

RESOLUTION NO. 2006-234

A RESOLUTION ESTABLISHING AN UPDATED PERMIT FEE SCHEDULE FOR LAND USE PERMIT APPLICATIONS.

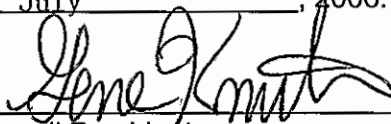
WHEREAS, City ordinances establishing the process for application and review of land use permits require that the City establish permit fees by resolution; and

WHEREAS, new or revised permits have been established that require new or revised application fees;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLINGHAM:


Fees shall be as set forth on the attached Exhibit A - Land Use Application Fee Schedule.

PASSED by the Council this 10th day of July, 2006.



Council President

APPROVED by me this 17th day of July, 2006.



Mayor

ATTEST: 

Finance Director

APPROVED AS TO FORM:


Office of the City Attorney

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-676-6903

EXHIBIT "A" - LAND USE APPLICATION FEE SCHEDULE - As amended July 10, 2006
City of Bellingham

APPLICATION TYPE	LAND USE FEE	HEARING EXAMINER FEE
Accessory Dwelling Unit	\$500, plus \$50 notice fee	N/A
Billboard Relocation Permit	\$200, plus \$50 notice fee	N/A
Billboard Tracking Annual Fee (not an application fee)	Single face: \$50 Other: \$75	N/A
Annexation	\$500 plus Boundary Review Board Fee, plus \$120 notice fee	N/A
Appeals - Park Impact Fee and Transportation Impact Fee	N/A	\$550
Appeal - School Impact Fee	\$500	\$550
Appeals not otherwise listed under other application types	\$500	\$550
Binding Site Plan		
General Binding Site Plan	Base fee: \$3,000 up to 1 acre Plus \$300 per additional acre or fraction of an acre; Plus \$50 notice fee Plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee)	N/A
Specific Binding Site Plan	\$500	N/A
Variance (subdivision code)	\$500 plus \$50 notice fee	\$700
Appeal (subdivision code)	\$500	\$700
Clearing	\$100	N/A
Comprehensive Plan Amendment	\$1,500 plus \$200 per acre over 1 to \$12,000 maximum (excluding property owned by the City) plus \$240 notice fee	N/A
Conditional Use		
Category A: Oversize accessory building for residence, bed and breakfast in residence	\$230 plus \$50 notice fee	\$550
Category B: Signs, minor CUP amendments (other than amendments to Category A)	\$230 plus \$50 notice fee	Residential Single \$550 All others \$1,050
Adaptive Use for Historic Register Building	\$1,000, plus \$50 notice fee	\$550
Category C: All others (includes nonconforming use actions decided by Hearing Examiner)	Wireless communication support structure (tower): \$3,000 Others: Base fee: \$1,000; Plus \$0.10 per sq. ft. of new gross floor area Plus \$50 notice fee	Residential Single \$550 All others \$1,050

APPLICATION TYPE	LAND USE FEE	HEARING EXAMINER FEE
Conditional Use (cont.) Conditional use and concurrent variance	Conditional use fee reduced by \$100; only one notice fee required	(See above)
Critical Areas Permit	\$1,000 Plus \$50 notice fee if Type II process	N/A
Variance:		
Single family residential	\$300	\$550
Others	\$400	\$550
Appeal	\$500	\$550
Design Review		
Staff review:		
Signs & awnings	\$100	N/A
Alterations	\$300	N/A
New buildings & additions	Base fee: \$1,000 Plus \$50 notice fee Residential: Plus \$0.05 per sq. ft. of new gross floor area Non-residential or mixed use: Plus \$0.10 per sq. ft. of new ground floor (footprint) gross floor area and \$0.05 per sq. ft. of new gross floor area on upper floors Fee reduced to 60% if concurrent planned development application.	N/A
Applications requiring Design Review Board or Historic Preservation Commission review:	Same as staff review fee except the notice fee is \$170 (Concurrent applications for design review and historic certificate of alteration pay only the higher of the two application fees)	N/A
Design Review Board Pre-Application Review	\$200 (fee is credited to the application fee if application is made within 6 months of pre-application review meeting)	N/A
Appeal	\$500	\$800

APPLICATION TYPE	LAND USE FEE	HEARING EXAMINER FEE
Essential Public Facility (Process Type V-A)		
Master plan	\$3,000 up to 1 acre plus \$300 per additional acre or fraction thereof, plus \$240 notice fee	N/A
Site plan review	\$3,000 up to 1 acre plus \$300 per additional acre or fraction thereof, plus \$50 notice fee	N/A
Site plan amendment (minor)	Plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee)	N/A
Appeal – site plan review	\$300 plus \$50 notice fee	\$800
Fences and walls, over-height	\$150	N/A
Final Plat	\$700	N/A
Grading Permit		
Minor grading	\$100	N/A
501 – 5000 cubic yards:	Plus if Type II process add \$50 notice fee	N/A
5001 or more cubic yards:	\$500	N/A
Appeal	Plus if Type II process add \$50 notice fee	\$550
Historic Registry - Adaptive Use	\$1,000, plus \$50 notice fee	\$550
Historic Registry - Certificate of Alteration or Demolition	\$340 plus \$120 notice fee	N/A
Appeal	\$500	\$350
Historic Registry Nomination	\$240, plus \$120 notice fee	N/A
Historic Registry Special Valuation Review	\$300	N/A
Home Occupation	\$100 (includes \$5 notice fee)	N/A
Institutional Master Plan - New	\$5,000 + \$200 per acre over 1 to \$12,000 maximum; plus \$240 notice fee	N/A
Institutional Master Plan - Amendments	\$5,000 + \$200 per acre over 1 to \$8,000 maximum; plus \$240 notice fee	N/A
Institutional Site Plan	Base fee: \$3,000 up to 1 acre Plus \$300 per additional acre or fraction of an acre Plus \$50 notice fee Plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee)	N/A
Amendment (Minor)	\$300 plus \$50 notice fee	N/A

