

RESOLUTION NO. 3494-2011

RESOLUTION OF THE FORT BRAGG CITY COUNCIL ADOPTING UPDATED FEES FOR VARIOUS PLANNING AND DEVELOPMENT FEES

WHEREAS, the Fort Bragg Municipal Code, Title 17 (Coastal Land Use & Development Code), Title 18 (Land Use & Development Code), the California Environmental Quality Act Guidelines, Section 15045, and Government Code Sections 65104 and 66014 authorize the establishment of fees in order to recover and defray costs incurred in the processing of applications for planning and subdivision projects, annexations, and building permits, including inspections ("Planning and Development Fees "); and

WHEREAS, the City maintains a comprehensive "Consolidated Fee Schedule" to provide members of the public and City staff with a convenient method for determining fees and charges that apply to certain City services; and

WHEREAS, included in the Consolidated Fee Schedule is a list of fees for Planning and Development Fees; and

WHEREAS, the City has conducted an analysis of its Planning and Development Fees and the costs reasonably incurred in providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for such services; and

WHEREAS, based on the recent analysis of the cost of providing Planning and Development Fees, some of the fees and charges listed on the Consolidated Fee Schedule for such Services are no longer adequate to cover the estimated reasonable cost of providing those services; and

WHEREAS, pursuant to Government Code section 66016, the specific fees to be charged for such services must be adopted by the City Council after providing notice and holding an open and public meeting; and

WHEREAS, the City Council conducted an open and public meeting on December 12, 2011 to obtain comments on the proposed fee schedule; and

WHEREAS, based on all the evidence presented, the City Council finds as follows:

1. All notices and publications have been given in accordance with Government Code section 66016; and
2. Information regarding the proposed fee increases, including the cost or estimated cost required to provide the service for which a specific fee is levied, have been made available to the public for at least ten (10) days prior to the public meeting; and
3. The fees collected for providing miscellaneous services are not a source of additional general fund revenues nor are they a "special tax" as described in California Government Code section 50076; and
4. Modifications to current fees, as identified in Exhibit "A" have been reviewed and are found to not exceed the estimated reasonable cost of providing the services for which the fees are levied.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby adopt the fees as shown on Exhibit "A", attached, showing the fees to be charged for the services described therein; and

BE IT FURTHER RESOLVED that the City Clerk is authorized and directed to update the Consolidated Fee Schedule to reflect the fees described in Exhibit "A"; and

BE IT FURTHER RESOLVED that these fees shall become effective upon adoption.

The above and foregoing Resolution was introduced by Councilmember Courtney, seconded by Councilmember Hammerstrom, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 12th day of December, 2011, by the following vote:

AYES: Councilmembers Courtney, Gjerde, Hammerstrom, and Mayor Turner.
NOES: None.
ABSENT: None.
ABSTAIN: None.



DAVE TURNER,
Mayor

ATTEST:

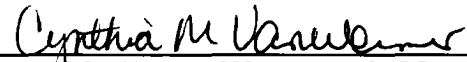

Cynthia M. VanWormer, CMC
City Clerk

EXHIBIT “A”

PLANNING AND DEVELOPMENT FEES

CATEGORY	FEE
<u>Administrative Permits:</u>	
<ul style="list-style-type: none"> - Admin. Design Review, - Admin. Variance, - Minor Use Permit (does not include Medical Marijuana Cultivation MUP) - Admin. Coastal Dev. Permit - Amendment to Admin. Permit (major/minor) - Certificate of Appropriateness - Floodplain Development Permit 	\$570
- Administrative Design Review for 2 nd residential units	\$130
- Limited Term Permit not requiring TAC review	\$180
- Public Hearing (when requested for Admin. Permit)	\$920
Amendment to Design Review, CDP, Use Permit (Minor – no environmental and no public hearing required)	\$470
Certificate of Compliance	\$750
<u>Code Enforcement Fees:</u>	
- Type 1 Activity: sign permit, fence & retaining wall issues, expired permit, overgrown vegetation, lawn parking, inoperable vehicle, broken windows and other similar code enforcement activities	\$165
- Type 2 Activity: building maintenance, unsafe dangerous building, nuisance conditions, condition of approval violation, illegal home occupation, blight, and other similar code enforcement activities	\$230
- Type 3 Activity: illegal second unit construction without permits, change of use without permit, establishment of an unpermitted use, and other similar code enforcement activities	\$360
- Type 4 Activity: illegal marijuana cultivation, nuisance conditions such as abandoned buildings that provide setting for illegal activities	\$1,030
<u>Construction & Demolition Waste Recycling Deposit:</u>	
- New construction projects of more than 1,000 square feet	0.37/sf
- Remodel or renovation projects of more than 500 sq. ft.	0.47/sf
- Demolition projects of more than 1,000 sq. ft.	0.52/sf
- Road, sidewalk, or driveway renovation/demolition projects that result in removal of 200 sq. ft. or more of asphalt or concrete	0.26/sf
Emergency Permit	\$320
Geographic Information System (GIS) Site Map	\$20
Medical Marijuana Cultivation Minor Use Permit	\$390
<u>Permits Requiring Planning Commission Review:</u>	
<ul style="list-style-type: none"> - Adult-Oriented Business Permit - Certificate of Appropriateness - Coastal Development Permit - Design Review - Use Permit - Variance 	\$1,670
Planning Permit Extension (non-subdivision)	\$180
Research Fee	\$40/hour

CATEGORY	FEE
<u>Subdivision Map:</u>	
- Extension of Time	\$205
- Final Map	\$555 plus \$20/parcel
- Parcel Merger	\$1,690
- Parcel Map	\$555 plus \$20/parcel
- Reversion to Acreage	\$1,690
Technical Advisory Committee Review (Fee waived for non-profit events):	
- Minor	\$635