

Introduced by: Planning Commission
Date: March 13, 2012
Public Hearing: March 27, 2012
April 10, 2012
Action: Passed
Vote: 5-0

CITY OF BETHEL, ALASKA

Ordinance #12-04

AN ORDINANCE AMENDING PLANNING OFFICE FEES AND CHARGES SCHEDULE FOR COMMERCIAL SITE PLAN APPLICATION FOR INSTITUTIONAL (HOSPITAL, EDUCATIONAL, AND GOVERNMENT).

WHEREAS the City Council of Bethel has determined that the City of Bethel Planning Department offers services not currently addressed in the fees and charges schedule;

WHEREAS the City Council of Bethel has determined these services are requested by individuals and businesses;

WHEREAS the City Council of Bethel has determined that these services provided by the Planning Department are of value;

WHEREAS the City Council of Bethel has determined that the fees associated with these services should be based on the cost of the most similar services currently provided;

WHEREAS the City Council of Bethel has determined that the current Site Plan Application for Commercial in Section A is not representative of the cost to provide a friendly environment for Institutional (Hospitals, Educational, and Governmental) status;

WHEREAS the City Council of Bethel has determined that the current cost of \$600 for the first \$100,000 of the total construction costs, plus an additional fee one half of one percent for the portion over \$100,000 of the total construction costs for the submittal of a commercial site plan is not most representative of the cost to development;

WHEREAS the City Council of Bethel has determined that the new fee of \$600.00 for an Commercial Site Plan Application for Institutional (Hospital, Educational and Governmental) will be assessed a flat fee of \$600 for the total cost of the construction;

THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska, that:

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SECTION 1. Classification. This ordinance is not permanent in nature and shall not be placed in the Bethel Municipal Code.

SECTION 2. The Fees and Charges schedule is hereby amended, new language is underlined and old language is stricken. It shall be adhered to by all City Departments.

NEW PLANNING FEES

Site plan, infill/moving of residential single family \$25.00

**A \$500.00 fine if infill/moving of residential without site plan application:
Contractor/Owner Responsibility**

Site plan, residential single family new\$25.00

**A \$500.00 fine if developments of a new residential without site plan
application Owner responsibility**

Site plan residential duplex \$100.00

**A \$500.00 fine if developments of a new residential duplex without site plan
application Owner responsibility**

Site plan residential triplex \$200.00

**A \$1000.00 fine if developments of a new residential duplex without site plan
application Owner responsibility**

Site Plan, infill Commercial \$100.00

**A fine of \$1000.00 if infill is done without site plan application: Developers
Responsibility**

Site Plan, Demolition of Building either residential or commercial \$100.00

A fine of \$1000.00 for torn down

Site plan, commercial, major (New Development or existing site improvement)

- A. A. Site plan Application Commercial: The application fee for a commercial, institutional, industrial or other non residential development shall be \$600 for the first \$100,000 of the total construction costs, plus an additional fee one half of one percent for the portion over \$100,000 of the total construction costs. Typical construction costs shall include all costs associated with the development for

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which the application is being submitted, including, but not limited to site improvement for which the application is being submitted, including, but not limited to, site improvement and building improvement costs including new or additional buildings, but shall include interior furnishings, atypical features, decorative materials or other similar features. For fees calculated based the percentage of construction costs, such costs shall be supported by the sworn statement of a licensed architect, licensed engineer or other qualified individual if an architect or engineer has not been retained for the project as the expected construction costs for projects over \$1,000,000 . Institutional (Hospital, Educational and Governmental) will be assessed a flat fee of \$600 for the total cost of the construction.

- B. For a proposed linear development, the application fee shall be \$150.00 per acre of all land included in the right of way of the proposed linear development project plus \$150.00 per acre located outside of the right of way that will be disturbed as part of a linear development project. A Linear development means land uses such as roads, trails, sewerage and management of pipes, gas and water pipelines, electric, telephone and other transmission or distribution lines, which have the basic function of connecting two points, the rights-of-way therefore, and any accessory structures or uses directly associated therewith. Linear development shall not include residential, commercial, office or industrial buildings, improvements within a development such as utility lines or pipes, or internal circulation roads;
1. For a resource extraction permit application or permit renewal application, the application fee shall be \$1,500.00 plus \$30.00 per acre to be mined within each permit period (Yearly);
 2. For a change of use with no additional development or home occupations, the application fee shall be \$200.00; and

The application fee for mixed residential and non-residential development shall be the sum of the residential and non-residential development fees as calculated according to the relevant fee schedules in (A) above.

~~The application fee required at the time of submission of a development application in accordance with commercial shall:~~

- ~~1. Equal 50 percent of the calculated fee if a public agency is the applicant; and~~

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3. ~~Not exceed \$50,000 unless a public agency is the applicant, in which case the fee shall not exceed \$25,000.~~

Variance.....	\$200.00
Vacation.....	\$300.00
Conditional uses permit	\$200.00
Re-plat, short subdivision, abbreviated plat, supplemental plat, waiver, <u>floodplain land use</u>	\$100.00
.....	plus recording fees
Preliminary subdivision plat.....	\$300.00
.....	plus \$15.00/lot
Final Subdivision plat.....	\$300.00 plus recording fees
Site plan submitted after work has begun.....	\$300.00
Utility Permit	\$400.00
<u>Platting Waiver</u>	<u>\$100.00</u>
<u>Appeal.....</u>	<u>\$100.00</u>

MAPS

Xerographic type single sheet map copy.....	\$5.00 per sheet
Computer generated retracement of single lot or tract with legal Description.....	\$25.00
Computer generated single sheet maps-plats.....	\$50.00 first sheets
.....	\$25.00 each additional sheet
Land Status Map	\$30.00
Street Map (Addresses)	\$50.00

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Comprehensive Plan on CD (*also available at no cost on City website*) \$25.00

The fee for a Letter of Interpretation or Amended Letter of Interpretation pursuant to Bethel Municipality Code shall be determined according to the following:

1. 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 \$200.00.
 - (b) The application fee for an Amended Certificate of Filing shall be \$200.00 or 10 percent 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.

Code Enforcement

Vehicles

Junk Vehicles Removal, per vehicle \$200.00
Based on City of Bethel removing vehicle.

Impound fee, first day \$25.00
Each day after \$20.00

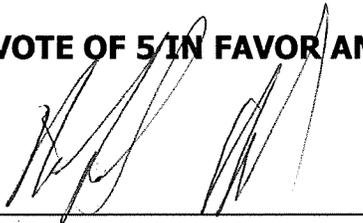
Removal of non-vehicles junk/honey buckets (percentage of cost of removal) 100%

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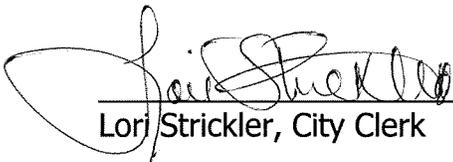
Disposal of items plus city man power (wages), city vehicles usage (gas), court cost, attorney fees, only if property owners don't remove the debris from their property.

SECTION 3. Effective Date. This ordinance becomes effective ten (10) days after the passage of this ordinance.

ENACTED THIS 10 DAY OF APRIL 2012, BY A VOTE OF 5 IN FAVOR AND 0 OPPOSED.


Richard Robb, Mayor Pro Tempore

ATTEST:


Lori Strickler, City Clerk