



BOISE COUNTY

RESOLUTION NO. 2014-39

A BOISE COUNTY RESOLUTION REPEALING RESOLUTION 2012-02, ESTABLISHING A REVISED PLANNING AND ZONING DEPARTMENT FEE SCHEDULE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Idaho Code Section 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 May 6, 2014, at 2:30 pm for the purpose of hearing public comments regarding any proposed fee increase; and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Boise County, that the following schedule of fees for the processing 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.

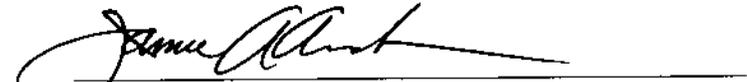
FURTHER BE IT RESOLVED that any request for waiver of these fees shall be requested, in writing, to the Board of County Commissioners and considered at a noticed meeting of the Board.

FURTHER BE IT RESOLVED that this Resolution shall be effective on the 13 day of May, 2014

APPROVED AND ADOPTED this 13 day of May 2014 by motion of the Board in open session.

BOISE COUNTY BOARD OF COMMISSIONERS


VICKI L. WILKINS, Chair


JAMIE A. ANDERSON, Commissioner


BARBARA M. BALDING, Commissioner



ATTEST:

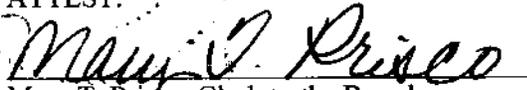

Mary T. Prisco, Clerk to the Board

EXHIBIT A
Fee Schedule

ADDRESS NUMBERS & PLAQUES

With Plaque 1 Numeral -----	\$	5.00
With Plaque 2 Numerals -----	\$	6.00
With Plaque 3 Numerals -----	\$	7.50
With Plaque 4 Numerals-----	\$	9.00
Numerals only (each) -----	\$	1.50 each
GPS FEE -----	\$	50.00

ADDRESS BOOK

Address Map -----	\$	300.00
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Updates (per year fee for quarterly reports @ \$20.00 per packet) \$80.00

OTHER FEES

Copies of Office Documents -----	\$ 0.10, color \$0.25 per page (first 100 pages free)
Copies of Personal papers -----	\$ 0.10, color \$0.25 per page (first 100 pages free)
Copies of Recorded Documents -----	\$ 1.00 per page
Printout Reports (per sheet) -----	\$ 0.10 (first 100 pages free)
Ordinance Books -----	\$15.00
Research fees: first two hours – no charge; hourly rate thereafter as deemed appropriate by individual departments.	

Maps

Large (over 11X17) -----	\$10.00 to 50.00
Small (11X17 or smaller) -----	\$ 1.00 to 10.00

Lot Line Adjustments ----- \$250.00

Court Ordered Land Divisions/Estates ----- \$400.00

**Agricultural land splits (ROS), or
Lots of 40 acres or more land splits (ROS), or
Immediate family member transfer land splits (ROS)** ----- \$700.00

City Jurisdiction Subdivision Review
Engineering check fee and signature ----- \$ 400.00
+ \$ 15.00 per lot

Lot/Parcel Line Vacation----- \$600.00 + legal fees

Variance from County Subdivision Ordinance Request----- \$600.00
+ Engineering Fees
+ 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.

<u>Conditional Use Permit Application</u>	(+Legal Fees & EMF)
<i>Small 1-3 Employees</i> -----	\$ 400.00
<i>Medium 4-7 Employees</i> -----	\$ 800.00
<i>Large 8 or more Employees</i> -----	\$1,200.00
<u>Conditional Use Permit Amendments</u> -----	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.	
<u>Variance From Zoning and Development Ordinance</u> -----	\$ 600.00 + Legal Fees
<u>Decision Appeal</u> -----	\$ 100.00 + Legal Fees
<u>Amendment to Zoning and Development or Subdivision Ordinance</u>	\$1,000.00 + Legal Fees
<u>Amendment to Comprehensive Plan</u> -----	\$2,000.00 + Legal Fees
<u>Sign Permit Application</u> -----	\$ 100.00 + Legal Fees
Road/Street Name Change Application-----	\$ 150.00 + Legal Fees
Time Extension-----	\$ 150.00 + Legal Fees
<u>Variance application of Road Standards</u> -----	\$ 600.00 + Legal Fees
<u>Floodplain Development Permit</u> (County Fee)-----	\$ 15.00
AND Engineering Cost (may be additional actual cost)-----	\$ 200.00
<u>Planned Unit Development or Planned Community</u> -----	As negotiated
<u>Engineering Services – Exhibit B</u> -----	As negotiated
<u>Building Permit Fees</u> -----	As determined by Exhibits E and F
<u>Wildland Urban Interface inspection-driveway and defensible space</u> ---	\$ 50.00

Non-compliance fee: an amount equal to one half of the original County Permit fee or Application Fee shall be charged for each permit or application obtained after work has commenced.

