RESOLUTION NO. 12-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, AMENDING THE 2012 FEE RESOLUTION NO. 11-09 TO INCLUDE REVIEW FEES FOR INTEGRATED TRAFFIC CONCURRENCY MODELING AND REPORTS, WIRELESS COMMUNICATION FACILITIES, AND MULTIFAMILY TAX EXEMPTIONS.

WHEREAS, the Council passed Resolution No. 11-09 adopting the development fees, administrative charges and transportation impact fees for 2012; and

WHEREAS, certain sections of the Covington Municipal Code authorize the city to charge a fee for services; and

WHEREAS, the Council desires to modify the 2012 fee resolution to establish certain new fees for reviewing and processing applications for integrated traffic concurrency modeling and reports, wireless communication facilities and multifamily tax exemptions that reflect the actual time and cost of providing these services and to make other limited changes to the fee resolution; and

WHEREAS, the Council is not amending the fees provided in Sections III through VI of the city's fee schedule. These fees shall remain as adopted in Resolution No. 11-09.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Adoption of Fees. Effective May 22, 2012, Sections I and II of the city's fee schedule is are hereby amended and adopted in the form as attached hereto as Exhibit "A", fully incorporated herein by this reference.

Section 2. Fee Waiver. The City Manager shall have the right to waive a fee if deemed in the best interest of the city.

PASSED in open and regular session on this 22nd day of May 2012.

Margaret Harto
MAYOR MARGARET HARTO

ATTESTED:

Sharon Scott, City Clerk

APPROVED AS TO FORM:

Sara Springer, City Attorney

EXHIBIT A

2012 CITY OF COVINGTON FEE NOTEBOOK

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DEVELOPMENT AND PERMIT CHARGES

I. DEVELOPMENT FEES

A. Integrated Traffic Concurrency Modeling and Reports ~~Certificate~~

1. ~~Administrative Fee~~Integrated Traffic Concurrency Modeling and Reports~~, Residential ...~~	~~$784~~See Schedule A	CMC 12.100.090
~~2. Administrative Fee, Commercial (non-residential)~~	~~$784~~	
~~3~~2. Request for Extension of Concurrency and Traffic Report Approval~~Certificate~~	$392	

B. Pre-application Conferences/Use Determinations

1. Pre-application conference	$708	CMC 14.30.030(1)
2. Downtown permitted use determination	$659	CMC 18.31.085

C. Residential Land Development

1. Short Subdivisions		
a. Preliminary application review fees	$12,882	CMC 17.20.010
b. Request for extension	$295	CMC 17.20.040
c. Final short plat	$6,235	CMC 17.25.030
d. Alteration to recorded short plat	$1,766	CMC 17.25.080
e. Vacation of short plat	$824	CMC 17.25.090
f. Affidavit of correction	$527	CMC 17.15.120(5)
2. Subdivisions		
a. Preliminary application review fees	$28,346	CMC 17.20.010
PLUS per lot fee	$325	
b. Major revision to approved preliminary subdivision	$7,411	CMC 17.20.030
c. Request for extension	$295	CMC 17.20.020
d. Final subdivision		
(i) Final subdivision fee	$10,586	CMC 17.25.030
PLUS per lot fee	$90	
(ii) Subdivision alteration	$2,353	CMC 17.25.070(1)
e. Vacation of plat	$824	CMC 17.25.090
f. Affidavit of correction	$527	CMC 17.15.120(5)

D. Commercial Development

1. Commercial Site Dev. Permit (includes multifamily)	$12,350	CMC 18.110.010(2)
2. Binding Site Plan		
a. Binding site plan	$12,939	CMC 17.30.020
b. Binding site plan, in conjunction with commercial site development permit	$1,054	CMC 17.30.020
c. Alteration of binding site plan	$12,939	CMC 17.30.040
d. Vacation of binding site plan	$12,939	CMC 17.30.050
3. Condominium Survey Map Review	$1,054	CMC 17.35.010

