RESOLUTION NO. 2015-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, WASHINGTON, SETTING ADMINISTRATIVE AND UTILITY FEES WITHIN THE CITY OF DEER PARK AND REPEALING RESOLUTION 2014-003

WHEREAS, the City of Deer Park has, by Ordinance 564, and other ordinances of the City, ordained that several fees shall be set by City Council Resolution;

NOW THEREFORE, the City Council of the City of Deer Park, Washington hereby resolves as follows:

Section 1. Administrative ~ Licenses, Registries, and Permit Fees

A.	Accounts receivable repeat billing fee (plus interest)	$5.00
B.	Auditor filing/recording fees	current county rate
C.	Business registry fee ~ Chapter 5.02 (annual, prorated)2013-002	30.00
D.	City map 0.50	
E.	City zoning map	5.00
F.	City facility use cleaning deposit (per event)	40.00
G.	City facility use key deposit (per key on loan)	30.00
H.	Community Arts Center Rental:	
	1. One (1) day rental (per day rented)	80.00
	2. Once-a-week rental for a minimum of four (4) weeks in a row (per day)	60.00
	3. Twice-a-week rental for a minimum of four (4) weeks in a row (per day)	40.00
	(Discounted items 2 & 3 are only available on Monday through Thursday rentals)	
I.	Copies (per page)	0.15
J.	Council chamber use fee (per day ~ no charge to non-profit organizations)	25.00
K.	Fax fee – incoming (per page)	1.00
L.	Fax fee – outgoing (per page)	2.00
M.	Gazebo use fee (per day)	25.00
N.	Mobile vending unit license fee ~ Chapter 5.36 (annual, not prorated, insurance required)	60.00
O.	Park camping fees (per day, 10 day maximum stay)	10.00
P.	Return check fee	30.00
Q.	Sport complex commercial user fee (per event, for profit)	100.00

Section 2. Airport Fees

A.	Airplane tie-down fee	
	1. Single engine – grass (per month)	16.50
	2. Single engine – pavement (per month)	22.00
	3. Twin engine <12,500# - pavement (per month)	27.50
	Large aircraft >12,500# - pavement (per month)	55.00
B.	Fuel flow tax (per gallon)	.065
C.	Land lease (except agricultural)	
	1. Aeronautical (depending upon infrastructure in place)	0.14-0.22/sq.ft.
	2. Non-Aeronautical & Aeronautical large parcel (>10 acres)	Negotiable
D.	Late charge for non-contractual accounts (after 30 days, 1.5%) minimum fee	5.00
E.	Lease application for undeveloped parcel	250.00
F.	Lease application fee for developed parcel (non-refundable)	250.00
G.	Long-term vehicle parking (aviation related only / per month)	20.00
H.	Proprietary card activation or replacement fee	5.00
I.	Short-term rental fee (per day) Airport Use Fee	115.00
J.	Non-public recreational use fee for driving (per day plus $5.00 per vehicle)	115.00

K. Through the fence fee (per year) 300.00
L. Daily Ramp Parking – Large Aircraft > 12,500 # if no fuel purchase 50.00/night
M. Full Service Fueling Operations Surcharge.20/gallon

Section 3. Animal Control and Licensing Fees (Title 6)

A. Cleaning up after pets ~ Chapter 6.04
   1. First offense 10.00
   2. Second offense 20.00
   3. Third offense 40.00
   4. Fourth offense 80.00
   5. All subsequent offenses 100.00

B. Kennel, Groomer, and/or Pet Store Permit Fee (Chapter 6.10) 50.00

Section 4. Building Code Permit Fees

The building code permit fees are collected at the time of the issuance of the building permit. Other fees are also to be collected at the time of the building permit issuance. Each department for whom the fee is collected is to advise the permit specialist of fees due.

STRUCTURAL CODE (Chapter 15.04)

Building permit fees for each project are set by the following fee schedule. The table below is to be used to determine the building permit fees and plan check fees based on the value of the construction work as state by the applicant or the value calculated by the Building Official using the latest valuation data published in the Building Safety Journal by the International Code Council, whichever value is greatest.

