

**COPY**



## **BOISE COUNTY**

### **RESOLUTION NO. 2016-45**

#### **A BOISE COUNTY RESOLUTION REPEALING RESOLUTION 2014-39, ESTABLISHING A REVISED PLANNING AND ZONING DEPARTMENT FEE SCHEDULE AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Idaho Code §31-870(1) authorizes the Board of County Commissioners to impose and collect fees for those services provided by the County which would otherwise be funded by ad valorem tax revenues; and

**WHEREAS**, such fees imposed by the County must be reasonably related and not exceed the actual cost of the services being rendered; and

**WHEREAS**, it is necessary to periodically adjust the fees charged to help defray the public costs of such services which are attached as "Exhibits A through F", and incorporated by reference herein; and

**WHEREAS**, the proposed fees are not intended to affect approved projects which have been completed and require no further developmental work to be undertaken by Boise County Planning and Zoning Department prior to the effective date of this resolution. However, building projects and developments in process requiring further work to be undertaken by Boise County Planning and Zoning Department, may be assessed additional fees on a case-by-case basis; and

**WHEREAS**, Boise County recognizes unanticipated requirements requiring additional direct professional fees may develop which would require a negotiated fee; and

**WHEREAS**, Boise County desires to waive a portion of the fees for governmental and quasi-governmental agencies, existing within Boise County, who are providing services considered to be of public benefit making application for land use services which incur costs to Boise County; and

**WHEREAS**, Boise County desires to identify all Planning and Zoning fees in one document for the convenience of the public; and

**WHEREAS**, pursuant to Idaho Code §63-1311A the Board of County Commissioners conducted a public hearing on the revised fee schedule on June 21, 2016, at 7:00 p.m. for the purpose of hearing public comments regarding any proposed fee increase; and

**WHEREAS**, Boise County Wildlandfire Urban Interface Ordinance #2010-03, requiring compliance with driveway requirements and defensible space, allows the Board of County Commissioners to establish fees; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of Boise County, that the following schedule of fees for the processing of all applications, renewals and requests (involving Planning and Zoning matters) which incur costs to Boise County is hereby adopted with "Exhibits A through F" being incorporated by reference herein; and

**FURTHER BE IT RESOLVED**, that in addition to the fees set forth in "Exhibits A through F", each applicant may be required to prepay a deposit for anticipated professional fees, estimated by the Administrator, to accommodate necessary review by outside legal, engineering or other professional expertise. If the professional fees deposit does not cover all of the outside professional fees incurred by the County, the applicant shall be responsible to reimburse the County for the additional outside professional

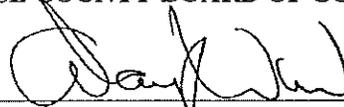
fees incurred. All action and review, of any affected proposal, shall be ceased until such supplemental outside professional services payment has been made.

**FURTHER BE IT RESOLVED**, that any request for waiver of these fees shall be requested, in writing, to the Board of County Commissioners and considered at a noticed meeting of the Board.

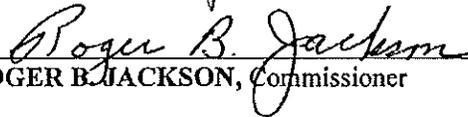
**FURTHER BE IT RESOLVED**, that this Resolution shall be effective on the 1<sup>st</sup> day of October, 2016.

APPROVED AND ADOPTED this 13<sup>th</sup> day of September 2016 by motion of the Board in open session.

BOISE COUNTY BOARD OF COMMISSIONERS



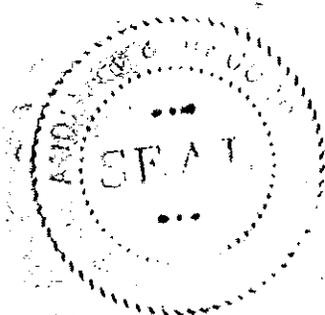
ALAN D. WARD, Chair



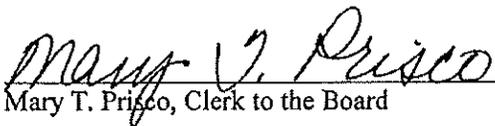
ROGER B. JACKSON, Commissioner

ABSENT

LAURA L. BAKER, Commissioner



ATTEST:



