

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION NO. 2017-_____

**A RESOLUTION AMENDING THE SERVICE FEES BY COMMUNITY DEVELOPMENT
SERVICES CHARGED FOR BUILDING AND LAND USE SERVICES**

- WHEREAS,** Kittitas County Code 4.10.010 authorizes Community Development Services fees to be set by resolution approved by the Board of County Commissioners; and
- WHEREAS,** In 2014, the County contracted the services of FCS Group to determine adequate fees to cover the cost of services provided to process a land use or building permit; and
- WHEREAS,** In 2015, the consultant monitored activities of personnel when processing the permits and made a determination of the actual cost for providing the service to process land use and building permits; and
- WHEREAS,** The consultant developed a fee model for Planning Services and Building Fixture permits that calculated the amount of direct and indirect costs associated with each development activity; and
- WHEREAS,** The consultant also developed a fee multiplier model for new construction designed to determine a construction fee which could be adjusted based upon the amount of new construction activity occurring in a single year; and
- WHEREAS,** The Board of County Commissioners adopted Resolution 2015-151 on November 17, 2015, requiring that fees charged by Community Development Services for land use and building permit services be re-evaluated annually for consideration and adjustment by the Board of County Commissioners for each fiscal year; and
- WHEREAS,** The Board of County Commissioners on January 17, 2017 set a date for public hearing to hear comments and consider potential Community Development Services fee changes; and
- WHEREAS,** Public notice for such a hearing was provided in the Daily Record on January 19, 2017 and January 26, 2017; and

WHEREAS, The Board of County Commissioners conducted a public hearing to consider the Community Development Services Fee Schedule on February 7, 2017, which was continued to February 21, 2017, March 7, 2017, and March 21, 2017; and

WHEREAS, Community Development Services staff recommended fees to the Board of County Commissioners at the public hearing based on the consultant's fee models for full cost recovery to provide the building and land use services; and

WHEREAS, At the February 7, 2017 and March 21, 2017 public hearing, public testimony regarding the proposed fees was received by the Board of County Commissioners; and

WHEREAS, At the March 21, 2017 public hearing the Board of County Commissioners continued the hearing until April 4, 2017 for discussion and decision with the public record remaining open for public comment until March 31, 2017.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY ORDERED, that the following fees are adopted for Community Development Services in Kittitas County and effective on April 10, 2017:

1. Fees for Building Fixtures and Planning Services as shown in the attached Exhibit A.
2. August 2016 Building Valuation Data table of the International Building Safety Journal for the purposes of calculating fees for new construction.
3. A multiplier for building permits for new construction of .010.
4. A five percent (5%) technology and equipment surcharge for building permits to cover cost of repair and replacement of vehicles and equipment used to process the permits; and

BE IT FURTHER RESOLVED AND HEREBY ORDERED, that service monitoring be continued, and that fees charged by CDS for land use and building permit services be re-evaluated annually based upon such monitoring for consideration and adjustment by the Board of County Commissioners for each fiscal year.

ADOPTED this 4th day of April, 2017

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**

Paul Jewell, Chairman

Laura Osiadacz, Vice-Chairman

Obie O'Brien, Commissioner

ATTEST
CLERK OF THE BOARD

Julie A. Kjorsvik

APPROVED AS TO FORM:

Neil Caulkins,
Deputy Prosecuting Attorney

Attachment A

2017 Land Use and Building Fees Community Development Services

2017 Fees for Building Fixtures	2017 Fee
[Bldg] Permit Issuance Fee	\$110.00
[Bldg] One-Time Application / Permit Extension Fee	\$50.00
[Bldg] Misc - Foundation Only Permits	\$550.00
[Bldg] Misc - Fences over 7-foot high	\$390.00
[Bldg] Misc - Woodstove/Fireplace/Free Standing Stove	\$150.00
[Bldg] Misc - Modular Buildings (per sq. ft.) (Based on 2300 sq ft)	\$880.00
[Bldg] Misc - Manufactured Homes (per sq. ft.) (Based on 1800 sq ft)	\$550.00
[Bldg] Misc - Demolition	\$220.00
[Bldg] Misc - Move Structure (per sq. ft.) (Based on 1800 sq ft)	\$660.00
[Mech/Plum] Furnaces - Forced-air, gravity-type furnace or burner up to and including 100,000 Btu/h	\$220.00
[Mech/Plum] Furnaces - Forced-air, gravity-type furnace or burner over 100,000 Btu/h	\$220.00
[Mech/Plum] Furnaces - Floor furnace	\$220.00
[Mech/Plum] Furnaces - Suspended heater, recessed wall heater or floor-mounted unit heater	\$220.00
[Mech/Plum] Appliance Vents	\$30.00
[Mech/Plum] Plenum Repairs or Additions	\$220.00
[Mech/Plum] Boiler or compressor to and including 3hp or each absorption system to and including 100,000 Btu/h	\$50.00
[Mech/Plum] Boiler or compressor over 3hp to and including 15hp or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h	\$110.00
[Mech/Plum] Boiler or compressor over 15hp to and including 30hp or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	\$160.00
[Mech/Plum] Boiler or compressor over 30hp to and including 50hp or each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	\$220.00
[Mech/Plum] Boiler or compressor over 50hp or each absorption system over 1,750,000 Btu/h	\$220.00
[Mech/Plum] Air handling unit up to and including 10,000 cfm	\$110.00
[Mech/Plum] Air handling unit over 10,000 cfm	\$160.00
[Mech/Plum] Evaporative Cooler or Air Conditioning Unit - For each evaporative cooler or AC unit other than portable type	\$50.00
[Mech/Plum] Ventilation fan connected to a single duct (each)	\$30.00
[Mech/Plum] Ventilation system which is not a portion of any heating or air-conditioning system	\$50.00
[Mech/Plum] Hood which is served by mechanical exhaust, including the ducts for such hood	\$330.00
[Mech/Plum] Incinerators - Domestic-type	\$220.00
[Mech/Plum] Incinerators - Commercial or Industrial-type	\$330.00

[Mech/Plum] Misc - For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$50.00
[Mech/Plum] Misc - Each plumbing fixture on one trap or a set of fixtures on one trap	\$50.00
[Mech/Plum] Misc - Each Hot Water Heater-Electric	\$50.00
[Mech/Plum] Misc - Each Hot Water Heater-Gas	\$100.00
[Mech/Plum] Misc - Orifice change outs (each)	\$110.00
[Mech/Plum] Misc - Gas Piping System of one to five outlets	\$110.00
[Mech/Plum] Misc - Additional gas piping system outlet (each)	\$50.00
Agricultural Building	\$610.00
Re-roofing	\$210.00
In ground Pool/Spas & Hot Tub Permit	\$530.00
Above ground Pool/Spas & Hot Tub Permit	\$90.00
Residential Solar Panel Building Permit per roof face or rack.	\$250.00
Commercial Solar Panel Building Permit per roof face or rack system.	\$350.00
Residential Wind Turbine	\$250.00
Commercial Wind Turbine	\$350.00
For any permit fee which is not listed above fees may be determined by an hourly basis of \$110.00 per hour review and inspection, by square foot valuation or by bid amount, determined by Community Development Services.	
*Fees for printing shall be by fee recovery schedule set by CDS.	

2017 Fees for Planning Services	2017 Fee
Pre Application or Pre Submission (Per Meeting)	\$540.00
Accessory Dwelling Unit	\$1,560.00
Binding Site Plan	\$2,060.00
Boundary Line Adjustment	\$800.00
Comp. Plan Amendment (Text)	\$3,510.00
Comp. Plan Amendment (Map)	\$3,830.00
Large Lot	\$2,110.00
Parcel Combination	\$590.00
Cluster Plat - 5 or more lots	\$4,860.00
Cluster Plat - 4 or less lots	\$2,350.00
Plat Extension	\$590.00
Short Plat	\$2,350.00
Preliminary Plat	\$4,970.00
Final Plat	\$1,040.00
Short Plat Amendment	\$2,560.00
Plat Amendment	\$5,410.00
Public Benefit Rating System Application	\$2,300.00
Public Facilities	\$2,330.00
Planned Unit Development	\$5,480.00 or Dev. Agreement
Rezone	\$5,480.00
SEPA	\$600.00
SEPA Optional	\$600.00
Shoreline Setback Variance	\$3,910.00
Shoreline Substantial Development	\$2,390.00
Shoreline Conditional Use	\$3,910.00
Shoreline Exemption	\$590.00
Sign	\$150.00
Small Wind Energy	Bldg. Fee
Transfer of Development Rights	\$200.00
Wind Farm Siting	Dev. Agreement
Zoning Variance	\$2,010.00
Administrative Conditional Use Permit	\$3,320.00
Administrative Conditional Use Permit Amendment	\$3,100.00
Administrative Determination	\$820.00
Appeal	\$1,570.00
Conditional Use Permit	\$4,040.00 or Dev. Agreement
Conditional Use Permit Amendment	\$4,200.00
Development Agreement	\$850.00
Title Elimination	\$100.00
Preliminary Site Analysis	\$130.00