Valuation Table

Total Valuation	Fee
$1.00 to $25,000	$69.25 for the first $2,000 plus $14.00 for each additional $1,000, or fraction thereof, up to and including $25,000
$25,001 to $50,000	$391.25 for the first $25,000 plus $10.10 for each additional $1,000, or fraction thereof, up to and including $50,000
$50,001 to $100,000	$643.75 for the first $50,000 plus $7.00 for each additional $1,000, or fraction thereof, up to and including $100,000
$100,001 to $500,000	$993.75 for the first $100,000 plus $5.60 for each additional $1,000, or fraction thereof, up to and including $500,000
$500,001 to $1,000,000	$3,233.75 for the first $500,000 plus $4.75 for each additional $1,000, or fraction thereof, up to and including $1,000,000
$1,000,001 and up	$5,608.75 for the first $1,000,000 plus $3.15 for each additional $1,000, or fraction thereof

Valuation Exceptions	Value Reduction Per Square Foot
Second story of dwelling	50%
Basement - Finished	60%
Basement – Unfinished or Crawl Space	70%
Open carport, decks, porches	20%

ENERGY CODE (Chapter 15.04)
Energy code plan check fee is also established to meet the requirements of Chapter 51-11 WAC. These are in addition to the Building Code Fees. If the city inspector is assigned to verify Energy Plans, the following fees apply. If an outside energy inspector is required, that fee will be determined by the outside agency.

1. New single family 0.00
2. Residential remodel/addition 0.00
3. Tenant improvement
   a. 0 to 10,000 square feet 35.00
   b. 10,001 square feet and over 45.00
   c. Multi-family (per building) 60.00
   d. New commercial and industrial 90.00

PLAN REVIEW FEES
Portions of the plan review fees as determined by the Building Official are to be collected at the time of receiving the application for permit if the plan review fee is over $50.00. If less than $50.00, it may be collected at the time of permit issuance.

General plan review fee	65% of building permit fee
Temporary tent or structure plan review fee	25% of building permit fee
U occupancy plan review fee (sheds, barns, garage, carport)	45% of building permit fee

Plan review fees are not refundable once the plan review process has been started. This fee is in addition to the full basic fee. The Washington State Building Code Council (WSBCC) fee is to be collected at this time.

PLUMBING CODE (Chapter 15.04)
The plumbing code fees will be collected when the associated permit is issued. If the plumbing is included in the Building Permit, the unit costs are added, but not the basic plumbing permit fee.

A. Basic fees:
   1. Basic fee for issuing each permit 35.00
   2. Basic fee for each supplemental permit 7.50
B. Unit fees (in addition to the basic fee)
   1. Alteration or repair of water piping, drainage (each fixture or vent piping) 6.00
   2. Atmospheric type vacuum breaker (each) 6.00
   3. Backflow protective device other than atmospheric type vacuum breakers (each) 6.00
   4. Industrial waste pretreatment interceptor including its trap and vent, Except kitchen type grease interceptors functioning as fixture traps 15.00
   5. Lawn sprinkler system on any one meter 25.00
   6. Medical gas (per outlet) 6.00

7. Plumbing fixture on a trap (including garbage disposals, dishwashers, backflow Device, drainage, hot tubs, built in water softener, water closets, lavatories, sinks, drains, etc.) (each) 6.00
8. Private sewage disposal system 20.00
9. Water heater (each) 6.00

MECHANICAL CODE (Chapter 15.04)
The mechanical code fees will be collected when the associated permit is issued. If it is included in the Building Permit, the unit costs are added, but not the basic mechanical permit fee.