APPLICATION TYPE	LAND USE FEE	HEARING EXAMINER FEE
Institutional Site Plan (cont.)		
Variance	\$500 plus \$50 notice fee (added to base application fee)	\$800
Appeal	\$500	\$800
Legal Lot Determinations & Lot Size Exceptions		
	\$100 when requested apart from building permit application; and \$100 for all lot size exceptions	N/A
Lot Line Adjustment		
	\$200 base + \$75/lot (per-lot fee due prior to filing plat)	N/A
Appeal	\$500	\$700
Nonconforming Use Certificate	\$500	N/A
Parking Waiver or Joint Parking Request	\$200	N/A
Planned Development, PUD or Co-Housing		
	Base fee: \$3,000 up to 1 acre Plus \$300 per additional acre or fraction of an acre Plus \$50 notice fee	Co-housing only: \$350
Amendment (Minor)	Plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee) \$500 plus \$50 notice fee	Co-housing only: \$350
Variance	\$500 plus \$50 notice fee (in addition to planned development application or amendment fee)	Planned Development: \$800
Appeal	\$500	Planned Development appeal: \$800
Pre-Application Meeting	\$600	N/A
Rezone	\$1,500 plus \$200 per acre over 1 to \$12,000 maximum (excluding property owned by the City) Plus \$290 notice fee	N/A
SEPA Checklist	\$250 Plus \$50 notice fee if with building permit or public facility construction agreement	N/A
EIS review fee only (See BMC 16.20 for preparation costs)	\$5,000	N/A
Appeal	\$500	\$550 if heard by Hearing Examiner \$500 if heard by City Council

APPLICATION TYPE	LAND USE FEE	HEARING EXAMINER FEE
Shoreline Permit and/or Shoreline Conditional Use		N/A except for any shoreline conditional use decided by Hearing examiner, use Conditional Use fee
Project valuation of <\$100,000	\$500 plus \$120 notice fee	(Same as above)
=>\$100,000 but less than \$500,000	\$2,000 plus \$120 notice fee	(Same as above)
=>\$500,000	Base fee: \$2,000 Plus \$500 for each fraction of \$500,000 over \$500,000 Plus \$120 notice fee	(Same as above)
Variance-Shoreline	(no additional fee for variance)	N/A
Street Vacation	\$3,000 Plus \$70 notice fee Plus \$300 street fund fee	\$550 per right-of-way segment
Subdivision:		
Short Plat		
• Type I or Type II Process: Preliminary application	\$500	N/A
Additional fees if a variance is added to Type I or II	\$500 plus \$50 notice fee	\$700
Final short plat filing for Type I or II	\$100 per lot	N/A
Appeal of Type I or II decision	\$500	\$700
• Type III-A Process: Preliminary application	\$1,000 plus \$50 notice fee	\$700
Additional fee if variance is added to Type III-A	\$500	\$700
Final short plat filing for Type III-A	\$100 per lot	N/A
• Type III-B Process: Preliminary application	\$2,000 plus \$50 per lot, plus \$50 notice fee	\$700
Additional fee if variance is added to a Type III-B	\$500	\$700
Final short plat filing for type III-B	No additional fee	N/A
Appeal Type III-B to Council	No additional fee	\$500

APPLICATION TYPE	LAND USE FEE	HEARING EXAMINER FEE
Preliminary Plat, Plat Alteration or Plat Vacation (Type III-B process)	Base fee:\$2,000 Plus \$150 per lot Plus \$50 notice fee	\$2,050 plus \$20 per lot
Additional fee if variance is added to a preliminary plat	\$500	\$700
Appeal preliminary plat to Council	No additional fee	\$1,500
Transportation Concurrence		
Evaluation	\$100	N/A
Traffic study mitigation review	\$200	N/A
Travel model update and maintenance (per p.m. peak trip)	\$25; Not to exceed \$2,500	N/A
City commissioned traffic count	\$125	N/A
Appeal of transportation concurrency denial	\$500	\$550
Variance		
Residential Single	\$300 plus \$50 notice fee	\$550
All others	\$400 plus \$50 notice fee	\$1,050
Variance with concurrent conditional use application	Conditional use fee reduced by \$100; only one notice fee required	(per above)
Wireless Communication Facility (not Planned or Conditional Use)		
Zoning Compliance Letters	\$200 Plus \$50 notice fee if Type II process	N/A
	\$100	N/A
MISCELLANEOUS ACTIONS		
Multiple concurrent applications	The Planning and Community Development Director may establish a schedule to reduce cumulative fees for multiple, concurrent applications, based on expected reduced costs for combined notices, hearings, reports, etc.	N/A
Re-notice fee for additional notices of application	\$50 notice fee	N/A
Meeting Notice for optional Planning Commission or Historic Preservation Commission meeting	\$120 notice fee	N/A
Re-notice for Planning Commission or Historic Preservation Commission hearing/meeting	\$120 notice fee	N/A
Re-hearing with Hearing Examiner	N/A	One-half of the base Hearing Examiner application fee plus \$50