

CITY OF SHORELINE, WASHINGTON

ORDINANCE NO. 737

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AMENDING CHAPTER 3.01 TO THE SHORELINE MUNICIPAL CODE TO CORRECT THE BUILDING PERMIT VALUATIONS RANGE, ADMINISTRATIVE FEE FOR IMPACT FEES, AND TO INCLUDE INADVERTENTLY OMITTED PROVISIONS FOR THE IMPACT FEE DEFERRAL PROGRAM FEE AND ADMINSTRATIVE OF THE ADMINISTRATIVE FEES FOR IMPACT FEES AND TO MODIFY THE STORMWATER MANAGEMENT FEE RATE TABLE RATES AND CREDITS.

WHEREAS, on November 23, 2015, the City Council enacted Ordinance No. 728 approving the annual budget which included the repeal of the exhibit Shoreline Municipal Code (SMC) Chapter 3.01 *Fee Schedule* and the adoption of a new Chapter 3.01 as set forth in Exhibit A to the Ordinance; and

WHEREAS, after enactment of Ordinance No. 728, City Staff noted an error in the building permit valuations range in SMC 3.01.010(A) which sets the fee for building permits; and

WHEREAS, after enactment of Ordinance No. 728, City Staff noted an error in the administrative fee rate in SMC 3.01.015(B) which arose from the use of an incorrect index methodology for establishing the administrative fee rate; and

WHEREAS, after enactment of Ordinance No. 728, City Staff noted that the administrative fee for the Single-Family Residential Impact Fee Deferral Program and the notes relating to the administration of the transportation impact fee administrative fees were inadvertently omitted in their entirety; and

WHEREAS, after enactment of Ordinance No. 728, City Staff noted that the wording for the discount available for the surface water management fee was incorrect as it could no longer be phased for elimination and the annual fees with tax were overstated; and

WHEREAS, an amendment is needed to correct these errors;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. SMC 3.01.010(A). SMC 3.01.010(A) is amended as shown below:

3.01.010 Planning and community development.

Type of Permit Application	2016 Fee Schedule
	Fee Based on \$161.25 Per Hour
A. BUILDING	
Valuation (the total valuation is the “building permit valuations” as delineated in Section R108.3 of the International Residential Code and Section 108.3 109.3 of the International Building Code):	
1. \$0 – \$7,000 <u>8,000</u>	1-hour minimum (\$161.25 per hour)
2. \$7,001 <u>8,001</u> – \$25,000	\$75.00 for the first \$2,000 + \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000 (one-hour minimum)
3. \$25,001 – \$50,000	\$397.00 for the first \$25,000 + \$11.00 for each additional \$1,000, or fraction thereof, to and including \$50,000
4. \$50,001 – \$100,000	\$672.00 for the first \$50,000 + \$9.00 for each additional \$1,000, or fraction thereof, to and including \$100,000
5. \$100,001 – \$500,000	\$1,122 for the first \$100,000 + \$7.00 for each additional \$1,000, or fraction thereof, to and including \$500,000
6. \$500,001 – \$1,000,000	\$3,922 for the first \$500,000 + \$5.00 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
7. \$1,000,001 +	\$6,422 for the first \$1,000,000 + \$3.15 for each additional \$1,000, or fraction thereof
8. Building/structure plan review	65% of the building permit fee
9. Civil plan review, commercial (if applicable)	Hourly rate, 5-hour minimum \$806.25
10. Civil plan review, residential (if applicable)	Hourly rate, 3-hour minimum \$483.75
11. Floodplain permit	Hourly rate, 1-hour minimum \$161.25

Type of Permit Application	2016 Fee Schedule
	Fee Based on \$161.25 Per Hour
12. Floodplain variance	Hourly rate, 3-hour minimum \$483.75
13. Demolition, commercial	Hourly rate, 3-hour minimum \$483.75
14. Demolition, residential	Hourly rate, 1-hour minimum \$161.25

Section 2. SMC 3.01.015(B). SMC 3.01.015(B) is amended as shown below:

B. Administrative Fees		2016 Fee Schedule
1.	Administrative Fee – All Applicable Projects	\$176.37 <u>\$161.25</u>
2.	Administrative Fee – Impact fee estimate/preliminary determination	Hourly rate, 1-hour minimum \$176.37 <u>\$161.25</u>
3.	Administrative Fee – Independent fee calculation	Hourly rate, 1-hour minimum \$176.37 <u>\$161.25</u>
4.	<u>Administrative Fee – Deferral Program</u>	<u>\$161.25</u>

All administrative fees are nonrefundable.

Administrative fees shall not be credited against the impact fee.

Administrative fees applicable to all projects shall be paid at the time of building permit issuance.

Administrative fees for impact fee estimates or preliminary determination shall be paid at the time the request is submitted to the city.

Administrative fees for independent fee calculation shall be paid prior to issuance of the director’s determination.

Section 3. SMC 3.01.400(B). SMC 3.01.400(B) is amended as shown below:

B. Credits. Several special rate categories will automatically be assigned to those who qualify:

1. An exemption for any home owned and occupied by a low-income senior citizen determined by the assessor to qualify under RCW 84.36.381.
2. A discount for any parcel served by a city approved retention/detention (R/D) facility maintained by the owner. This discount ~~is being phased out with a 50 percent reduction beginning January 1, 2016, and the discount will~~ be eliminated beginning January 1, 2017.

Categories with Retention/Detention Facilities. The following categories are eligible for reduced rates if they have an approved retention/detention facility until January 1, 2017:

Rate Category	Percent Impervious Surface	2016 Annual Service Charge	Per Unit	6% Utility Tax	Fee + Utility Tax
Residential: Single-Family Home	50%	\$113.75 <u>\$75.84</u>	Parcel	\$6.83 <u>\$4.55</u>	\$120.58 <u>\$80.39</u>
a. Very Light	50%	\$113.75 <u>\$75.84</u>	Parcel	\$6.83 <u>\$4.55</u>	\$120.58 <u>\$80.39</u>
b. Light	50%	\$264.20 <u>\$176.13</u>	Acre	\$15.85 <u>\$10.57</u>	\$280.05 <u>\$186.70</u>
<p>c. All other categories will be discounted to the fee and tax applicable to the preceding rate category in the rate table in subsection A of this section according to the following equation: $RC_{(n)}(\text{discounted}) = [RC_{(n)} + RC_{(n-1)}] \div 2$. Where $RC_{(n)}$ is the rate class to receive the discount and $RC_{(n-1)}$ is the next lower rate class and $n = \text{rate categories } 4 - 7$.</p>					

3. Alternative Mobile Home Park Charge. Mobile home park assessment can be the lower of the appropriate rate category or the number of mobile home spaces multiplied by the single-family residential rate.

Section 4. Severability. If any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared invalid or unenforceable for any reason by a court of competent jurisdiction, such finding shall not affect the validity or enforceability of any other chapter or any other section of this chapter.

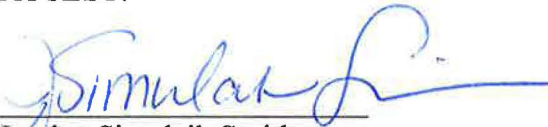
Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON FEBRUARY 1, 2016




Mayor Christopher Roberts

ATTEST:



Jessica Simulcik Smith
City Clerk

APPROVED AS TO FORM:



Margaret King
City Attorney

Date of Publication: February 4, 2016
Effective Date: February 9, 2016