A. Basic fees:
   1. Basic fee for issuing each permit 35.00
   2. Basic fee for each supplemental permit 7.50
B. Unit fees (in addition to the basic fees)
   1. Additions or repairs 15.00
   2. Air handlers
      a. Each unit up to 10,000 CFM, including ducts 12.00
      b. Each unit over 10,000 CFM 15.00
   3. Appliances (each) 10.00
   4. Appliance vent installation or relocation (each replacement) 10.00
   5. Appliances – unlisted – under 400,000 BTU 50.00
   6. Appliances – unlisted – over 400,000 BTU 100.00
   7. Boilers, compressors, and absorption systems
      a. 0 to 3 HP ~ 100,000 BTU or less 12.00
      b. Over 3 to 15 HP ~ 100,001 to 500,000 BTU 20.00
      c. Over 15 to 30 HP ~ 500,001 to 1,000,000 BTU 25.00
      d. Over 30 HP ~ 1,000,001 to 1,750,000 BTU 35.00
      e. Over 50 HP ~ over 1,750,001 BTU 60.00
   8. Duct work system 10.00
   9. Evaporative coolers (other than portable) 10.00
   10. Furnaces and suspended heaters ~ Installation or relocation
      f. Up to and including 100,000 BTU 12.00
      g. Over 100,000 BTU 15.00
   11. Gas log, fireplace, and/or gas insert installation 10.00
   12. Gas piping system (per outlet) 1.00
   13. Gas water heater 10.00
   14. Heat pump and air conditioner
      a. 0 to 3 tons 12.00
      b. Over 3 to 15 tons 20.00
      c. Over 15 to 30 tons 25.00
      d. Over 30 to 50 tons 35.00
      e. Over 50 tons 60.00
   15. Hood (commercial)
      a. Type I 50.00
      b. Type II 10.00
   16. Incinerators
      a. Commercial installation or relocation 22.00
      b. Residential installation or relocation 19.00
   17. Liquid Propane storage tank 10.00
   18. Ventilation and exhaust
      a. Each fan connected to a single duct 10.00
      b. Each hood served by mechanical exhaust 12.00
      c. Each ventilation system 12.00

19. Wood or Pellet stove insert 10.00
20. Wood stove system ~ free standing 25.00

GRADING

Permit Fees

Cubic Yards	Fee
100 or less	$20.00
101 to 1,000	$20.00 for the first 100 cubic yards, plus $7.00 for each additional 100 cubic yards
1,001 to 10,000	$83.00 for the first 1,001 cubic yards, plus $6.00 for each additional 1,000 cubic yards
10,001 to 100,000	$147.00 for the first 10,000 cubic yards, plus $15.00 for each additional 10,000 cubic yards
100,001 to 200,000	$368.00 for the first 100,000 cubic yards, plus $15.00 for each additional 100,000 cubic yards
200,000 or more	$503.00 for the first 200,000 cubic yards, plus $15.00 for each additional 200,000 cubic yards
Land Clearing Only	$65.00 without earth being moved

Plan Check Fees

Cubic Yards	Fee
50 or less	No fee
51 to 100	$12.00
101 to 1,000	$20.00
1,001 to 10,000	$25.00
10,001 to 100,000	$25.00 for the first 10,000 cubic yards, plus $7.00 for each additional 10,000 cubic yards
100,001 to 200,000	$98.00 for the first 100,000 cubic yards, plus $6.00 for each additional 100,000 cubic yards
200,001 or more	$158.00

OTHER BUILDING CODE & MISCELLANEOUS FEES

1. Change of use or occupancy classification permit 47.00
2. Condominium conversion plan review/inspection fee based on value of project and building code valuation
3. Demolition permit
   a. Commercial buildings 125.00
   b. Garage or accessory building associated with a residence or commercial building 20.00
   c. Septic tank or underground flammable tank associated with a residence or commercial building (each) 10.00
   d. Single family residence 44.00
4. Early start agreements (foundations) 25% of building permit fee
5. Excess inspections for a given project created by the developer, owner or contractor (per inspection or re-inspection) 47.00
6. Illegal work on any structure or building without a permit if City permit required
   a. Minimum investigative inspection fee 55.00
   b. Total investigative fee to be equal to the permit fee determined for the Value of the illegal work accomplished
7. Minimum housing inspection fee ~ family day care, adult family home, etc. 60.00
8. Mobile home location permit and inspection

a. Manufactured home inspection (per section)
plus basement/crawlspace valuation permit fee 95.00
b. Temporary mobile home 85.00