Mary T. Prisco, Clerk to the Board

# EXHIBIT "A"

## FEE SCHEDULE

FEE TYPE:	FEE
<b>ADDRESS NUMBERS</b>	
with Plaque and 1 Numeral	\$5.00
with Plaque and 2 Numerals	\$6.00
with Plaque and 3 Numerals	\$7.50
with Plaque and 4 Numerals	\$9.00
Numbers Only (each)	\$2.50
<b>AMENDMENTS</b>	
Unified Land Use Ordinance	\$1,000.00 + Legal Fees**
Comprehensive Plan	\$2,000.00 + Legal Fees**
Recorded Plat Amendment: fee to be determined by the Administrator on a case by case basis, dependent upon the scope of work required.	
<b>APPEALS/RECONSIDERATION OF A DECISION</b>	\$100.00 + Legal Fees**
<b>APPLICATION FEES:</b>	
<b>BUILDING PERMIT</b>	Exhibits E and F
<b>CONDITIONAL USE PERMIT FEES</b>	
SMALL 1-3 Employees	450.00 + Legal Fees**
Medium 4-7 Employees	850.00 + Legal Fees**
Large 8 or more Employees	1250.00 + Legal Fees**
Civic Use, Non-Profit Use or Taxing District	300.00 + Legal Fees**
<b>CONDITIONAL USE PERMIT AMENDMENT FEES</b>	
TBD	
For all CUP Amendments, the fee shall be equal to the cost of all services (as set forth in Exhibits A-E), required for the Amendment requested.	
<b>ENGINEERING SERVICES (Exhibits B)</b>	As negotiated
<b>FLOODPLAIN DEVELOPMENT</b>	As negotiated
AND Engineering Cost (may be additional actual cost if necessary)	\$25.00
<b>GPS DATA COLLECTION</b>	\$200.00
<b>GPS DATA COLLECTION</b>	\$50.00
<b>WILDLAND URBAN INTERFACE INSPECTION</b>	\$50.00
(of driveway and defensible space)	
<b>MAPS</b>	
8 1/2" x 11" size	\$1.10 - \$2.65
17" x 22" size	\$10.69 - \$26.50
34" x 44" size	\$21.20 - \$53.00
<b>NON-COMPLIANCE FEE:</b> An amount equal to one half (1/2) of the original County Permit or Application Fee shall be charged for each permit or application obtained <u>after</u> work has commenced.	
<b>SIGN PERMIT</b>	\$150.00 + Legal Fees**
<b>STREET/ROAD NAME CHANGE APPLICATION</b>	\$150.00 + Legal Fees**

# EXHIBIT "A"

## FEE SCHEDULE

SUBDIVISION EXCEPTIONS	FEE
Property Line Adjustment	\$300.00
Acquisition of Public Right-of-Way	\$0.00
Agricultural Split	\$750.00
Lot Line Vacation	\$650.00 + Legal Fees**
Mortgage or Deed of Trust Split	\$300.00+Legal Fees**
One-Time Split	\$800.00 + Eng. Fees**
Probate Estate or Court Order	\$450.00
Public Use	TBD
<b>SUBDIVISIONS</b>	
Subdivision Fees:	See Exhibit B
<b>PLANNED COMMUNITY</b>	As negotiated
<b>PLANNED UNIT DEVELOPMENT</b>	As negotiated
<b>VARIANCE APPLICATIONS</b>	\$600.00 + Engineering & Legal Fees**
<b>TIME EXTENSION APPLICATION</b>	\$150.00 + Legal Fees**
<b>OTHER FEES:</b>	
Copies of Office Documents (first 100 pages free)	\$0.10, color \$0.25
Copies of Personal papers (first 100 pages free)	\$0.10, color \$0.25
Copies of Recorded Documents	\$1.00 per page
Printout of Reports (first 100 pages free)	\$0.10 per pager
ULO Ordinance Book	\$15.00
Research Fees: first two (2) hours-no charge; hourly rate thereafter as deemed appropriate by individual departments.	
City Jurisdiction Subdivision Review- Engineer check & signature	\$400.00 + \$15.00 per lot
BP Plan mailer-in addition to building permit fee	\$4.00

\*\* Legal Fees: a minimum of one hour shall be applied to each application; additional legal fees may be applied.

