

COMMUNITY DEVELOPMENT

SECTION 3.01 PLANNING PERMIT FEES

Tentative Map Fees

Subdivision Maps - Basic Filing Fee	\$	3,000.00
Plus per lot	\$	200.00
Modification to Traffic Mitigation Conditions of Approval	\$	1,300.00
Parcel Maps	\$	1,800.00
Appeals	\$	110.00

Major Permit Fees (Planning Commission Review)

Special Development Permit	\$	2,550.00
Use Permit	\$	2,400.00
Plan Review of Major Permit Application	\$	1,200.00
Appeals of Major Permit	\$	110.00
Design Review Single Family Requiring Public Hearing	\$	160.00

Minor Permit Fees (Administrative Hearing Review)

Special Development Permit	\$	1,100.00
Use Permit	\$	1,100.00
Plan Review of Minor Permit Application	\$	600.00
Single Family (Special Development Permit or Use Permit requiring public hearing)	\$	90.00
Single Family Variances	\$	60.00
Variances (other than Single-Family)	\$	1,100.00
Appeals of Minor Permit	\$	110.00

The key difference between the major and minor permit types is the required degree of environmental review and the

appropriateness of the use of the proposed site.

A "special development permit" is requested when the proposed use of a property is not allowed with the present zoning district and the property in question is not next to a property with the proper zoning requested.

Special development permits are commonly employed to protect residential neighborhoods against potentially disruptive uses such as uses that might generate substantial amounts of noise, odor, or traffic.

Administrative Requests (Miscellaneous Plan Permits)

Use Permit for Temporary and Unenclosed Uses

Tent Sales	\$	75.00
Truck Sales	\$	75.00
Foreign Vendor Sales	\$	750.00
Seasonal Sales of Produce	\$	75.00
Seasonal Sales of Firewood	\$	75.00
Seasonal Sales of Christmas Trees	\$	150.00
Cleanup deposit (Christmas tree lots and pumpkin patches)	\$	500.00
Single Family & Condo (Special Development Permit, or Design Review requiring public hearing, or use permit)	\$	90.00
Design Review Single Family (No public hearing)	\$	10.00
Preliminary Planning Review	\$	250.00
Landscaping, parking, lighting or architectural plans	\$	250.00
Family Day Care	\$	100.00
Signs	\$	15.00

Extension of time (all Major and Minor permits and Tentative Maps)	\$	500.00
Miscellaneous Plan Applications (unspecified)	\$	90.00
Appeals of Miscellaneous Plan Applications	\$	110.00
Legislative Actions (Council Approval)		
Petition (Application) to Amend Zoning	\$	175.00
<i>Includes petition for a change of zoning property and application for an amendment to the text of the zoning ordinance and all legal publications</i>		
Zoning District Change	\$	900.00
<i>Includes the cost of republishing the zoning map and the cost of all legal publications.</i>		
<i>Includes the cost of a conditional use permit (for land uses inconsistent with the current zoning for its location, but is allowed on a discretionary and conditional basis by the Planning Commission and City Council. Examples of conditional uses are: a day care facility in a residential area that cares for fifteen or more children; a club or lodge in residential areas; a bar in any commercial area other than in the Central Business district; etc.).</i>		
Planned Development	\$	2,000.00
Specific Plans	\$	900.00
General Plan Amendments		
Processing fee for amendments for which Council has initiated consideration	\$	900.00
General Plan Maintenance Fee		
Administrative fee for keeping the General Plan updated	.05% of total valuation	

Renaming of Streets	
Private	\$ 585.00
Public	\$ 4,250.00

SECTION 3.02 GENERAL ADMINISTRATIVE FEES

Occupancy Inspections	
Industrial/commercial uses	
Plumbing	\$ 25.00
Electrical	\$ 25.00
Mechanical	\$ 25.00
Building	\$ 50.00

Application for temporary certificate of occupancy	
One to thirty-five days of occupancy	\$ 100.00
Thirty-six to sixty-five days of occupancy	\$ 200.00
Sixty-six to ninety days of occupancy	\$ 400.00

The maximum length of time for which temporary certificates of occupancy may be issued is ninety (90) days, except for those issued only for the installation of required landscaping and/or the paving and striping of parking lots which may be issued for up to six (6) months from the date of occupancy due to weather conditions. A temporary certificate of occupancy issued under this exception shall have a fee of fifty dollars without a renewal option.