9. Re-roof permit ~ fee based on the value of the project. No plan review Fee will be charged unless plans are submitted for review
10. Sign fees (plus plan check fee for signs erected in accordance with Sign Code)
    a. Signs mounted on buildings (plus $4.50 WSBCC fee) 45.00
    b. Sign and pole mounting (plus $4.50 WSBCC fee) 65.00
11. Special inspections (requested by owner or tenant)
    a. Daycare 60.00
    b. Fire, wind, mud slide or flood damage 60.00
    c. Nursing homes, hospitals, et al (plus $47.00 per hour after 1st hour) 60.00
    d. Special occupancies 60.00
12. Swimming pools over 5,000 gallons (plus plumbing fees) 50.00
13. Temporary tents, canopies, and air supported structures for public use; inclusive of all tents for a single event. Does not apply to tents less than 200 square foot, canopies less than 400 square foot, camping tents, or to tents used for private, non-commercial events
    a. Basic permit fee 60.00
    b. Plan check fee 13.00
14. Towers, elevated tanks, antennas based on value of project
15. Washington State Building Code Council (WSBCC) surcharge 4.50
    There is imposed a fee of four dollars and fifty cents ($4.50) on each building permit issued by a county or city, plus an additional surcharge of two dollars ($2.00) for each residential unit, but not including the first unit, on each building containing more than one residential unit.

BUILDING CODE FEE REFUND POLICY

- No permit fee refund is allowed once the work has been started. If a refund is requested, the request shall be addressed to the Building Official in writing, and shall be received at the City of Deer Park within 180 days of the date of issuance of the permit.
- Any fee refund request after 180 days of the date of permit issuance shall be denied. Any refund approved shall be limited to 80% of the total permit fee paid.
- Refunds shall be limited to Building, Plumbing and Mechanical permit fees paid to the City of Deer Park.

Section 5. Equipment Fees with Operator (all fees per hour)

A. Backhoe	100.00
B. Dump truck (6 yard)	85.00
Dump truck (10 yard)	105.00
C. Grader	110.00
D. Loader	110.00

Section 6. Planning Fees

A. Annexation fee (deposit non-refundable, plus actual costs)	500.00
B. Appeal (deposit non-refundable, plus full cost if unsuccessful)	200.00
C. Comprehensive plan amendment	250.00
D. Environmental check list review	350.00

E.	Environmental impact statement review (deposit non-refundable, plus full cost)	500.00
F.	Environmental impact statement preparation (deposit non-refundable, plus full cost)	1,000.00
G.	Permitted activity time extension	170.00
H.	Planned unit development (plus $10.00 per lot)	400.00
	1. Plus full cost of application processing including Legal, Engineering and Inspections costs.	
I.	Boundary Lot Line Adjustment	100.00
J.	Long plat – preliminary (plus $10.00 per lot)	625.00
K.	Long plat –final (plus $10.00 per lot)	200.00
	1. Plus full cost of application processing including Legal, Engineering and Inspections costs.	
L.	Short plat	
	1. 2 lots	300.00
	2. 3 lots	425.00
	3. 4 lots	650.00
M.	Special Use/Conditional Use/ Home occupation permit fee	300.00
N.	Street Vacation	500.00**
O.	Zoning code text change	250.00
P.	Zoning reclassification (plus $25.00 per ten acre increment)	500.00
Q.	Variances	750.00 deposit*
R.	Conditional Use	750.00 deposit*
S.	Appeals of administrative Decisions or Determinations related to City Development Regulations or Zoning Provisions pursuant to Deer Park Municipal Code 2.48.030 (C)	750.00 deposit*
T.	Motions for Reconsideration of Decisions of the Hearing Examiner pursuant to Deer Park Municipal Code 2.48.140	750.00 deposit*

*The $750.00 deposit for Section 6, Items P-S, shall be a deposit which covers: (1) $100 for the City staff time associated with processing the application; and (2) a deposit toward the actual costs incurred by the City for Hearing Examiner Services provided by the Office of the Spokane County Hearing Examiner ("Hearing Examiner"), pursuant to the Interlocal Agreement with the City at the rates in effect at the time the Hearing Examiner Services are provided, plus all of the actual costs of postage and publication costs associated with the application, 100% of the fees for which the applicant shall be responsible to pay and all of which shall be required to be paid before the final decision of the Hearing Examiner shall be effective with respect to the matter to which the fees relate.
** Deposit plus actual costs paid prior to survey, appraisal, and legal documentation.

