



RESOLUTION NO. 2007-10

A RESOLUTION ESTABLISHING A SCHEDULE OF FEES FOR APPLICANTS IN ACCORDANCE WITH BOISE COUNTY'S CURRENT SUBDIVISION ORDINANCE, ZONING AND DEVELOPMENT, BUILDING PERMIT, ADDRESSING, FLOOD DAMAGE PREVENTION, ROAD STANDARDS, AND ADDRESSING ORDINANCE

WHEREAS, Boise County is authorized to adopt by resolution, a fee schedule relating to Planning and Zoning applications and request; and

WHEREAS, such fees should bear a reasonable relationship to the costs incurred by Boise County in the processing of these applications; and

WHEREAS, Boise County Ordinance #2001-07, Zoning and Development Ordinance, allows the Board of County Commissioners to establish fees and certain negotiated fees; and

WHEREAS, Boise County Subdivision Ordinance #2006-02, allows the Board of County Commissioners to establish fees and certain negotiated fees; and

WHEREAS, Boise County Ordinance #2005-03, Establishing the Building Permit Requirements and Permit Fees, allows the Board of County Commissioners to establish fees; and

WHEREAS, Boise County Ordinance #2005-03 requires the issuance of a building permit; and

WHEREAS, Flood Damage Prevention Ordinance #98-2, requiring a Development Permit, establishes a base price of \$15.00 plus additional costs incurred, allows the Board of County Commissioners to establish fees; and

WHEREAS, Road Standards Ordinance #2005-04, identifying a variance request, allows the Board of County Commissioners to establish fees; and

WHEREAS, Boise County Street Naming and Address Numbering Ordinance #98-3, requiring signage and numbering and the application for a variance, allows the Board of County Commissioners to establish fees; and

WHEREAS, Boise County recognizes unanticipated requirements requiring Professional Engineering Services may develop which would require a negotiated fee; and

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

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Boise County, that the following schedule of fees for the processing of those applications which incur costs to Boise County is hereby adopted in accordance with the Boise County Zoning and Development, Subdivision (attachment A), Building Permit (attachment B and C), Flood Damage Prevention, Road Standards Street Naming and Addressing Ordinances, and Professional Engineering Services (attachment D) that the Boise County Board of Commissioners hereby adopts this resolution.

Fee Schedule

ADDRESS NUMBERS & PLAQUES

With Plaque 1 Numeral -----	\$	5.00
With Plaque 2 Numeral -----		10.00
With Plaque 3 Numeral -----		15.00
With Plaque 4 Numeral -----		20.00
Numerals only (each) -----		4.00

ADDRESS BOOK

Big Book -----	\$	200.00
Small Book -----		100.00

Updates (per year fee for quarterly reports @ \$20.00 per packet) 80.00

OTHER FEES

Copies of Office Documents -----	\$	0.25
Copies of Personal papers -----		0.25
Copies of Recorded Documents -----		1.00
Printout Reports (per sheet) -----		0.25
Ordinance Books -----		10.00

Maps

Large (over 1 1X17) -----	\$	10.00 to 20.00
Small (1 1X17 or smaller) -----		5.00 to 10.00

Lot Line Adjustments ----- \$200.00

Agricultural land splits (ROS)

Lots of 40 acres or more land splits (ROS)

Immediate family member transfer land splits (ROS) ----- \$400.00

City Jurisdiction Subdivision Review

Engineering check fee and signature ----- \$400.00

Variance from County Subdivision Ordinance Request ----- \$400.00

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> -----	\$500.00
<u>Variance From Zoning and Development Ordinance</u> -----	\$400.00
<u>Decision Appeal</u> -----	\$400.00
<u>Amendment to Zoning and Development or Subdivision Ordinance</u> -----	\$400.00
<u>Amendment to Comprehensive Plan</u> -----	\$1,000.00
<u>Sign Permit Application</u> -----	\$50.00
<u>Variance application of Road Standards</u> -----	\$400.00
<u>Floodplain Development Permit</u> -----	\$100.00
<u>Planned Unit Development or Planned Community</u> -----	As negotiated
<u>Engineering Services – Exhibit D</u> -----	As negotiated
<u>Building Permit Fees</u> -----	As Determined by Exhibit C and D

