

DEVELOPMENT SERVICES FEE SCHEDULE

General Fees

The following policy shall serve as the official Fee Schedule for Garden City Development Services applications and procedures. Fees shall be calculated on the basis of the cumulative fee for the individual tasks and applications.

Payment: Fees may be paid by cash, credit card, ACH, or check. Purchase Orders will not be accepted.

Fee Refunds Reductions or Waivers: Fees may not be reduced or waived except through City Council approval. Fees paid for a permit may be refundable for up to 80% and in no cases shall fees paid for completed reviews, observations, denied or expired permits be refunded. Refund requests shall be made in writing and be accompanied by the original permit. To be eligible for a refund, the refund must be requested within 90 days of the date of payment.

Insufficient Funds Checks: Any applicant who submits a check with insufficient funds will immediately be subject to hourly administrative charges, having a stop work order posted on the project, and or termination of services until said funds have been recovered. Any applicant who submits more than one check with insufficient funds will be required to pay for all future permits with cash, cashiers check or money order.

Outstanding Fees: Fees shall be considered outstanding after one hundred eighty (180) days from the last activity or if the application has expired, become finalized, or invalid for any reason. The City will notify the interested parties twice in thirty (30) day intervals prior to progressive steps which may include collections, legal action or termination of water and sewer services to the subject property. Outstanding fees that benefit the property will stay with the property regardless of ownership of the property. There shall be no further entitlement in the form of permits granted through the Development Service Department until the outstanding fees on a property have been paid.

Additional Fees Collected by Development Services: Note all applicable reviewer/ inspector fees and impact fees must be paid in addition to the structural reviews. This includes but is not limited to Public Works, Engineering, and NACFR (fire review) fees.

- See Public Works fee schedule for Public Works review and inspection fees.
- Civil engineer review and meeting fees are \$175/ hour. Fees are required for nonresidential projects, subdivisions, and floodplain reviews at cost + \$40/ review or meeting.
- Fire review & inspection fees for structural reviews are administered through North Ada County Fire and Rescue District (NACFR). NACFR impact fees and non-structural reviews are collected by Garden City. Any disputed fee shall be distributed with NACFR.

Fee Disclaimer: The adoption of a specific fee does not guarantee that the city has the capacity to fulfill the task.

Administration	
Initial Administrative Set Up (all permits and applications not specified)	\$80.00
Resubmittal filing (each resubmittal for all application types)	\$40.00
Sureties And Surety Agreements	
Single Family Landscaping, Predetermined Cost Surety Agreement	\$240.00
Title 8 Surety Agreement	\$320.00
Review of Bond or Letter of Credit (+ surety agreement)	\$160.00
One-time Reduction	\$240.00
Renewal/ Time Extension	\$180.00
Other Applicant Requested Agreement or Contract Review	
Restricted Build Agreement	\$240.00
Other contract review	\$80.00/hour
Noticing	
Re-noticing or noticing not otherwise included in cost of permit/application	At cost + \$80.00/ hour minimum 1 hour
Extension of Time for Permit	
Council (Each extension)	\$ 240.00
Staff (Each extension)	\$80.00
Enforcement Inspections, Review, Or Investigation	
First Notice of Violation (including site visit,10-day notice, compliance meeting, and inspection to close out)	No Charge
Any subsequent inspections, reviews, or investigations for the same offense	\$145.00/ hour
Other Fees Incurred by City	
Inspections, observations, plan review more than one resubmission or re-inspection or other code review or research not defined elsewhere.	\$80.00/ hour minimum 1 hour
All other contracted services or fees incurred by city not otherwise defined	At Cost + \$ 40.00/ invoice

GCC Title 8 Permits, Applications, and Reviews

Permits & Applications	
Annexation	\$ 1,100.00
Comprehensive Plan Map Amendment	\$2,110.00 +\$12.00/amendment
Comprehensive Plan Text Amendment	\$1206.00 + \$80.00/section
Ordinance Amendment	\$1206.00 + \$80.00/section
Specific Area Plan Text Amendment	\$1206.00 + \$80.00/section
Specific Area Plan Master Plan	\$1,830.00
Conditional Use Permit	\$960.00
DESIGN REVIEW	
Design Review New Construction or Substantial Alteration	<p style="text-align: right;">\$1,800.00 base fee + \$100.00 for each of the following:</p> <ul style="list-style-type: none"> • Adjacent to River • Proposed Art
Design Review Storefront Renovation/ Site Modification	<p style="text-align: right;">\$600.00 + \$100.00 for each of the following:</p> <ul style="list-style-type: none"> • Adjacent to River • Proposed Art
Design Review: Master Sign Plan	\$430.00
Design Review: Single Sign	\$320.00
Design Review Plan Modification	\$300.00 per modification remanded to Design Consultants
PLANNED UNIT DEVELOPMENT	

