

## Exhibit A Building, Planning, and Zoning

### PLANNING, BUILDING, ZONING

All fees, unless otherwise noted, are application fees and are non-refundable after staff work has begun on the application.

All after the fact applications are double fees. All applicants are responsible for actual costs incurred by the City by its' consultants in the review of the application.

<u>Application</u>	<u>Adjusted Fee</u>	<u>Escrow</u>	<u>Notes</u>
<b>ZONING APPLICATIONS:</b>			
<b>Variance</b>	\$275.00	\$700.00	+ Consultant fees
1st Extension	\$50.00		Staff approved
2nd and subsequent	\$50.00		City Council meeting
<b>Conditional Use Permit</b>	\$275.00	\$700.00	+ Consultant fees
CUP amendment	\$275.00	\$700.00	
1st Extension	\$50.00		Staff approved
<b>Interim Use Permit</b>	\$275.00	\$700.00	+ Consultant fees
<b>Site Plan Review</b>	\$275.00	\$700.00	+ Consultant fees
<b>Zoning Amendments including map amendments</b>	\$275.00	\$700.00	+ Consultant fees
<b>Concept Review</b>	\$275.00		
<b>Comprehensive Plan Amendment</b>	\$275.00	\$700.00	+ Consultant fees
<b>Subdivision</b>			
Subdivision: Sketch Plan	\$275.00		
Subdivision: Class I and II	\$275.00	\$1,000.00	+ Consultant fees
Subdivision: Class III Prel Plat	\$500.00	\$5,000.00	+ Consultant fees
Subdivision: Final Plat	\$500.00	\$2,500.00	+ Consultant fees
Subdivision: Preliminary plat extension	\$275.00		
Subdivision Exception	\$50.00	n/a	+ Consultant fees if Applicable
<b>Vacations</b>			
Vacations: Road	\$275.00	\$700.00	
Vacation: Easement not associated with subdivisions	\$275.00	\$700.00	
Vacation: Easements associated with a subdivision	\$0.00		
<b>Easement Creation (see Class I Subdivision)</b>		\$700.00	
<b>Appeal of Administrative Decision</b>	\$150.00	\$700.00	
<b>ZONING PERMIT:</b>			
Stairway to Lake	\$50.00		
Structures not requiring a building permit	\$50.00		Plus Engineering Costs
Encroachment Permit/ Agreement	\$150.00		
Tree removal in shore setback	\$0.00		
Signs (Alteration of cabinet or raceway)	\$50.00		
Vehicle Storage	\$50.00		78-1577 (C)
Land Alteration	\$50.00	\$1,000.00	May also require a CUP
Dock	\$50.00		Only required for 1st dock Joint U
Tent/ Canopy Permits	\$50.00		
*City Administrator may require an erosion control escrow for projects disturbing soils.		<b>\$1,000.00</b>	Variable depending on project scope, but not to exceed
Zoning confirmation letter	\$50.00		Request for zoning confirmation letter

<u>Application</u>	<u>Adjusted Fee</u>	<u>Escrow</u>	<u>Notes</u>
<b>BUILDING CODE ADMINISTRATION:</b>			
Address Change Request by Owner	\$50.00		
<b>Building Permits</b>	Based on Value Table		
Plan Review Fee	65% of Building Permit Fee		
Minimum Fee	\$26.25		
Sign structure	Based on Value Table		
Entrance monuments	Based on Value Table		
Temporary Certificate of Occupancy Escrow	3% of project value, not to exceed \$10,000		
<b>City Administrator may require an erosion control escrow for projects disturbing soils.</b>		<b>\$1,000.00</b>	

Valuation based on ICC 2012 Building Valuation tables

<b>Total Valuation</b>	<b>Fee</b>
\$1.00 to \$500	\$26.25
\$501.00 to \$2,000.00	\$26.25 for the first \$500.00 plus \$3.41 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$77.40 for the first \$2,000.00 plus \$15.49 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$433.67 for the first \$25,000.00 plus \$11.29 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$715.92 for the first \$50,000.00 plus \$7.88 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1109.92 for the first \$100,000.00 plus \$6.30 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,629.92 for the first \$500,000.00 plus \$5.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,254.92 for the first \$1,000,000.00 plus \$4.20 for each additional \$1,000.00, or fraction thereof

State Surcharge as required by State

Demolition: Principal structure	\$100.00	\$1,000.00	
Demolition: Accessory structure	\$50.00		
Retaining walls	Based on Value Table	\$1,000.00	May require City Council approval (Variance or CUP)
<b>Plumbing</b>	1.25% of project	n/a	
Backflow registration	\$10.00		
Plumbing minimum	\$26.25		
<b>Mechanical (All Types)</b>	1.25% of project	n/a	
Mechanical Minimum	\$26.25		
Tent/ Canopy	\$50.00		