**EXHIBIT "B"**  
**SUBDIVISION FEES**

<b>SUBDIVISION-MINOR PLAT</b>			
	<b>Base Fee</b>	<b>Eng. Per Lot Fee</b>	<b>P&amp;Z Per Lot Fee</b>
Project Concept Meeting & Review	\$620.00		
Project Set-Up	\$120.00		
Plat Checklist Review	\$375.00		\$5.00
On Site Walkover	\$620.00		
Special Development Reports (Soil, Geology, Etc.)	\$470.00		
Grading Plan Review	\$470.00		
Initial Correspondence and Recommendations	\$470.00		
Additional Plat Reviews	\$200.00		
P&Z Commissioner Meeting	\$620.00		
Board of County Commissioner Meeting	\$620.00		
Final Plat Check & Signature	\$240.00	\$15.00	
Bonding Consideration	\$230.00		
Post Construction Walkover	\$620.00		
<b>Total Engineering Fees</b>	<b>\$5,675.00</b>	<b>\$15.00</b>	<b>\$5.00</b>
Boise County Processing Fees	1,800.00		
Emergency Management Fee	\$200.00		
<b>Total Minor Subdivision Fee</b>	<b>\$7,495.00</b>	<b>\$15.00</b>	<b>\$5.00</b>
<b>SUBDIVISION-PRELIMINARY PLAT</b>			
	<b>Base Fee</b>	<b>New Eng. Per Lot Fee</b>	<b>P&amp;Z Per Lot Fee</b>
Project Concept Meeting / Review	\$620.00	\$15.00	
Project Set-Up	\$120.00		
Plat Checklist Review	\$375.00	\$15.00	\$5.00
On Site Walkover	\$620.00	\$15.00	
Hydrogeologic Investigation Report	\$470.00	\$15.00	
Fire Plan	\$470.00	\$15.00	
Sediment/Erosion Control Plan	\$470.00	\$15.00	
Soil & Geology Reports	\$470.00	\$15.00	
Traffic Impact Study	\$470.00	\$15.00	
Storm Water Management Plan, If deemed necessary by the County Engineer, it will be billed at that time			
Initial Correspondence & Recommendation	\$470.00		
Additional Plat Reviews	\$200.00	\$15.00	
P&Z Commissioner Meeting	\$620.00		
Board of County Commissioner Meeting	\$620.00		
<b>Total Engineering Fees</b>	<b>\$5,995.00</b>	<b>\$135.00</b>	
Boise County Processing Fees	\$3,800.00		\$5.00
Emergency Management Fee	\$200.00		
Legal Fee	\$250.00		
<b>Total Full/Large Scale Preliminary Plat Fee</b>	<b>\$10,245.00</b>	<b>\$135.00</b>	<b>\$5.00</b>
<b>Additional Fees may be required</b>			
<b>SUBDIVISION-FINAL PLAT</b>			
	<b>Base Fee</b>	<b>Eng. Per Lot Fee</b>	<b>P&amp;Z Per Lot Fee</b>
Conduct Final Plat Checklist Review	\$375.00	\$15.00	\$10.00
Additional Reviews	\$310.00		
On-Site Walkover	\$620.00	\$15.00	
Final Plat Correspondence	\$310.00		
P&Z Commission Meeting	\$620.00		
Board of County Commissioners Meeting	\$620.00		
Final Plat Check & Signature	\$240.00	\$15.00	\$10.00
Bonding Consideration	\$230.00		
Post Construction Walkover	\$620.00	\$15.00	
<b>Total Engineering Fees</b>	<b>\$3,945.00</b>	<b>\$60.00</b>	
Boise County Processing Fee	\$2,500.00		\$20.00
Emergency Management Fee	\$200.00		
Legal Fee	\$250.00		
<b>Total Fees Full/Large Scale Final Plat</b>	<b>\$6,895.00</b>	<b>\$60.00</b>	<b>\$20.00</b>
<b>Additional Fees may be required</b>			

## EXHIBIT "C"

### HOURLY RATES FOR PROFESSIONAL ENGINEERING SERVICES

Other charges that may be applicable on a case-by-case basis include: Mileage at \$0.45/mile; (federal rate is \$0.54) for Over-Night Stay \$50.00 plus expenses; Expert Testimony at 2 X Billing Rate; CADD Computer \$13.00 per hour.