E. Boundary Line Adjustment		
Request for boundary line adjustment	$884	CMC 17.40.010

F. Environmental Review		
1. State Environmental Policy Act (SEPA) Review		CMC 16.10.260(1)
a. Environmental checklist	$942	
b. Threshold determination		
(i) MDNS	$4,941	
(ii) DS	$4,941	
PLUS hourly fee to review EIS		
2. Critical Area Review Fees		
a. Reviews associated with single-family residential building permits, shoreline permits, individual short subdivision, boundary line adjustments, right-of-way permits (Level 1 Report)	$884	CMC 18.65.100(1)
b. Reviews associated with commercial and/or multifamily building permits, commercial site development, grading permits, subdivisions, rezones, variances, and conditional use permits (Level 1 Report), to be collected as follows:		CMC 18.65.100(1)
(i) at time of application	$2,058	
(ii) at time of engineering review.....	$1,029	
(iii) at commencement of monitoring.....	$1,971	
c. If Level 2, 3, or 4 critical area report required	Same fees as in (b) above	CMC 18.65.100(1)
PLUS hourly fee	$132/hr	
e. Critical area exceptions/reasonable use ...	$2,455	CMC 18.65.070(4)
3. Flood Damage Prevention Variance	$1,054	CMC 16.15.180(1)

G. ~~Traffic Engineering Review~~Parking Demand/Trip Reduction		
~~1. Traffic Engineering Review Fees~~		~~CMC 17.15.145(2)~~
~~a. Residential subdivision .....~~	~~$2,444~~	
~~b. Commercial/multifamily/public /institutional~~		
~~(i) 0 - 20 parking spaces .....~~	~~$2,444~~	
~~(ii) 21 - 100 parking spaces .....~~	~~$4,274~~	
~~(iii) 101 or more parking spaces .....~~	~~$6,105~~	
~~2~~1. Parking Management Plan Review Fee.....	$264.00	CMC 18.31.110(6)
2. Commute Trip Reduction		CMC 12.90.050
a. Program review	$132/hr	
b. Request for extension	$132/hr	
c. Request for modification	$132/hr	

H. Engineering Review		
1. Engineering Plan Review Fees		CMC 17.15.145(3)

a. Short subdivision
(i) Base fee $8,177
(ii) Resubmittal or revision, each occurrence
Base fee $132
PLUS hourly fee $132/hr

b. Subdivision
(i) Application plan review
Base fee $7,800
PLUS per lot fee $61
(ii) Resubmittal or revision, each occurrence
Base fee $132
PLUS hourly fee $132/hr

c. Commercial/multifamily — CMC 18.110.030(b)
(i) Base fee $5,294
(ii) Resubmittal or revision, each occurrence
Base fee $132
PLUS hourly fee..... $132/hr

2. Engineering Design Review
a. Design and Construction Standards design deviation (Type 1) ..... $395 — CMC 12.60.050 (Standards 1.08G)
b. Design and Construction Standards design variance (Type 2) ..... $659 — CMC 12.60.050 (Standards 1.08)

3. Drainage Review Fees
a. Drainage plan review ..... $132/hr — CMC 13.25.040(3)
b. Stormwater Manual design deviation (Type 1)..... $395 — CMC 13.25.050(1) (Standards 1.08G)
c. Stormwater Manual design variance (Type 2)..... $772.00 — CMC 13.25.050(6, 7)

I. Clearing and Grading

1. Clearing & Grading Permit Plan Review Fees — CMC 18.60.035(1)

a. Permit plan review

The plan review fee shall be calculated by adding the applicable amounts from Tables 1 and 2, provided the maximum plan review fee shall not exceed **$69,286.**

Table 1

Volume (yd^3)	Base	PLUS, per 100 yd^3 (For Total)
0 - 500	$0	$38
501 - 3,000	$70	$52
3,001 - 10,000	$429	$35
10,001 - 20,000	$2,713	$13
20,001 - 40,000	$4,172	$8
40,001 - 80,000	$4,522	$7
Over 80,000	$5,327	$6

Table 2

Disturbed Area (acres)	Base	PLUS, per acre (For Total)
Up to 1 Acre	$222	$1,033
1.1 to 10 Acres	$481	$774
10.1 to 40 Acres	$3,663	$457
40.1 to 120 Acres	$12,663	$219
120.1 to 360 Acres	$28,815	$87
360.1 Acres and more	$31,269	$48

b. Plan revision fee
   (i) Base fee, each occurrence $471
   PLUS hourly fee..... $132/hr
   (ii) SEPA re-review $5,058

2. Grading Permit Fee Reductions — CMC 18.60.035(3)
   a. Grading permit fee reduction for projects completed within one year 40%
   b. Grading permit fee reduction for projects reviewed in conjunction with building permits, subdivisions, short subdivisions or planned unit developments 50%
3. Tree Removal and Clearing Fees
   a. Minor tree removal ..... $262 — CMC 18.45.060(6)
   b. Major tree clearing ..... $787 — CMC 18.45.060(6)