Stand-alone Planned Unit Development	\$1,800.00 base fee + \$100.00 for each of the following: <ul style="list-style-type: none"> • Adjacent to River • Proposed Art
Planned Unit Development (in addition to concurrent subdivision review or design review fee if not a subdivision)	\$340.00 + \$160.00 per adjustment
MANUFACTURED HOME	
Fees indicated will be in addition to any other assigned fees for any accessory attached or detached structure.	
Placement in MFH Park	\$250.00
Placement outside of Park *	Feed as a single-family home + a permit for the foundation
Removal	\$80.00
Other Manufactured Home Plan Review & Inspection Fees: <ol style="list-style-type: none"> 1. Re-inspection fees (for each re-inspection after first re-inspection) 2. Inspections or Plan Review for which no fee is specifically indicated 3. Additional plan review required by changes, additions, or revisions to plans (after first revision) 	\$80.00 /hour for each
PLAT ALTERATION, SUBDIVISION & LAND DIVISION	
Entitlement (Preliminary Plat/ Final Plat/ Combined preliminary & final plat) *Public Hearing Process	\$1,800.00 base fee + \$100.00 for if adjacent to River
Minor Land Division	\$1,300.00
Final Plat compliance and Construction Plan Review- includes review and one rereview	\$510.00 \$80.00/ hour minimum 1 hour (each subsequent review)
Condominium Plat	\$1,090.00

Lot Line Adjustment	\$390.00
RIVER SYSTEM & FLOOD PLAIN DEVELOPMENT	
Elevation Certificate for Single Family or Two-Family Review * includes one review and one re-review of each of the required Elevation Certificates	\$400.00
Elevation Certificate for Multi-family, Mixed Use, or Nonresidential * includes one review and one re-review of each of the required Elevation Certificates	\$570.00
Floodproofing certification	\$400.00
Floodplain Acknowledgment Agreement Review	\$160.00
Work within the riparian zone	\$320.00
Non-structural development in the Floodplain (subdivision, earthwork, etc.)	\$240.00
Development in or relocating the Floodway	\$1,200.00
Review and approval of application to FEMA for a LOMR-F *Floodplain development must already be completed	\$160.00
Review and approval of application to FEMA for a CLOMR-F	\$800.00
Review and approval of application to FEMA for LOMA	\$800.00
SIGN PERMIT	
Single Distinctive Material Sign (Freestanding, hanging, monument, or wall)	\$160.00
Billboard	\$180.00
Directional	\$180.00
Promotional (Annual)	\$80.00 + \$40.00/ amendment
Multi-tenant	\$ 600.00
If sign is internally illuminated	\$80.00 in addition to sign fee

If sign contains automated sign	\$345.00 in addition to sign fee
VARIANCE	
Variance	\$720.00
ZONING/REZONE	
Rezone	\$1,200.00
Development Agreement or Development Agreement Modification	\$400.00
EASEMENT	
Garden City Easement Acceptance	No Charge
Easement Vacation * requiring public hearing	\$1,300.00
OTHER	
Business ownership or business name update on Certificate of Occupancy	\$40.00
Business or Occupancy change	\$160.00
Senior staff /director interpretation	\$140.00/hour 1 hour minimum
Historical use analysis (grandfather rights research)	\$140.00/hour 4 hour minimum
Zoning Certificate of Compliance	\$80.00/ hour 2 hour minimum
Appeal	\$800.00
Reconsideration request	\$275.00
Reconsideration hearing	\$800.00

- See North Ada County Fire and Rescue fee schedule for applicable fees.
- See Public Works fee schedule for Public Works review and inspection fees.

Building Permits

Valuation Determination: The value shall be determined by using the valuation data established in the most current issue of International Code Council Building Valuation Data (BVD) table, or the actual project cost, whichever is greater.