Section 7. **Wastewater Rates and Fees** (Title 13, Article II)

A.	Indebtedness monthly rate	18.57
B.	Wastewater monthly rate for residential accounts	44.25
C.	Wastewater monthly rate for commercial accounts	38.82
D.	Wastewater Overage fee for commercial accounts (per 1,000 gallons over 4,000 usage)	0..55
E.	Temporary Non-Use Fee	90.00

Section 8. **Wastewater Development Fees**

B. All new connections to the City wastewater system shall be charged a development fee of:

1.	¾" meter	3,350.00
2.	1" meter	5,694.00
3.	1 ½" meter	11,053.00
4.	2" meter	17,751.00
5.	3" meter	33,493.00
6.	4" meter	55,933.00
7.	6" meter	111,530.00
8.	8" meter	178,516.00
9.	10" meter	320,858.00

10. 12" meter 516,454.00

All development fees are to be paid in full at the time of issuance of a building permit. Please refer to Chapter 13.04 and 13.08 for temporary service connections.

C. Wastewater hook-up inspection fee 35.00

D. Wastewater on-site disposal system fee 50.00

Section 9. Water Rates and Fees (Title 13, Article 1)

A. Administrative turn on fee 15.00

B. Administrative turn off fee 15.00

C. After hours call out turn on or off fee 70.00

D. Bulk water (per 1,000 gallons) 3.75

E. Delinquency fee 25.00

F. Hydrant meter deposit 325.00

G. Hydrant meter use fee (non-refundable) 50.00

H. Indebtedness monthly rate 13.21

I. Meter test fee 15.00

J. Overage fee (per 1,000 gallons over 4,000 usage) .60

K. Water rate for first 4,000 gallons of usage 22.53

L. Temporary Voluntary Shut-off Fee (DPMC 13.04.200©) 60.00

Section 10. Water Development Fees

E. All new connections to the City water system shall be charged a development fee of:

11. ¾" meter 624.00
12. 1" meter 1,060.00
13. 1 ½" meter 2,069.00
14. 2" meter 3,306.00
15. 3" meter 6,236.00
16. 4" meter 10,414.00
17. 6" meter 20,766.00
18. 8" meter 33,237.00

Water meters will be billed at the city's cost for the meter at the time of request.

F. Water meter hook-up inspection fee 35.00

Section 11. Swimming Pool Fees

A. Pool rental – 2 lifeguards, 20 maximum participants (per hour rate) 60.00

Additional guard required for participants over 20 (per hour, per guard required) 15.00

B. Swimming lessons

1. Group lessons ~ eight 30 minute sessions 50.00
2. Private lessons (one on one) ~ five 30 minute sessions 50.00

Section 12. Traffic Mitigation Impact Fees (Chapter 10.28)

A. Non-residential uses (per Title 18 zoning, per parking space required) 250.00

B. Residential uses (per Title 18 zoning, per parking space required) 350.00

C. Uses not listed in Zoning Title 18 determine by independent calculation

D. The independent fee calculation review charge stipulated in Chapter 10.28.150C shall be $200.00 unless the Community Services Director determines that a lesser amount is appropriate out of fairness to the calculation review in question.

1. In addition to the non-residential use fee for each parking space, said fee shall also be applied to each twenty (20) feet of length of an individual drive-through aisle, and where such aisle's length is not clearly delineated, the minimum length for fee calculation purposes shall be sixty (60) feet (being the stacking of three (3) vehicles in an individual drive-through aisle).

2. In addition to the non-residential use fee for each required parking space at any gasoline station with a mini-market, said fee shall also be applied to each side of each pumping station (i.e. a two-sided pump station equates to the assessment of two fees).
3. The nonresidential use fee for each required parking space shall not be reduced for any individual use in the event that uses are allowed "shared parking" under the provisions of Chapter 18.74.080.

Section 13. Resolution 2014-003 is hereby repealed.

Section 14. This Resolution shall be effective 12:01 a.m. on 01/08/2015.

Approved by the City Council at an
Open Public Meeting this 7th day
Of January 2015.

ROBERT WHISMAN, Mayor

ATTEST/AUTHENTICATED:

Debra Cragun, City Clerk/Treasurer

FILED WITH THE CITY CLERK: 01/02/2015PASSED BY THE CITY COUNCIL: 01/07/2015