

RESOLUTION NO. 1192

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE FEE SCHEDULE FOR THE CITY'S PLANNING, PUBLIC WORKS, BUILDING AND OTHER FEE STRUCTURES, 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, many, if not all fees established by the City have been subsidized by the City's general revenue fund, and

WHEREAS, the City Council has previously established and affirms as its goal that permit fees shall cover the costs of processing fees and such permit applications,

WHEREAS, the City Council does, however, desire that parties utilizing the City's administrative appeals procedures bear at least some of the City's incurred expenses in processing and hearing such appeals; and

WHEREAS, the City Council finds that administrative appellants should assume approximately 25 percent of the City's actual costs in processing appeals from notices of civil violation; and

WHEREAS, the City Council finds that, except as provided herein, administrative appellants should assume approximately 10 percent of the City's actual costs in processing appeals from interpretations of the City's Building Official, appeals to the City's Hearing Examiner, and appeals to the City Council; now, therefore,

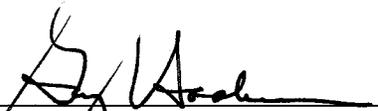
THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

Section 1. The fees established pursuant to the attached Exhibit A shall be effective on and after February 20, 2009. The fees and charges set forth on the attached Exhibit A are hereby incorporated by reference as fully as if herein set forth and represent administrative fees adopted pursuant to the authority of ECDC 15.00.020.

Section 2. If any section, sentence, clause, or phrase of this resolution or any regulation 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 of this resolution or any regulation adopted or amended hereby. Provided, however, that if any tax rate, fee level or structure thereof established by this resolution is declared invalid or illegal, or is otherwise struck down, the tax rate, fee level or structure thereof in effect prior to the effective date of this resolution shall be restored, revived, and brought to full force and effect.

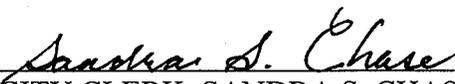
RESOLVED this 17th day of February, 2009.

APPROVED:



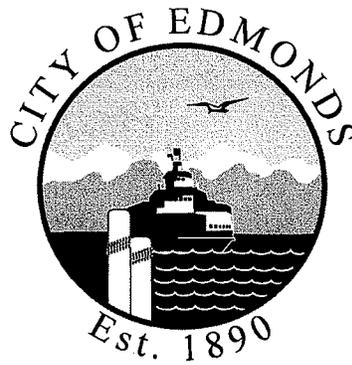
MAYOR, GARY HAAKENSON

ATTEST/AUTHENTICATED:



CITY CLERK, SANDRA S. CHASE

FILED WITH THE CITY CLERK: 2/12/2009
PASSED BY THE CITY COUNCIL: 2/17/2009
RESOLUTION NO. 1192

EXHIBIT A

Permit Fee Sheet

NOTE: Multiple Permit Fees may apply to a particular project

Permit Type	Fee
Accessory Structure (Greenhouse/Shed)	City of Edmonds Fee Table 1
Accessory Dwelling Unit Compliance	\$395
Adult Family Home Compliance	\$430
Alley Disruption/Closure Fee	\$160 plus closure area charge
Amateur Radio Towers	
Application to install an amateur radio antenna pursuant to ECDC 16.20.050(E)	\$110
Request for waiver-technological impracticability pursuant to ECDC 16.20.050(F)	\$110
Application for interactive process to consider less burdensome alternatives pursuant to ECDC 16.20.050(F)(2)	\$110
Appeal - no transcript required (Includes Staff decision)	\$365
Appeal – transcript required (Includes Staff decision)	\$330 plus actual cost of transcript
Appeal of Building Official Interpretation	\$330
Appeal of Notice of Civil Violation	\$705
Applications remanded to new hearing due to improper public notice by the applicant	\$45 plus actual cost of new publication and/or mailing of new notices
Base Building Permit Processing Fee	\$100
Building Inspection	\$60 Per Inspection
Cell Communications/Cellular Facilities	City of Edmonds Fee Table 1
Change of Use (No Remodeling)	\$410
Changes to Approved Plans (Bldg/Eng/Plan/PW/Fire)	\$60 Per Hour, per Division
City Surcharge Fee	\$15 Per Permit
Code Interpretation by Building Official, Planning Manager, City Engineer, Fire Dept., Public Works Dept.	\$210 plus actual cost of City Attorney
Commercial New Construction	City of Edmonds Fee Table 1
Compliance Permit	\$135