\$ 50.00

Traffic Directional Sign	\$ 15.00
Actual cost of the sign, which shall be provided by the City, and the cost of its installation	Actual Cost

Miscellaneous Inspections	
Any inspection for which no fee is otherwise prescribed. Per inspection or reinspection	\$ 25.00
After hours inspection per hour (2 hour minimum)	\$ 50.00

Data Research Fees	
For GIS data, per hour	\$ 45.00
or minimum of	\$ 25.00
plus actual expenses for photocopies	

SECTION 3.03 BUILDING CODE FEES

Building Permit Fees

Estimated Valuation

1	-	500	\$	21.00
501	-	600	\$	24.00
601	-	700	\$	27.00
701	-	800	\$	30.00
801	-	900	\$	33.00
901	-	1,000	\$	36.00
1,001	-	1,100	\$	39.00
1,101	-	1,200	\$	42.00
1,201	-	1,300	\$	45.00
1,301	-	1,400	\$	48.00
1,401	-	1,500	\$	51.00
1,501	-	1,600	\$	54.00
1,601	-	1,700	\$	57.00
1,701	-	1,800	\$	60.00
1,801	-	1,900	\$	63.00
1,901	-	2,000	\$	66.00
2,001	-	3,000	\$	78.00
3,001	-	4,000	\$	90.00
4,001	-	5,000	\$	102.00
5,001	-	6,000	\$	114.00
6,001	-	7,000	\$	126.00
7,001	-	8,000	\$	138.00
8,001	-	9,000	\$	150.00
9,001	-	10,000	\$	162.00
10,001	-	11,000	\$	174.00
11,001	-	12,000	\$	186.00
12,001	-	13,000	\$	198.00
13,001	-	14,000	\$	210.00
14,001	-	15,000	\$	222.00
15,001	-	16,000	\$	235.00
16,001	-	17,000	\$	248.00
17,001	-	18,000	\$	261.00
18,001	-	19,000	\$	274.00
19,001	-	20,000	\$	287.00
20,001	-	21,000	\$	300.00
21,001	-	22,000	\$	313.00
22,001	-	23,000	\$	326.00
23,001	-	24,000	\$	339.00
24,001	-	25,000	\$	352.00
25,001	-	26,000	\$	361.00
26,001	-	27,000	\$	370.00
27,001	-	28,000	\$	379.00
28,001	-	29,000	\$	388.00
29,001	-	30,000	\$	397.00
30,001	-	31,000	\$	406.00

31,001	-	32,000	\$	415.00
32,001	-	33,000	\$	424.00
33,001	-	34,000	\$	433.00
34,001	-	35,000	\$	442.00
35,001	-	36,000	\$	451.00
36,001	-	37,000	\$	460.00
37,001	-	38,000	\$	469.00
38,001	-	39,000	\$	478.00
39,001	-	40,000	\$	487.00
40,001	-	41,000	\$	496.00
41,001	-	42,000	\$	505.00
42,001	-	43,000	\$	514.00
43,001	-	44,000	\$	523.00
44,001	-	45,000	\$	532.00
45,001	-	46,000	\$	541.00
46,001	-	47,000	\$	550.00
47,001	-	48,000	\$	559.00
48,001	-	49,000	\$	568.00
49,001	-	50,000	\$	577.00
50,001	-	51,000	\$	583.00
51,001	-	52,000	\$	589.00
52,001	-	53,000	\$	595.00
53,001	-	54,000	\$	601.00
54,001	-	55,000	\$	607.00
55,001	-	56,000	\$	613.00
56,001	-	57,000	\$	619.00
57,001	-	58,000	\$	625.00
58,001	-	59,000	\$	631.00
59,001	-	60,000	\$	637.00
60,001	-	61,000	\$	644.00
61,001	-	62,000	\$	651.00
62,001	-	63,000	\$	658.00
63,001	-	64,000	\$	665.00
64,001	-	65,000	\$	672.00
65,001	-	66,000	\$	679.00
66,001	-	67,000	\$	686.00
67,001	-	68,000	\$	693.00
68,001	-	69,000	\$	700.00
69,001	-	70,000	\$	707.00

Continue with \$7.00 for each additional
\$1,000 or fraction thereof, including \$100,000

\$100,001 to \$500,000 = \$917.00 for first
\$100,000 plus \$5.00 for each additional
\$1,000 or fraction thereof including \$500,000

\$500,001 to \$1,000,000 = \$2,917 for first
\$500,000 plus \$4.50 for each additional

\$1,000 or fraction thereof, including
\$1,000,000

\$1,000,001 and up = \$5167 for first \$1,000,000
plus \$3.00 for each additional \$1,000 or
fraction thereof.

