Subdivision-Civil Review (previously Engineering Review - Site Improvement 4 or less lots)	Engineering review of civil plans for construction of site improvements for short plats (4 or less lots) This fee is charged in addition to applicable Engineering Inspection fees.	\$2,570
Latecomers Agreement	Add an application fee based on 4 hours of staff time. \$90/hr plus attorney fees will be collected for any subsequent hours.	\$360 Application Fee plus \$90/hr and City Attorney Fees
LID Sewer Fees (Outside of LID Map)	Add an application fee based on 4 hours of staff time. \$90/hr plus attorney fees will be collected for any subsequent hours.	\$360 Application Fee plus \$90/hr and City Attorney Fees
Parking Disruption/ Closure Fee	This fee applies to any activity that occupies or closes parking space(s), parking lanes(s) or other paved area of a street/road for more than 72 hours. When this fee applies to construction-related activities, it will be applied in addition to the ROW Construction Permit fee. (Monthly portion of Fee [\$ per month] = 1% of assessed value per square foot of abutting property x right of way area [SF] disrupted/closed.) If disruption/closure affects any portion of the area of a parking space, the area of disruption/closure is calculated based upon the area of a full parking space. Change to reflect 2 hrs of staff time to review, process and inspect closure. Add reference to right of way permit fee	\$180 plus ROW permit fee plus closure charge
Re-Inspection Fee	increase to cover change in hourly fee from \$60 to \$90	\$90 each
REVISED FEE TITLE-Right-of-Way Construction Permit (previously Right-of-Way Construction Permit Administrative Review)	increase to cover change in hourly cost from \$60 to \$90	\$270 plus inspection fees

Permit Type	Notes	Fee
NEW FEE Right of Way Minor Construction Permit	New permit for smaller projects that cause only minor disturbance to the right of way e.g. residential driveway replacement, tree trimming	\$90 plus inspection fees
Side Sewer (Commercial & Multi-Family)	change fee description and update review/process fee to cover 2 hours	\$180 plus connection charge per Ordinance
Side Sewer (Single Family)	change fee description and update review/process fee to cover 1 hour	\$90 plus connection charge per Ordinance
Side Sewer Repair Only	increase to cover 1 hr review/process time	\$90
Side Sewer - Special Conditions e.g. grinder pumps, ejectors..	increase to cover 3 hr review/process time	\$270
Sidewalk Disruption or Closure	Increase fee to \$180 (2hrs). Change language of fee to note right of way permit fee and closure charges are in addition to fee	\$180 plus ROW permit plus closure fees
Special Agreements for Private Utilities in City Right of Way	increase to cover change in hourly cost from \$60 to \$90	\$90/hr plus City Attorney Fees
REVISED FEE TITLE-Stormwater Engineer Review Fee (Engineering Review Fee for Single Family Residence) (previously Drainage Review Fee)	Engineering Review of storm drainage for SFR construction of any type (e.g. new construction, remodel, additions, sealed decks, etc.) with > 5,000 SF new impervious surface or in critical area or Meadowdale. This fee is charged in addition to Building Permit or other permit fees. Change to reflect actual hourly rate of P.E.	\$120/hr
REVISED FEE TITLE-Stormwater Permit (Previously Storm Drainage Permit)	increase to cover change in hourly cost from \$60 to \$90	\$270 plus inspection fees
Storm System Development Charge	NO FEE AMOUNT CHANGE: Change fee description to reference ordinance.	Connection Fee per Ordinance
REVISED FEE TITLE-Street Restoration for Water Meter Installation (Excluding Private Development) (previously - Street Cut/Restoration Deposit for Water Meter Installation)	Increase fee to recover actual cost. Developers will be required to complete restoration on their projects. The \$1,000 fee is an average estimate for street restoration work.	\$1000 plus Street Overlay Cut Fee if applicable
REVISED FEE TITLE--Street Overlay Cut Fee (previously Street Disruption Fee)	Changed name of Fee and Fee description- increased flat fee to cover 1 review and 1 inspect.	ROW permit fee plus add'l per SqYd charge times overlay cut multiplier
Street Use Permit	This fee is applied to any use of public street of a temporary nature (not covered by Encroachment permit or ROW construction permit) Outdoor Bistro Dining Fees per Ordinance if applicable.	\$90 plus insp fees (Bistro Dining fees per ordinance if applicable)
REVISED FEE TITLE-Traffic Engineer Review Fee (previously Traffic Impact Analysis Review)	increase to reflect hourly rate of P.E.	\$120/hr

Permit Type	Notes	Fee
Traffic Impact Fee	NO FEE AMOUNT CHANGE: Fee per ECDC 18.82 or as determined by independent fee calculation. (Revised Fee Description)	Fee Per ECDC 18.82
Traffic Impact Fee Review - Independent Calculation	increase to reflect hourly rate of P.E.	\$240
Variance from Underground Wiring	Fee charged for each request for variance from underground wiring requirement. Based on 8 hours of staff time, increase to reflect higher hourly rate	\$720
Water Meter Connection Fee	NO FEE AMOUNT CHANGE: Change fee description to reference ordinance.	Connection Fee per Ordinance
Water Meter Fee (Based on Size)	Fee charged for new water service line and meter installation per Edmonds City Code 7.30.030. The new fees have been calculated based on actual costs of parts and labor.	
	3/4"	\$2,920
	1"	\$2,970
	1.5"	\$6,220
	2"	\$6,390