

CONSTRUCTION FEES AND PROCEDURES – City of Bethel

If you have any questions call the Planning Department for clarification at 907-543-5306.

FEES AND PROCEDURES FOR CONSTRUCTION APPROVAL

COMMERCIAL	STEPS	FEES	FINES
Pre-Application Meeting for Major Construction	Call the City of Bethel Planning Department and schedule a pre-application meeting.	None	
Earth Fill and / or Grading	Fill out Site Plan Permit application for fill at Planning Department. We will call you when permit is ready.	\$100	\$500 for doing fill with no permit
Minor Construction	<ol style="list-style-type: none"> 1. Fill out Site Plan Permit application for construction for Planning Department. 2. Fill out application for Fire and Life, Safety Plan Review (“State Fire Marshall”) and submit to Anchorage. 3. When you receive info from State Fire Marshall, return to Planning Department (bring info) and receive permit. 	\$100	\$1,000 for beginning construction without a City of Bethel Site Plan Permit
Major Construction	<ol style="list-style-type: none"> 1. Fill out Site Plan Permit application for construction for Planning Department. 2. Fill out application for Fire and Life, Safety Plan Review (“State Fire Marshall”) and submit to Anchorage. 3. When you receive info from State Fire Marshall, return to Planning Department (bring certificate). 4. The permit will normally be issued after any required review by the Planning Commission. 	\$600	\$1,000 for beginning construction without a City of Bethel Site Plan Permit

The City of Bethel Planning Department does not do plan review or building inspection. Construction information must be submitted to the State Fire Marshall for review for all commercial projects, and residential projects of four units or more. For a Pre-Application Meeting with the Bethel Planning Department the applicant should provide as much information as possible about the project. After a state certificate is received at the Planning Department, a building permit will be given. The Planning Department usually requires two permits: one for fill and pilings, and one for construction.

It may be more advantageous to contact the Planning Department with a site plan or drawing before getting your property surveyed and platted. This is to ensure you meet the development requirements when you get your property surveyed and have a final plat drawn. Changes to plats can be costly.

RESIDENTIAL	STEPS	FEES	FINES
Earth Fill and / or Grading	Fill out Site Plan Permit application for fill at Planning Department. We will call you when permit is ready.	\$25 for one-plex, \$100 for duplex, or \$200 for triplex.	\$500 fine for doing fill without a permit (\$1,000 for triplex).
Minor Construction (one, two, or three units) If more than one residential unit on a property, 1.5 parking places are required per unit. Includes moving any preconstructed residence.	<ol style="list-style-type: none"> 1. Fill out Site Plan Permit application for construction for Planning Department. 2. Bethel Planning Department will call you when the permit is ready. 	\$25 for one-plex, \$100 for duplex, or \$200 for triplex.	\$500 fine for doing construction without a permit (\$1,000 for triplex).
Construction (four or more units)	Follow steps above for Minor or Major Construction, depending on the size of the project.	Fees above for Minor or Major Construction	Fines above for Minor or Major Construction

A mixed-use residential or non-residential development shall have fees that are a sum of those described above.

OTHER FEES

LINEAR DEVELOPMENT (roads, trails, sewerage and management of pipes, gas and water pipelines, electric, phone / transmission, and accessory structures outside of an approved development)	<ol style="list-style-type: none"> 1. Fill out Site Plan Permit application for construction for Planning Department. 2. Bethel Planning Department will call you when the permit is ready. 	\$150 per acre for land in right-of-way, plus \$150 per acre for disturbed land outside of right-of-way.	\$500 fine for doing construction without a permit.
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Variance	\$200
Vacation	\$300
Conditional Use Permit	\$200
Re-plat, short subdivision, abbreviated plat, supplemental plat, waiver	\$100 plus recording fee
Preliminary Subdivision Plat	\$300 plus \$15 per lot
Final Subdivision Plat	\$300 plus recording fees
Site Plan submitted after work has begun	\$300

Utility Permit	\$400
Zone Change	\$100

LETTERS OF INTERPRETATION

The application fee for any other Letter of Interpretation or Amended Letter of Interpretation shall be \$200.00.

(a) The application fee for the review and processing of a request for a letter stating information that is available in a municipal land use ordinance or stating other information readily available to the public from a source other than the Bethel Planning Commission shall be \$200.

(b) The application fee for an Amended Certificate of Filing shall be \$200 or 10% of the original permit fee, whichever is greater, with a maximum fee of \$3,000. If a request for an Amended Certificate of Filing is submitted more than five years following the issuance of the original Certificate of Filing, the fee shall be calculated as if a new application had been submitted.

(c) The fee for the review of any study or survey prior to the submission of a development application, including, but not limited to, any threatened or endangered species protocol, threatened or endangered species protocol results or a cultural resource survey, shall be one-third of the estimated application fee calculated in accordance with (a) through (b) above. Any fee submitted in accordance with this provision shall be deducted from the application fee due at the time of submission of the application for the proposed development for which the study or survey was prepared or conducted.

DEVELOPMENT IN A FLOODPLAIN

The National Flood Insurance Program has asked the Bethel Planning Department to administer their program in Bethel. If your project is in the floodplain, the bottom of the main structure must be built above the flood level that FEMA has determined. You can get flood insurance through the federal government, or through a private company. You are required to have a special permit for floodplain development from the Planning Department.

Your construction company should be able to determine how high your pilings must be to assure that your structure is above flood level. You are also asked to make sure any fuel tanks on the property have tiedowns so that they do not float away in the event of a flood. If you place any outbuildings on the sand pad you may want to determine if you can get insurance for them. Although we do not at this time charge a fee for floodplain review, we may be doing so in the future.

Our website: www.cityofbethel.org

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