Comprehensive Plan Amendment	\$2,175
Conditional Use Permits/ Administrative Review	\$570
Conditional Use Permits/ Hearing Examiner Review	\$1,350
Copies	8.5 x 11 - \$0.15/first 5 copies free Plan Size \$5 Per Page
Covenant Recording	\$20 base, plus Snohomish County recording fee
Critical Areas Checklist Review & Determination	\$155 plus peer review when applicable
Critical Areas Study Administration (no peer review)	\$630
Critical Areas Variance and/or Reasonable Use Exception	\$1,325 plus peer review when applicable
Deck, Stair, Ramp	City of Edmonds Fee Table 1
Demolition	\$235 Primary \$60 Secondary
Developers Agreement	\$60 per hour, per division, plus attorney fees (New)
Dock/Marina/Floats	\$190 plus City of Edmonds Fee Table 1
Design Review	
G1 General Design Review - Projects that do not increase the footprint or height of a building and that require Administrative design approval	\$115
G2 General Design Review - All other projects requiring Administrative design approval (i.e. Admin approvals not encompassed by S1 or G1)	\$265
G3 General Design Review - Minor Project (SEPA exempt)	\$465
G4 General Design Review - Major Project (SEPA required)	\$2,530
S1 General or District-Based Design Review - Signs	\$115
D1 District-Based Design Review – Projects that do not increase the footprint or height of a building and that require Administrative design approval	\$115
D2 District-Based Design Review – Projects requiring SEPA that require Administrative design approval	\$570
D3 District-Based Design Review – All other projects requiring Administrative design approval (i.e. Admin approvals not encompassed by S1, D1 or D2)	\$265
D4 District-Based Design Review – Projects requiring SEPA that require ADB design approval	\$2,530
Development Project Peer Review	\$125 plus consultant review
ECDC Amendment	\$2,470
Encroachment Permit	\$335 plus recording fees
Engineering Inspection Fee	\$60 Per Inspection
Engineering Inspection Fee – Civil Site Improvements (subdivisions & new commercial/multifamily)	2.2% of Bond Amount
Engineering Review- Formal Plat	\$1,520
Engineering Review- Short Subdivision	\$1000

Fence Permit	\$60
Fire Alarm (Alteration)	\$75 plus City of Edmonds Fee Table 1
Fire Alarm (New)	\$200
Fire Connection Charge	\$345
Fire Damage	City of Edmonds Fee Table 1
Fire Inspection Fee	\$60 Per Inspection
Fire Permit	\$40
Fire Plan Review Fee	\$60 Per Hour
Fire Sprinkler (Alteration)	\$100 plus City of Edmonds Fee Table 1
Fire Sprinkler (New)	\$200 plus City of Edmonds Fee Table 1
Fire Suppression	\$240
Garage/Carport	City of Edmonds Fee Table 1
Grading/Fill/Shoring	City of Edmonds Fee Table 2 plus peer review when applicable
Grease Interceptor	\$350
Grease Trap	\$150
Hot Tub/Spa (Commercial)	City of Edmonds Fee Table 1
Hot Tub/Spa (Single-Family)	\$100
Housing for the Elderly	\$1,400
Hydronic Heating	\$100 Per Unit
Landscape Inspection Fee	\$75 or 1% of landscape bid, whichever is greater
Latecomers Agreements	\$60 per hour, per division, plus attorney fees
LID Sewer Fees (Outside of LID map)	Fee established by ordinance \$300 Minimum
Lot Line Adjustment	\$405
Manufactured Coach-Commercial (Federal HUD Label)	\$280
Manufactured Home Installation (Federal HUD Label)	\$280
ESLHA Administrative Processing Fee	\$2,385
ESLHA Consultant Review	Full cost of peer review
ESLHA Packets	\$30
Mechanical Permit	\$40 Base Fee plus City of Edmonds Fee Table 4
Parking Lot	\$180 plus City of Edmonds Fee Table 1
Parking-Joint Use Parking Agreement	\$265
Parking Disruption/Closure Fee	\$160 plus closure charge
Plumbing Permit	\$40 plus City of Edmonds Fee Table 3
PRD - Final Review	\$970
PRD - Preliminary Review	\$6,620
PRD Amendment to an approved PRD	\$2,280
Pre-Application Meeting	\$655 (50% applied toward future plan check)
Re-inspection Fee (Building/Planning/Engineering/Fire)	\$60 Per Inspection
Reconsideration/Request for Reconsideration	\$175