J. Construction Inspection

1. Construction Inspection Fee Table — CMC 17.15.145(4)

Bond Quantities Worksheet Amount	Fee	PLUS, per each $1,000 assured
$0 - $30,000	$41	$213
$30,001 - $120,000	$5,410	$90
More than $120,001	$11,762	$39

2. Annual Inspections ..... $132/hr — CMC 17.15.145(4)
3. Supplemental Inspection, base fee ..... $341 — CMC 17.15.145(4)
   PLUS hourly fee..... $132/hr
4. Landscape Installation Inspection ..... $341 — CMC 18.40.150(4)
5. Landscape Maintenance Bond Release Inspection..... $341 — CMC 18.40.150(4)
6. Request for Extension of Performance Guarantee $263 — CMC 18.40.150(4)
7. Inspection outside of business hours - Weekdays, 2 hour minimum $132/hr
8. Inspection on weekends/holidays - 4 hour minimum $132/hr

K. Re-inspections and Missed Appointments (Construction, Planning, Engineering, Fire)

Re-inspection fees will be assessed at **$132 per occurrence** when an inspection has been requested or is required and (1) the previous inspection correction items are not complete, and/or (2) access to the site is not provided, and/or (3) approved plans are not on-site.

L. Maintenance Bond Fees

Bond/Assurance Amount	Fee	PLUS, per each $1,000 assured
$0 - $30,000	$707	$25
$30,001 - $120,000	$1,178	$12
More than $120,001	$1,766	$8

M. Latecomers' Agreements

1. Application Fee — CMC 13.45.020(1)
   a. Latecomer's costs $20,000 or less $546
   b. Latecomer's costs $20,001 - $100,000 ..... $1,093
   c. Latecomer's costs more than $100,000. $2,186
2. Review by City Engineer; 4-hour deposit required.... $132/hr — CMC 13.45.020(2)
3. Processing Fee ..... $132 — CMC 13.45.050(6)
4. Segregation Processing Fee ..... $132 — CMC 13.45.060(1)

N. Shoreline Management Fees

1. Substantial Development Permit — CMC 16.05.050

   a.

Total Cost of Proposed Development	Fee
$5,001 - 10,000	$1,609
$10,001 - 100,000	$3,217
$100,001 - 500,000	$8,039
$500,001 - 1,000,000	$12,056
More than $1,000,000	$16,072

   b. Single-family Joint-Use Dock $3,529
2. Shoreline Conditional Use Permit $12,350
3. Shoreline Variance
   Up to $10,000 project value $3,647
   Over $10,000 project value $9,646
4. Shoreline Environment Redefinition
   Base fee $18,133
   PLUS per shoreline lineal foot..... $37
   Maximum charge $67,992
5. Shoreline Exemption $414
6. Supplemental Fees

a. Request for extension, calculated as % of original permit	20%	
b. Revision, as % of original permit	20%	
c. Surcharge when public hearing required, as % of original permit	12%	
Minimum charge	$3,764	
d. Compliance investigation not to exceed cost of permit (including travel time)	$132/hr	

O. Administrative ~~Other~~ Fees

1. Administrative fee for school impact fees, per residential unit	$80	CMC 18.120.030(1)
2. Administrative fee for development permits subject to transportation impact fees, per lot	$80	CMC 12.105.070(3)
3. Administrative fee for development permits subject to individually-determined transportation impact fees, per development	$403	CMC 12.105.050(5)
~~4. Commute Trip Reduction~~		~~CMC 12.90.050~~
~~a. Program review~~	~~$132/hr~~	
~~b. Request for extension~~	~~$132/hr~~	
~~c. Request for modification~~	~~$132/hr~~	
~~5. Flood Damage Prevention Variance~~	~~$1,054~~	~~CMC 16.15.180(1)~~

P. Consultant Pass-Through Fees

In the review of a land-use permit application, including but not limited to environmental (SEPA) review, the City may determine that such review requires the retention of professional consultant services. In addition to the above development fees that an applicant is required to submit, the applicant shall also be responsible for reimbursing the City for the cost of professional consultant services if the City determines that such services are necessary to complete its review of the application submittal. The City may also require the applicant to deposit an amount with the City which is estimated, at the discretion of the Community Development Director, to be sufficient to cover anticipated costs of retaining professional consultant services and ensure reimbursement to the City for such costs. (CMC 14.30.040(6))

