

Chapter 49.85

FEES FOR LAND USE ACTIONS

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49.85.130 Payment of fees.

49.85.100 Generally.

Processing fees are established for each development, platting and other land use action in accordance with the following schedule:

- (1) Minor development.
 - (A) Staff review, \$25.00 if no building permit is required.
 - (B) Staff review, no charge if a building permit is required.
 - (C) Sign permit, \$50.00.
- (2) Minor subdivision or consolidation.
 - (A) Subdivision creating additional lots, \$350.00;
 - (B) Subdivision creating no additional lots, \$90.00 plus \$15.00 for each lot changed;
 - (C) Minor lot consolidation, \$125.00.
- (3) Major development, conditional use permits, allowable use permits, and wetlands permits. The fees for these land use actions are based on classes of uses, and shall be paid upon application for permit issuance or modification as set forth in subsections (3)(A)--(E) of this section. The fee for an extension of a permit shall be \$200.00 for any class of use.
 - (A) Class I uses, \$300.00. Class I uses are:
 - (i) Mobile homes on single lots;
 - (ii) Agricultural uses of under 50,000 square feet;
 - (iii) Residential structures, four or fewer units;
 - (iv) Transient structures, 12 or fewer rooms for rent;
 - (v) Day care and child care homes;

- (vi) Accessory or incidental recycling activities under section 49.25.300, category 11.120 uses;
- (B) Class II uses, \$400.00. Class II uses are:
- (i) Commercial or enclosed industrial uses with less than 10,000 square feet of building space and using less than one acre of land;
 - (ii) Agricultural uses of 50,000 or more square feet;
 - (iii) Residential structures, five to ten dwelling units;
 - (iv) Transient structures, 13 to 30 rooms for rent;
 - (v) Day care and child care centers;
 - (vi) Floating residences and floating structures under 2,500 square feet;
 - (vii) Churches, schools, and additions thereto;
- (C) Class III uses, \$600.00. Class III uses are:
- (i) Commercial or enclosed industrial uses with 10,000 to 20,000 square feet of building space or using one to three acres of land;
 - (ii) Residential structures, 11 to 30 dwelling units;
 - (iii) Transient structures, 31 to 90 rooms for rent;
 - (iv) Floating structures, 2,500 to 10,000 square feet;
- (D) Class IV uses, \$850.00. Class IV uses are:
- (i) Commercial or enclosed industrial uses with 20,001 to 40,000 square feet of building space or using more than three but less than six acres of land;
 - (ii) Residential structures, 31 to 60 dwelling units;
 - (iii) Transient structures, 91 to 180 rooms for rent;
 - (iv) Unenclosed industrial uses using less than three acres of land (e.g., batch plants, quarries, sand and gravel operations, junkyards, heliports, and outside storage);
 - (v) Floating structures over 10,000 square feet;
- (E) Class V uses, \$1,350.00. Class V uses are:

- (i) Commercial or enclosed industrial uses with more than 40,000 square feet of building space or using six or more acres of land;
 - (ii) Unenclosed industrial uses using three or more acres of land;
 - (iii) Residential structures, over 60 dwelling units;
 - (iv) Transient structures, over 180 rooms for rent;
 - (v) City and state projects with estimated project cost over \$2,500,000.00.
- (4) Major subdivisions, including mobile home subdivisions.
 - (A) Preliminary plat, \$90.00 per lot or \$450.00, whichever is greater;
 - (B) Final plat, \$60.00 per lot or \$150.00, whichever is greater;
 - (C) Combined preliminary and final plats shall be charged at the rate for preliminary plats;
 - (D) Plat amendment, \$90.00 plus, \$15.00 per lot.
- (5) Street vacation, \$400.00.
- (6) Administration of developer's subdivision improvement guaranty.
 - (A) Performance bond, \$30.00;
 - (B) Deposit in escrow, \$120.00;
 - (C) Deed of trust, reconveyance, agreement or substitution of trust and reconveyance lots, \$120.00 for first lot, plus \$15.00 for each additional lot.
- (7) Access driveways in rights-of-way, \$350.00.
- (8) Special use or area.
 - (A) Mining.
 - (i) Exploration approval, \$25.00;
 - (ii) Small mine conditional use permit, \$1,000.00;
 - (iii) Large mine conditional use permit, \$3,000.00, plus any special fee established pursuant to section 49.65.130;

- (B) Mobile home parks.
 - (i) Preliminary review, \$75.00 per lot or \$200.00, whichever is greater;
 - (ii) Final review, \$50.00 per lot or \$200.00, whichever is greater;
- (C) Recreational vehicle parks, conditional use permit, \$350.00.
- (D) Hillside development endorsement. Gross hourly rate for professional review and inspection, \$40.00.
- (E) Planned Unit Development (PUD).
 - (i) Preliminary plan application approval, \$60.00 per residential unit;
 - (ii) Final plan approval, \$40.00 per residential unit.
- (F) Development in landslide or avalanche hazard area conditional use, \$350.00.
- (9) Zone changes and comprehensive plan amendments, \$500.00.
- (10) Board of adjustment.
 - (A) De minimis variance, \$100.00;
 - (B) Variance other than a de minimis variance, \$350.00.
- (11) Inspection and review of state liquor permit renewal and transfers, \$125.00.
- (12) Preparation of deed restrictions, certificates of common ownership, and similar documents, \$100.00.
- (13) Sidewalk obstruction permit under CBJ 62.10.010: \$100.00.
- (14) Certification of zoning compliance letters, \$150.00.
- (15) Appeal of director's decision, refundable if applicant prevails, \$150.00.
- (16) Fee Not Listed. The processing fee for any development, platting, or other land use action not specifically listed in this section shall be the fee established for the most similar action listed, as determined by the community development director.
- (17) Fee Cancellation. The director may authorize the refunding of a portion of the fee paid for a land use action when the permit application is cancelled before completion of the land use review process. The director may estimate the amount of work not completed and set the amount of the refund at that amount, less ten percent of the fee.

(Serial No. 87-49, § 2, 1987; Serial No. 91-02, § 2, 1991; Serial No. 91-42, § 2, 1991; Serial No. 92-42, § 4, 1992; Serial No. 94-24, § 2, 1994; Serial No. 95-33, § 10, 1995; Serial No. 95-40, § 5, 1996; Serial No. 96-30, § 8, 1996; Serial No. 97-04, § 2, 1997; Serial No. 97-12, § 3, 1997; Serial No. 2000-38, § 2, 10-16-2000; Serial No. 2003-07(am), § 7, 5-12-2003)

49.85.110 Amendment of rates.

The manager may adjust the rates in this chapter from time to time to reflect changes in the cost of providing municipal services generally.

(Serial No. 87-49, § 2, 1987)

49.85.130 Payment of fees.

No application, petition, request or appeal for which a fee is established under this title shall be complete unless accompanied by the required fee and shall be returned unless accompanied by such fee. All fees shall be nonrefundable except, if the appellant prevails in an appeal to the assembly or if the appeal is withdrawn prior to commencement of the hearing, the appeal fee shall be refunded less \$25.00 and hearing officer expenses incurred to withdrawal.

(Serial No. 87-49, § 2, 1987)