Relocation of Building	\$500 within City limits \$500 plus \$60/hour outside City limits
Request for Zoning Confirmation, Compliance, Exemption or Status Letter	\$140
Re-roof (Commercial)	City of Edmonds Fee Table 1
Re-roof (Single-family)	\$65 no structural changes, City of Edmonds Fee Table 1 if structural
Residential - New Construction	City of Edmonds Fee Table 1
Residential - Addition/Remodel	City of Edmonds Fee Table 1
Re-Submittal Review fee after third plan review	\$170 per reviewing Division/Department
Rezone	\$2,050
Rezone – Contract	\$2,755
Right-of-Way Permit	\$185 plus Engineering Inspection Fees
Retaining Wall	\$265 plus peer review when applicable
SEPA Environmental Checklist Review	\$485
SEPA Environmental Impact Statement	Full cost (including staff time)
Shoreline SDP	\$2,050
Shoreline SDP plus either a Shoreline Conditional Use Permit or Shoreline Variance	\$2,755
Shoreline Exemption Request	\$115
Side Sewer (Commercial & Multi-Family)	\$115 plus Connection Charge
Side Sewer (Single Family)	\$35 plus \$730 Connection Charge
Side Sewer Repair	\$95
Side Sewer-Special Conditions (grinder pump, etc.)	\$170
Sidewalk Disruption/Closure	\$160 plus closure charge
Sign Permit	\$125
Sign Posting Fee applies to any Hearing Examiner Review, Subdivisions, Short Plats, Rezones, and Major ADB projects	Full cost, per City Contract
Special Agreements for Private Utilities in City Right-of-Way	\$60 per hour plus attorney fees (new)
State Building Code Surcharge Fee	\$4.50
Storm Drainage (Engineering Review Fee for Single Family Residence)	\$60
Storm System Development Charge	\$428 per ESU
Street Cut/Restoration for Water Meter Installation	\$115 plus actual cost in excess of \$115
Street Map Amendment	\$2,460
Street Use Permit	\$85
Street Vacation	\$1,750 plus recording fees
Structural Review Fee	\$60/hr plus cost of outside consultant
Street Disruption Fee (explanation: fee charged for open cuts in streets within 5 years of the improvement of a street.)	5 times construction cost during first year after completion of street improvement.

	<p>4 times during the second year 3 times during the third year 2 times during the fourth year Equal to the cost during the fifth year</p> <p>Construction Cost Calculator: \$100 plus \$15 for each additional square yard beyond 2 sq. yards.</p>
Subdivision Plat – Preliminary Approval	\$3,930
Subdivision Plat – Final Approval	\$1,080
Short Subdivision – Preliminary Approval	\$1,140
Short Subdivision – Final Approval	\$405
Staff Decision – Miscellaneous staff decisions not otherwise listed	\$115
Subdivision/Minor Modification of an Approved Plan	\$845
Subdivision/Modification Request	\$845
Swimming Pool (Pre manufactured Above Ground)	\$60
Swimming Pool (In-Ground)	City of Edmonds Fee Table 1
Traffic Impact Analysis Review (review of traffic study)	\$60 per hour
Traffic Impact Fee – Per Rate Study	ECDC Chapter 18.82
Traffic Impact Fee – Independent Calculation	ECDC Chapter 18.82
Tenant Improvement	City of Edmonds Fee Table 1
Underground Tank less 10,000 gal (fill, remove, install)	\$60 Per tank
Underground Tank over 10,000 gal (fill, remove, install)	\$255 Per tank
Variance from Underground Wiring	\$460
Variance/Administrative Review	\$445
Variances/Hearing Examiner Review	\$1,340
Violation Compliance Fee	\$240, or up to five times Permit Fee (whichever is greater)
Waiver request as allowed per ECDC Title 18.	\$60 per hour, per division
Water Connection Charge	5/8" & 3/4" \$908 1" \$2,270 1.5" \$4,540 2" \$7,264 3" \$14,528 4" \$22,700 6" \$45,400 8" \$72,640
Water Meter Installation Charge	5/8" & 3/4" \$550 1" \$800 1.5" \$1,428 2" \$2,930 (>3" based on time & mat.)