1. Consultant costs	Actual costs
2. Administrative fee	10% of actual consultant costs

(Insert SCHEDULE A)

SCHEDULE A

Traffic Review Fee Table
Per Council Direction 1/10/2012
Formula 1 - SMALL Developments

Formula: Total Fee = Base Fee + Rate per Unit * DevelopmentUnits
If calculated fee is **MORE** than $10,563 use formula for Large Developments instead

Land Use Category	Typical examples or indicators	Development Unit	(a) Base Fee1	(b) Rate1 Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MAXIMUM No. of Units for this formula
RESIDENTIAL							
Residential - independent living	Single family, apartments, townhomes, condos	DU	$ 2,437.50	$ 81.25		$0	100
Assisted living facilities	Residents don't drive; caregivers are employed	*bed*	$ 2,437.50	$ 20.31		$0	400
RETAIL BUSINESS							
Small Retail < 10KSF	Restaurants, banks, mini-mart [1]	1000sf	$ 2,437.50	$812.50		$0	10
General Retail 10KSF-200KSF	Most stores, small shopping centers	1000sf	$ 2,437.50	$203.13		$0	40
Large Retail >200ksf	Most shopping centers, superstores				use other table	use other table	NA
Day care	Child-care facilities	1000sf	$ 2,437.50	$203.13		$0	40
Medical facilities - all	Clinic, hospital, dental, veterinary	1000sf	$ 2,437.50	$203.13		$0	40
Hotel, motel by size	All types of rooms for rent	1000sf	$ 2,437.50	$ 81.25		$0	100
Automotive services	Gas station, car wash, quick lube, tire store [1]	*vehicle servicing position*	$ 2,437.50	$203.13		$0	40
NONRETAIL BUSINESS							
Office	Workers at desks	1000sf	$ 2,437.50	$101.56		$0	80
Industrial	Workers on shop floor	1000sf	$ 2,437.50	$101.56		$0	80
Education	Schools, colleges	1000sf	$ 2,437.50	$101.56		$0	80
Warehouse	Storage with minimal employment	1000sf	$ 2,437.50	$ 20.31		$0	400
OTHER							
Church, theater	Large space used in off-hours	1000sf	$ 2,437.50	$ 61.10		$0	133
Recreation bldg	Health club, community center	1000sf	$ 2,437.50	$ 81.25		$0	100
Movie theater	single or multi-screen	1000sf	$ 2,437.50	$ 81.25		$0	100
Recreation land	Golf course, park	*acre*	$ 2,437.50	$ 20.31		$0	400
Marina	Moorage for boats	*slip*	$ 2,437.50	$ 12.19		$0	667
Park & Ride	Transit related car parking	*stall*	$ 2,437.50	$ 61.10		$0	133
SPECIAL CASES							
Not specified above	Use rate per peak hour trip	*pk hr trip*	$ 2,437.50	$ 81.25		$0	100

[1] *If vehicle servicing is secondary to convenience market or fast food business, use small retail rate above for building space only*

Fee schedule is based on typical trip generation rates, standardized across groups of similar land use categories

Formula 2 - LARGE Developments

Fee = Base Fee + Rate per Unit * DevelopmentUnits

If calculated fee is **LESS** than $10,563, use formula for Small Developments instead

Land Use Category	Typical examples or indicators	Development Unit	(a) Base Fee1	(b) Rate1 Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MINIMUM No. of Units for this formula
RESIDENTIAL							
Residential - independent living	Single family, apartments, townhomes, condos	DU	$ 6,500.00	$ 40.63		$0	100
Assisted living facilities	Residents don't drive; caregivers are employed	*bed*	$ 6,500.00	$ 10.16		$0	400
RETAIL BUSINESS							
Small Retail < 10KSF	Restaurants, banks, mini-mart [1]	1000sf	$ 6,500.00	$ 406.25	use other table	use other table	NA
General Retail 10KSF-200KSF	Most stores, small shopping centers	1000sf	$ 6,500.00	$101.57		$0	40
Large Retail >200ksf	Most shopping centers, superstores	1000sf	$ 6,500.00	$ 18.75		$0	200
Day care	Child-care facilities	1000sf	$ 6,500.00	$101.57		$0	40
Medical facilities - all	Clinic, hospital, dental, veterinary	1000sf	$ 6,500.00	$101.57		$0	40
Hotel, motel by size	All types of rooms for rent	1000sf	$ 6,500.00	$ 40.63		$0	100
Automotive services	Gas station, car wash, quick lube, tire store [1]	*vehicle servicing position*	$ 6,500.00	$101.57		$0	40