EXHIBIT B
SUBDIVISION/DEVELOPMENT ENGINEERING FEE SCHEDULE

MINOR SUBDIVISION				
	Base Fee	Eng. Per Lot Fee		Deposit Total
Project Concept Meeting & Review	\$460.00			
Project Set-up	\$100.00			
Plat Checklist Review	\$200.00			
On-Site Walkover	\$460.00			
Special Development Reports (soil, geology, etc.)	\$350.00			
Grading Plan Review	\$350.00			
Initial Correspondence and Recommendations	\$175.00			
Additional Plat Reviews	\$100.00			
P&Z Commission Meeting	\$460.00			
Board Of County Commissioners Meeting	\$460.00			
Plat Check & Signature	\$200.00	\$15.00		
Bonding Fee Consideration	\$150.00			
Construction Approval Walkover	\$460.00			
Total Base Fee	\$3,925.00			
Boise County Processing Fee	\$1,620.00			
Emergency Management Fee	\$200.00			
Minor Subdivision Fee	\$5,745.00			\$5,745.00 + 15.00 Per Lot
FULL/LARGE SCALE PRELIMINARY PLAT				
	Base Fee	Eng. Per Lot Fee	P&Z Per Lot Fee	Deposit Total
Project Concept Meting / Review	\$460.00	\$8.00		
Project Set-Up	\$100.00			
Plat Checklist Review	\$175.00	\$15.00		
On Site Walkover	\$460.00	\$8.00		
Hydrogeologic Investigation Report	\$350.00	\$8.00		
Fire Plan	\$350.00	\$8.00		
Sediment/Erosion Control Plan	\$350.00	\$8.00		
Soil & Geology Reports	\$350.00	\$8.00		
Traffic Impact Study	\$350.00	\$8.00		
Storm Water Management Plan. If deemed necessary by the County Engineer, it will be billed at that time				
Initial Correspondence & Recommendation	\$330.00			
Additional Plat Reviews	\$150.00	\$8.00		
P&Z Commissioner Meeting	\$460.00			
Board of County Commissioner Meeting	\$460.00			
Total Engineering Fees	\$4,345.00	\$79.00 Per Lot		
Boise County Processing Fees	\$3,600.00		\$3.00 Per Lot	
Emergency Management Fee	\$200.00			
Legal Fee	\$250.00	Additional Fees may be required		
Full/Large Scale Preliminary Plat Fee	\$8,395.00			\$8,395.00 + 82.00 Per Lot
FINAL PLAT				
	Base Fee	Eng. Per Lot Fee	P&Z Per Lot Fee	Deposit Total
Conduct Final Plat Checklist Review	\$175.00	\$5.00		
Additional Reviews	\$230.00			
On-Site Walkover	\$460.00	\$8.00		
Final Plat Correspondence	\$230.00			
P&Z Commission Meeting	\$460.00			
Board of County Commissioners Meeting	\$460.00			
Final Plat Check & Signature	\$200.00	15.00		
Bonding Consideration	\$150.00			
Post Construction Walkover	\$460.00	\$5.00		
Total Engineering Fees	\$2,825.00	\$33.00 Per Lot		
Boise County Processing Fee	\$2,300.00		\$7.00 Per Lot	
Emergency Management Fee	\$200.00			
Legal Fee	\$250.00	Additional Fees may be required		
Full/Large Scale Final Plat	\$5,575.00			\$5,575.00 + 40.00 Per Lot

EXHIBIT C

HOURLY RATES FOR PROFESSIONAL SERVICES

Other charges that may be applicable on a case-by-case basis include: Mileage at \$0.45/mile; (federal rate is \$0.56) for Over-Night Stay \$50.00 plus expenses; Expert Testimony at 2 X Billing Rate; CADD Computer \$13.00 per hour.