#### ENGINEER FEES

Principal	\$170.00
Project Manager	\$155.00
Project Engineer	\$125.00
Engineer	\$110.00
E.I.T.	\$100.00
Surveyor Manager	\$125.00
Surveyor	\$105.00
Surveyor Technician	\$80.00
Drafter	\$80.00
2-man Survey Crew with Equipment	\$250.00
1-man Survey Crew with Equipment	\$150.00
Designer	\$90.00
Clerical	\$60.00

**EXHIBIT D**

**LEGAL FEES and GOVERNMENT and QUASI GOVERNMENT FEES**

**LEGAL FEES**

Outside Legal Counsel	\$200.00 per hour
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**GOVERNMENT and QUASI GOVERNMENTS FEES**

Any outside legal or outside engineering or outside inspection fees are excluded in all cases.

The calculated county fees for the following applications and permits shall be reduced by forty (40) percent for governments and quasi governments:

1. Counditional Use Applications
2. Building Permit Fees (excluding inspeciton and design review)
3. Sign Applications
4. Property Line Adjustments
5. Lot Line Vacations
6. Wildland Urban Interface Inspections
7. GPS Data Collection

## EXHIBIT E

The Building Valuation Data (BVD) has been provided by the International Building Code Council. The Square Foot Construction Costs that Boise County is using has been prepared from the August 2015 version of the International Building Code. This is the national average for most buildings.

The BVD Table presented in "EXHIBIT F," provides the information needed to calculate the Basic Building Permit Fees and if upgrade is requested, the Plan Review Fees.

The BVD Table enables one to estimate the value of the building being constructed for permitting purposes only and is not intended to be used in any other way than for aid in formulation of the Basic Building Permit and Plan Review Fees.

The Data in the Table is the National Average and does not take into account any Regional Modifier. The last Regional Modifier published for the State of Idaho was listed as .97% which was published in October 2003. Boise County has determined that this modifier will be included as part of the formula used to calculate Basic Building Permit and Plan Review Fees.

The Local Permit Fee Multiplier for Boise County is determined based on historical records, department budget, and percent of budget funded from Basic Building Permit Fees. The formula is as follows:

$$\text{Permit Fee Multiplier} = \frac{\text{Department Budget X \% Funded by Basic Permit Fee}}{\text{Total Annual Construction Value Previous Year}}$$

**The Basic Permit Fee:** A Basic Building Permit fee is determined by multiplying the Gross Area (square footage) X the Square Foot Construction Costs (from the BVD Table) X the Regional Modifier X the Local Modifier.

**The Upgrade Building Fee:** The applicant has the option to choose to upgrade the Building Permit, requiring the building to be constructed according to The International Building Code, inspected by Boise County Contract Inspectors, which enables the County to Issue a Certificate of Occupancy upon completion of the construction project and provides record that the construction does meet code requirements.

If the upgrade is requested, a Plan Review Fee and Inspection fees will be charged at the time of application for the Building Permit.

**The Plan Review Fee Schedule** is based on the Square Footage Construction Cost as identified for the Basic Building Permit. For buildings with an estimated construction value of up to \$3,000.00, the fee is 0.0012 of the estimated value. For buildings between \$3,000.00 and \$6,000.00, the Plan Review fee is \$3,600 plus 0.0005 of the estimated value over \$3,000.00. Minimum Plan Review Fees are set at: residential - \$50.00 and commercial - \$100.00.

**The Inspection Fee** is based on four (4) inspections and is set as follows:  
Horseshoe Bend, Garden Valley, Centerville and Idaho City - \$200.00 per inspection (4 each @ \$200.00 = \$800.00); Lowman & Grandjean - \$225.00 per inspection (4 each @ \$ 225.00 = \$900.00).

If re-inspection is required, an additional fee will be assessed on a case by case basis.

**EXHIBIT F**  
**BUILDING VALUATION DATE (BVD) TABLE**  
**SQUARE FOOT CONSTRUCTION COSTS**

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	0.00
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	0.00	281.10	254.09	0.00
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	0.00	186.16	161.17	0.00
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- a. Private Garages Use Utility, miscellaneous
- b. Unfinished basements (all use groups) will be calculated at the "U-5B" category.
- c. N.P. = Not permitted
- d. Minimum charge for any Building Permit is \$100.00.

**MANUFACTURED HOMES PERMIT FEE** is set at \$200 per section, or modular unit, for the basic permit.

If a Certificate of Completion and/or proof that the Manufactured Home meets the requirements to be Declared Real Property at least two (2) inspections will be required. The additional fee for the upgrade for inspections will be one-half of the upgrade fees for inspections as identified under "The Inspection Fee" previously in this document.