[1] *If vehicle servicing is secondary to convenience market or fast food business, use small retail rate above for building space only*

NONRETAIL BUSINESS							
Office	High density employment	1000sf	$ 6,500.00	$ 50.78		$0	80
Industrial	Low density employment	1000sf	$ 6,500.00	$ 50.78		$0	80
Education	Schools, colleges	1000sf	$ 6,500.00	$ 50.78		$0	80
Warehouse	Storage with minimal employment	1000sf	$ 6,500.00	$ 10.16		$0	400
OTHER							
Church, theater	Large space used in off-hours	1000sf	$ 6,500.00	$ 30.55		$0	133
Recreation bldg	Health club, community center	1000sf	$ 6,500.00	$ 40.63		$0	100
Movie theater	single or multi-screen	1000sf	$ 6,500.00	$ 40.63		$0	100
Recreation land	Golf course, park	*acre*	$ 6,500.00	$ 10.16		$0	400
Marina	Moorage for boats	*slip*	$ 6,500.00	$ 6.10		$0	667
Park & Ride	Transit related car parking	*stall*	$ 6,500.00	$ 30.55		$0	133
SPECIAL CASES							
Not specified above	Use rate per peak hour trip	*pk hr trip*	$ 6,500.00	$ 40.63		$0	100

Fee schedule is based on typical trip generation rates, standardized across groups of similar land use categories

ZONING AND LAND USE FEES

II. ZONING AND LAND USE FEES

A. Zoning Fees

1.	Annexation Petitions and Election Requests[2]		
	Base Fee	$12,812	
	PLUS per acre	$77	
2.	Comprehensive Plan Amendment	$3,825	CMC 14.25.020(2)
	(includes $500 non-refundable docketing fee)		
	PLUS consultant costs if accepted by Planning Commission	Billed separately	
3.	Development Regulation Amendment	$3,278	
	(includes $500 non-refundable docketing fee)		
	PLUS consultant costs if accepted by Planning Commission	Billed separately	
4.	Land Use Written Determination/Certification[1]		
	Type 1 decision letter	$414	Multiple cites

1. Some written determinations may require additional consultant pass-through costs as authorized by the Covington Municipal Code.
2. Fee does not include any costs associated with development of Sub-Area Plans and development regulations.

B. Conditional Use Permits

1.	Conditional Use Permit (CUP)		CMC 18.125.020
	a. CUP (stand alone permit)	$10,125	
	b. CUP w/ Commercial Site Development	$2,881	
	c. Amendment to CUP	$3,540	

C. Temporary Use/Re Use of a facility

1.	Temporary Use Permit	$263	CMC 18.85.100
2.	Re-use of Closed Public School Facilities	$1,761	CMC 18.85.220

D. Zoning Variance/Downtown Design Departure/Appeals

1.	Zoning Variance (Type 3)	$8,881	CMC 18.125.030
2.	Design Departure from the *City of Covington Design Guidelines and Standards*	$263	CMC 18.31.050
3.	Appeals to Hearing Examiner	$619	CMC 14.35.110(1)

E. Sign Permits

1.	Sign Permits		CMC 18.55.050(1)
	a. Freestanding sign, each	$590	
	b. Wall-mounted signs (up to 3)	$590	

	Additional per sign over 3 signs	$132	
	c. Temporary sign	$132	
2..	Sign Variance	$8,881	CMC 18.55.090

F.	Wireless Communications Facilities		
1.	Wireless Communications Facilities (WCF)		CMC 18.70
	a. WCF - Type 1.....	$396	
	b. WCF - Type 2 Administrative	$1,452	
	c. WCF - Type 3- New WCF Tower or Height Waiver.....	$1,904	

G.	Multifamily Tax Exemption Fees		
1.	Multifamily property tax exemption application	$760	CMC 3.80
2.	Amendment of approved contract.....	$528	
3.	Extension time for the conditional tax exempt certificate.....	$264	
4.	Application for final certificate of tax exemption [1].....	$760	

1. If approved a $150 processing fee for filing with King County Department of Records and Elections will be required.

H.	Other services	$132/hr