*The term "estimated valuation" includes
the cost of all services, labor, materials,
use of scaffolding and any other
appliances or devices entering into and
necessary to the prosecution and
completion of the work ready for
occupancy. This shall include all costs
to the owner. Contractor profit is not
excluded.*

Application fee	\$	50.00
Plus .05% of total cost of material and labor		.05% of cost

Grading/Filling Permit Fees

Estimated Cubic Yards

1	-	50	\$	25.00
51	-	100	\$	43.00
101	-	200	\$	61.00
201	-	300	\$	79.00
301	-	400	\$	97.00
401	-	500	\$	115.00
501	-	600	\$	133.00
601	-	700	\$	151.00
701	-	800	\$	169.00
801	-	900	\$	187.00
901	-	1,000	\$	205.00
1,001	-	2,000	\$	220.00
2,001	-	3,000	\$	235.00
3,001	-	4,000	\$	250.00
4,001	-	5,000	\$	265.00
5,001	-	6,000	\$	280.00
6,001	-	7,000	\$	295.00
7,001	-	8,000	\$	310.00
8,001	-	9,000	\$	325.00
9,001	-	10,000	\$	340.00
10,001	-	20,000	\$	406.00
20,001	-	30,000	\$	472.00
30,001	-	40,000	\$	538.00
40,001	-	50,000	\$	604.00

50,001	-	60,000	\$	670.00
60,001	-	70,000	\$	736.00
70,001	-	80,000	\$	802.00
80,001	-	90,000	\$	868.00
90,001	-	100,000	\$	934.00
100,001	-	110,000	\$	971.00
110,001	-	120,000	\$	1,008.00
120,001	-	130,000	\$	1,045.00
130,001	-	140,000	\$	1,082.00
140,001	-	150,000	\$	1,119.00
150,001	-	160,000	\$	1,156.00
160,001	-	170,000	\$	1,193.00
170,001	-	180,000	\$	1,230.00
180,001	-	190,000	\$	1,267.00
190,001	-	200,000	\$	1,304.00

Continue with \$37.00 for each additional
10,000 or fraction thereof.

General yard work is excluded

SECTION 3.04 PLUMBING CODE FEES

Drainage and inspection permits for every opening or fixture, whether for immediate or future use, in dwelling structures or portions of structures used exclusively for dwelling purposes.

Minimum permit fee (4 openings and/or fixtures, or less)	\$	40.00
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Each additional opening or fixture	\$	10.00
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All repairs or remodeling jobs, changing or replacing of each individual plumbing fixture.	\$	10.00
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Minimum permit fee (4 openings and/or fixtures, or less)	\$	40.00
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Each additional opening or fixture	\$	10.00
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Installation of roof drains when piping to such drains is run inside of buildings and wasted into a storm drain system, including natural storm drains in runoff areas.	\$	40.00
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In commercial, industrial, and institutional structures,

the permit fee shall be based on the valuation of the entire plumbing installation, which is to be declared on the permit application. Following is the fee schedule:

Jetter Fees (per hour)	\$	200.00
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Camera Fees

First Hour	\$	125.00
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All Hours After First Hour	\$	100.00
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Estimated Valuation

0	-	1,000	\$	20.00
1,001	-	2,000	\$	25.00
2,001	-	3,000	\$	35.00
3,001	-	4,000	\$	45.00
4,001	-	5,000	\$	55.00
5,001	-	6,000	\$	65.00
6,001	-	7,000	\$	75.00
7,001	-	8,000	\$	85.00
8,001	-	9,000	\$	95.00
9,001	-	10,000	\$	105.00
10,001	-	11,000	\$	115.00
11,001	-	12,000	\$	125.00
12,001	-	13,000	\$	135.00
13,001	-	14,000	\$	145.00
14,001	-	15,000	\$	155.00

\$15,001 & over, add \$10 per each additional \$1,000 or fraction thereof.