EXHIBIT A
SUBDIVISION / DEVELOPMENT ENGINEERING FEE SCHEDULE

MINOR SUBDIVISION			
	Base Fee		Deposit Total
Project Concept Meeting & Review	\$460.00		
Project Set-up	50.00		
Plat Checklist Review	150.00		
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 Signature	60.00		
Bonding Fee Consideration	150.00		
Construction Approval Walkover	460.00		
Total Engineering Fees	\$3,685.00		
Boise County Processing Fees	\$1,320.00		
Minor Subdivision Total	\$5,005.00		Total \$5,005.00
FULL/LARGE SCALE PRELIMINARY PLAT			
	Base Fee	Per Lot Fee	Deposit Total
Project Concept Meeting / Review	\$460.00	\$8.00	
Project Set-Up	50.00		
Plat Checklist Review	175.00	15.00	
On Site Walkover	460.00	8.00	
Special Development Reports (each)	350.00	8.00	
Soils & Geology Reports	350.00	8.00	
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	\$3,245.00	\$55.00	
Boise County Processing Fees	\$3,000.00		
Full/Large Scale Preliminary Plat Fee	\$6,245.00	\$55.00 per lot	Total \$6,245+ \$55.00 per lot
FINAL PLAT			
	Base Fee	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	115.00		
Bonding Consideration	150.00		
Post Construction Walkover	460.00	5.00	
Total Engineering Fees	\$2,740.00	\$18.00 per lot	
Boise County Processing Fee	\$2,040.00		
Full/Large Scale Final Plat	\$4,780.00	\$18.00 per lot	Total \$4,780.00 + \$18.00 per lot

EXHIBIT B

HOURLY RATES FOR PROFESSIONAL SERVICES

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 with 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		

Other charges that may be applicable on a case-by-case basis include: Mileage at \$0.40/mile; Over-Night Stay \$50.00 plus expenses; Expert Testimony 2xBilling Rate; CADD Computer \$13.00.

EXHIBIT C

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 B," 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 \$3,000,000, the fee is 0.0012 of the estimated value. For Buildings between \$3,000.000 and \$6,000.000 the Plan Review fee is \$3,600 plus 0.0005 of the estimated value over \$3,000.000.

The Inspection Fee is based on four (4) inspections and is set as follows:

Area A (Horseshoe Bend) = \$600 (4 @ \$150)

Area B (Garden Valley, Centerville, Idaho City) = \$700 (4 @ \$175)

Area C (Lowman, GrandJean) = \$800 (4 @ \$200)

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

EXHIBIT D

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 group) = \$15.00 per square foot
- c. N.P. = Not permitted
- d. Minimum charge for any Building Permit is \$50.00.

MANUFACTURED HOMES PERMIT FEE is set at \$150 per section, or modular unit, for the basic permit.

If a Certificate of Completion and/or proof that the Manufactured Homes 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.

FURTHER BE IT RESOLVED, that in addition to the fees set forth in attachment A, each applicant shall prepay any additional direct professional fees incurred by the County in processing, investigation, and review of each Subdivision Application, including but not limited to the fees of the designated County Engineer, and Licensed Surveyor or other professional whose contract services are required by the Board to allow them to render an informed decision on any Application. If at any time the Engineering/Surveying retainer fee for any proposal becomes at least 80% expended, and if, in the opinion of the Administrator, the review process cannot be completed with the remaining unexpended balance of paid fees, the Administrator is authorized to require an additional prepaid deposit of Engineering/Surveying fees estimated to accommodate the necessary remaining review. Such fees shall be paid within thirty (30) days or the review process of any affected proposal shall be ceased until such supplemental payment has been made. Further, if the review fees necessary to complete processing of a proposed development would constitute no more than 20% additional fee to the initially prepaid Engineering/Surveying fee, the Administrator is authorized to notify the applicant of such potential overage and to allow the review process to continue to completion provided that the applicant pays the overage prior to recordation of any documents so affected.

It is further 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 and agendized meeting of the Board.

When adopted this resolution supersedes previous resolutions 93-13, 95-5, 95-12, 97-17, 97-21, 97-37, 97-38, 98-1, 98-5, 98-20, 2000-15, 2001-6, 2001-30, 2001-31, 2005-24, 2005-25, and 2006-4.

APPROVED AND ADOPTED this 5th day of March 2007 by motion of the Board in open session.

BOISE COUNTY BOARD OF COMMISSIONERS



Fred H. Lawson, Chairman



Linda W. Zimmer, Commissioner



Terry C. Day, Commissioner

ATTEST:



Constance Swearingen, Clerk to the Board