Project Manage III	\$115.00	Surveyor Technician II	\$75.00
Project Manage II	110.00	Surveyor Technician I	43.00
Project Manage I	105.00	3-man Survey Crew	175.00
Design Engineer III	105.00	2-man Survey Crew w/Total Station	145.00
Design Engineer II	100.00	1-man Survey Crew	115.00
Design Engineer I	95.00	2-man GPS Crew	165.00
Staff Engineer III	90.00	1-man GPS Crew	135.00
Staff Engineer II	88.00	Planner	88.00
Staff Engineer I	78.00	GIS/Graphics Manager	95.00
Geologist III	105.00	Designer	68.00
Geologist II	100.00	CADD Operator (Drafting) II	58.00
Geologist I	95.00	CADD Operator (Drafting) I	48.00
Staff Geologist III	95.00	Administrative Assistant III	58.00
Staff Geologist II	88.00	Administrative Assistant II	45.00
Staff Geologist I	78.00	Administrative Assistant I	38.00
Scientist III	105.00		
Scientist II	100.00		
Scientist I	95.00		
Construction Manager II	95.00		
Construction Manager I	88.00		
Inspector/Observer	67.00		
Engineer Aid	53.00		
Surveyor Manager	98.00		
Surveyor	88.00		

EXHIBIT D
LEGAL FEES and GOVERNMENT and QUASI GOVERNMENT FEES

LEGAL FEES

Outside Legal Counsel	\$200.00 per hour

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. Conditional Use Applications
2. Building Permit Fees (excluding inspection and design review)
3. Sign Applications
4. Lot Line Adjustments
5. Lot/Parcel Vacations
6. Wildland Urban Interface Inspections
7. GPS Fees

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 2006 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:

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

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 (2006 International Building Code)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly, theaters, with stage	183.93	177.99	173.55	166.36	154.30	153.54	160.96	142.69	137.37
A-1 Assembly, theaters, without stage	169.71	163.77	159.33	152.14	140.08	139.33	146.75	128.47	123.16
A-2 Assembly, nightclubs	142.72	138.30	134.80	129.54	120.27	119.95	125.03	110.55	106.82
A-2 Assembly, restaurants, bars, banquet halls	141.72	137.30	132.80	128.54	118.27	118.95	124.03	108.55	105.82
A-3 Assembly, churches	170.21	164.27	159.83	152.64	140.54	139.79	147.24	128.94	123.62
A-3 Assembly, general, community halls, libraries, museums	144.92	138.98	133.54	127.35	114.25	114.50	121.95	102.64	98.32
A-4 Assembly, arenas	141.72	137.30	132.80	128.54	118.27	118.95	124.03	108.55	105.82
B Business	145.73	140.57	136.13	129.77	116.13	115.40	124.76	103.76	99.62
E Educational	154.87	149.61	145.32	138.85	128.13	125.09	134.30	114.43	110.08
F-1 Factory and industrial, moderate hazard	87.54	83.52	79.00	76.45	66.12	67.04	73.38	56.33	53.39
F-2 Factory and industrial, low hazard	86.54	82.52	79.00	75.45	66.12	66.04	72.38	56.33	52.39
H-1 High Hazard, explosives	82.08	78.06	74.55	70.99	61.84	61.76	67.92	52.05	0.00
H234 High Hazard	82.08	78.06	74.55	70.99	61.84	61.76	67.92	52.05	48.11
H-5 HPM	145.73	140.57	136.13	129.77	116.13	115.40	124.76	103.76	99.62
I-1 Institutional, supervised environment	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10
I-2 Institutional, hospitals	242.27	237.11	232.67	226.31	212.14	0.00	221.31	199.79	0.00
I-2 Institutional, nursing homes	169.43	164.27	159.83	153.47	140.29	0.00	148.47	127.94	0.00
I-3 Institutional, restrained	165.41	160.25	155.81	149.45	137.06	135.35	144.45	124.71	118.57
I-4 Institutional, day care facilities	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10
M Mercantile	106.30	101.89	97.38	93.13	83.41	84.09	88.62	73.69	70.96
R-1 Residential, hotels	144.09	139.19	135.50	130.06	119.51	119.47	129.26	109.98	105.63
R-2 Residential, multiple family	120.83	115.93	112.24	106.79	96.36	96.32	106.11	86.83	82.49
R-3 Residential, one- and two-family	115.72	112.55	109.78	106.76	101.85	101.61	104.94	97.03	91.36
R-4 Residential, care/assisted living facilities	143.65	138.75	135.06	129.61	118.97	118.93	128.72	109.44	105.10
S-1 Storage, moderate hazard	81.08	77.06	72.55	69.99	59.84	60.76	66.92	50.05	47.11
S-2 Storage, low hazard	80.08	76.06	72.55	68.99	59.84	59.76	65.92	50.05	46.11
U Utility, miscellaneous	61.92	58.55	55.07	52.30	45.47	45.47	48.82	37.33	35.55

- 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.