<u>Application</u>	<u>Adjusted Fee</u>	<u>Escrow</u>	<u>Notes</u>
<b>Municipal Connection permit</b>			
Sewer	\$50.00	n/a	
SAC (Sewer Availability Charge) (MCES)	\$2,485.00		
Water	\$50.00		
Horn	Quote Basis		
<b>Septic</b>			
Residential System Permit, Repair	\$100.00		
Residential System Permit, New/ replace	\$460.00	\$1,000.00	
Non-Residential System Permit	\$260.00		
Subdivision site evaluation review	\$60.00		Per lot
Inspection surcharge for RS zones (Big Island and Deering island)	\$30.00		plus cost of boat rental if transportation not provided.
Reinspection fee	\$30.00		plus \$60/ hour after 1st hour
Site inspection without permit	\$30.00		
	\$45.00/per year, plus applicable late fee plus 8% interest for unpaid charges		
Annual Septic Fee			
Septic Late Fee	\$10.00		
<b>Contractural Inspection Service</b>			
Monthly Retainer Fee (Includes clerical time)	\$30/ month		
Inspection Charge	\$30.00 per inspection		
Plan Review Charge	Per 2008 Building Permit Fee Based on Valuation		
Clerical Fee (Only charged if clerical use is excessive)	\$20.00 per hour		
<b>FIRE</b>			
Fire Protection inspection	<b>Actual Cost</b>		
All fire suppression and alarm permits are based on value, and include a plan review fee and are subject to the state surcharge.	Per 2012 Building Permit Fee Based on Valuation		
Fire Plan review fee	65% of permit fee		
Burning permits	No Charge		
Reinspection	\$20.00		

**PARK DEDICATION**

Land Dedication Minimum Area - Subdividers shall be required to dedicate to the City for parks, playgrounds, trails, open spaces and other public purposes as a minimum that percentage of gross land area, or other such amount as may be determined by the City Council, as set forth below:

- (1) Residential/Agricultural/Multiple Residential Zoned Land.  
Dedication requirement of 8% of the land being platted or subdivided.  
(Exclusive of lot that includes an existing residence.)
- (2) Commercial/Industrial Zoned Land.  
Dedicated requirement of 8% of the land being platted or subdivided.

**Application**

**Adjusted Fee**

**Escrow**

**Notes**

Cash Contribution in Lieu of Lands. In those instances where a cash contribution is to be made by the subdivider, in lieu of a conveyance or dedication of land, the cash contribution to be contributed shall be that would otherwise have been conveyed or dedicated. The City shall account for such funds inequivalent to the fair market value of the equivalent undeveloped land a special fund named Park Dedication Funds.

The City Council has established by resolution a minimum residential park fee of \$3,250 per dwelling unit and a maximum of \$5,550 per dwelling unit. Res. 4738 (12-10-01)

The City Council has established by resolution a minimum commercial/industrial park fee of \$8,125 per acre and a maximum of \$13,875 per acre. Res. 4739 (12-10-01)

**STORMWATER AND DRAINAGE TRUNK FEES**

Storm water trunk fees apply to new development and redevelopment of existing properties and provide funding for the storm water infrastructure necessary to serve the City. The trunk fee is based on the land use and acreage of the property being developed. An equivalency factor multiplier is assigned to each land use type, with a 2-acre residential lot considered as the standard in the City with an equivalency factor of 1.0. The table below lists the storm water trunk fees per acre for the various zoning districts and land uses in the City.

Stormwater and Drainage Trunk fees as established by Subdivision IV, Section 14-283 of the City Code.

<b>NEW DEVELOPMENT LAND USE</b>	<b>Per new lot, or new structure on previously vacant lot</b>	<b>Per buildable acre</b>
Single Family Residential 5 Acre Zone	\$16,150.00	
Single Family Residential 2 Acre Zone	\$8,060.00	
Single Family Residential 1 Acre Zone	\$5,250.00	
Single Family Residential 1/2 Acre Zone	\$3,025.00	
Multi Family Residential 4 Units/Acre or Less		\$7,275.00
Multi Family Residential Greater than 4 Units/Acre		\$8,490.00
Commercial or Industrial		\$9,690.00
Multi-family and High-Density Single Family Developments. Trunk fee shall be charged on a per-acre basis, except that the following acreages will not be subject to the trunk fee:		
- all wetland acreage up to the delineation line		
- acreage of stormwater ponding or similar improvements that provide additional treatment benefits beyond what is required to treat the stormwater runoff from the development site.		
- acreage of conservation easements resulting from Conservation Design process		