Sanitary Sewer Connections: (all structures at time of extension to building), each tap-in to the City Sanitary Sewer Mains, or for each connection to an existing stub extension from the main, to serve the building sewer.

\$	250.00
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Connections To City Water Mains (all structures, building lots, subdivisions, etc.):

Each individual tap in the city water main, whether for immediate or future use:

Up to one inch service	\$	500.00
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One inch and over service	Actual Cost
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Sewer Jetting		\$200.00
Televising of Sanitary Sewer Lines		
Set up fee (includes the first hour of service)	\$	100.00
Each additional hour	\$	75.00

SECTION 3.05 MECHANICAL CODE FEES

(Reserved for future use)

SECTION 3.06 Electrical Code Fees

New single-family residences		
Application fee per unit	\$	20.00
Plus \$.05 per square foot of gross habitable floor area per unit		.05/sq. ft.
New multi-family residences or apartments (for rental purposes only)		
First unit	\$	45.00
Each additional unit	\$	25.00
Incidental units (wiring, air conditioner units, furnaces, single outlets, etc.)	\$	30.00
Entrance services and temporary services	\$	50.00
Re-wire multi-family residences or apartments		
First unit	\$	35.00
Each additional unit	\$	15.00
Wiring of additions, rewire, finishing basements, garages (attached or detached)	\$	25.00
Commercial or industrial wiring		
Application fee	\$	50.00
Plus 1% of total cost of material and labor		1% of cost
Wiring of electrical signs	\$	25.00

SECTION 3.07 RELOCATION OF BUILDING FEES

Application/investigation fee for building relocation permit	\$	45.00
For buildings or structures to be moved across public streets, alleys, or rights-of-way (except accessory structures)		
Buildings or structures for each 24-hour period or parts thereof	\$	100.00
Accessory structures (garages, etc.) for each 24-hour period or parts thereof	\$	20.00
For buildings or structures to be moved only across private property and not public right-of-way	\$	10.00
Demolition permit	\$	100.00

SECTION 3.08 PROCESSING ENVIRONMENTAL DOCUMENTS

Environmental Assessment		
Initial Study	\$	550.00
Review of environmental study (e.g., traffic noise, etc.)	\$	1,000.00
Environmental Impact Report (EIR) - Preparation % of consulting fee)		10%
Environmental Consultant Charge	As Needed	

Fees are payable at the time of submission of the application, or, in the event an EIR is required, at such time as it is determined an EIR is necessary, or in the event a specialized environmental study is required, at such time as it is determined necessary. In the event the City retains a consultant to assist in preparation of the EIR, the applicant shall deposit an amount to be determined by the City Administrator based on the estimate of the cost of preparation.

If the costs of preparation exceeds the amount of the above deposit, the City Administrator shall notify the applicant who shall, within five days of such notice, deposit additional amounts necessary to cover costs of preparation. If costs of preparation are less than the amount deposited, any amounts remaining upon certification of the EIR shall be

refunded to the applicant. Any applicant who desires to proceed directly to the preparation of a draft EIR may do so without the payment of a fee for review and initial assessment upon payment of the fee for preparation costs review, and required filings for an EIR.

The fee for copies of documents prepared shall be the standard fee charged by the City for copies of like documents, provided that no fee shall be charged another unit of government required to review any document requested by it. Postage charges will be added if documents are mailed.

SECTION 3.09 Engineering Permits

Excavation within the public right-of-way		
Each location	\$	60.00
Connnection to storm water drainage facilities	\$	60.00
Curb cuts, construction or reconstruction for drive-way entry between property line and pavement	\$	60.00
Additional cuts at same location	\$	5.00
Right-of-way or alley vaction request	\$	25.00

EMERGENCY SERVICES

SECTION 4.01 FIRE PREVENTION FEES

Single family residences		
Permit fee based on % of the building permit fee from the permit fee schedule		50%
Apartments, Condominiums, Townhouses		
Permit fee based on % of the building permit fee from the permit fee schedule		50%
Nonresidential buildings		
Permit fee based on % of the building permit fee from the permit fee schedule		50%

Fire prevention fees are all inclusive, e.g., underground systems, overhead sprinkler systems, fire suppression systems, smoke detectors, alarm & annunciation systems, kitchen ventilation systems.