For moved, remodeled, or other non-new construction projects that are not identified by the International Code Council BVD, the valuation shall be determined by the actual project costs.

Unless otherwise identified in the application, the structural costs are considered to be broken into the following percentages as far as valuation:

- Building: 70% the value of the project
- Electrical: 5% the value of the project
- Plumbing: 5% the value of the project
- Mechanical: 20% the value of the project

Should the project be separated for review and permitting purposes, these percentages will be applied.

Structural Fees		
Administrative Set Up		
Initial Set Up		\$80.00
Resubmittal (each resubmittal)		\$40.00
BUILDING PERMITS* Fees to cover permit issuance and standard structural inspections		
Building Valuation Thresholds:	Base Fee	
\$0.01 - \$2,000.00	\$150.00	
\$2,000.01 - \$25,000.00	\$150.00 for the first 2 K	\$17.08 per each additional \$1,000 or fraction thereof
\$25,000.01 - \$100,000.00	\$542.84 for the first 25 K	\$12.32 per each additional \$1,000 or fraction thereof
\$100,000.01 - \$1,000,000.00	\$1,466.84 for the first 100 K	\$7.97 per each additional \$1,000 or fraction thereof
\$1,000,000.01 - \$10,000,000.00	\$8,639.84 for the first \$1,000,000.00	\$7.32 each additional \$1,000 or fraction thereof
>\$10,000,000.00	\$74,519.80 for the first \$10,000,000.00	\$4.88 each additional \$1,000 or fraction thereof
STRUCTURE PLAN REVIEW FEES* must be paid prior to review		
Projects with a value of less than \$20,000	\$155/hour	
Residential (single family and two-family structures) with a value greater than \$20,000	50% of Permit	
Non-Residential with a value greater than \$20,000	65% Permit	

OTHER STRUCTURAL PLAN REVIEW & INSPECTION FEES	
Applicant requested meetings	\$140/hour minimum 1/2 hour
Inspections outside of normal business hours (Minimum charge of two hours)	\$178/hour minimum 1 hour
Structural or mechanical inspections not included as part of permit or re-inspection.	\$115.00/hour minimum 1 hour
Virtual Structural or mechanical inspections.	\$140.00 /hour minimum 1/2 hour
Electrical or plumbing inspections not included as part of permit or re-inspection.	\$115.00/hour minimum 1 hour
Virtual Electrical or plumbing inspections	\$140.00 /hour minimum 1/2 hour
Structural plan review for projects that have no construction value such as a change of occupancy without structural changes	\$370.00 + \$115.00 per hour after the first 2 hours of review
Review of plans after first two reviews	\$115.00/hour minimum 1 hour
Plan modifications after issuance of permit	\$155/hour minimum 1 hour
Building Official Interpretation	\$230.00/hour minimum 1 hour
Appeal	\$800.00 + Building Official Interpretation
DESIGN COMPLIANCE (planning)	
Single Family/ Two Family Review	\$160.00
Multi-Family/ Mixed Use/ NONRESIDENTIAL	\$80.00/hour
Demolition	\$40.00
ENGINEER REVIEW	
Structural engineering review	\$205.00/hour minimum 1 hour
Partial Permit or Temporary Occupancy	
Partial Permit	\$260 + \$230 per each reviewer's review
Temporary Certificate of Occupancy- limited to landscaping or drainage	\$80 + Cost of surety(ies)
Temporary Certificate of Occupancy- other than landscaping or drainage. The payment includes one review of request and one inspection for each required reviewer/inspector that has not already issued a final approval + the temporary certificate of occupancy.	\$260 + \$230 per inspector or plan review + cost of surety(ies)

Impact Fees

Ada County Highway Department (ACHD) charges impact fees. Fees are paid directly to ACHD; however, the city requires a receipt prior to the issuance of a permit.

North Ada County Fire and Rescue District (NACFR) charges impact fees. The city can collect the fee. Any concerns or challenges to the fee should be directed to NACFR. See NACFR Impact Fees.

RESOLUTION NO. 1187-24

BY THE COUNCIL: JACOBS, JORGENSEN, PAGE, RASMUSSEN

A RESOLUTION AMENDING THE PUBLIC WORKS FEE SCHEDULE OF THE CITY OF GARDEN CITY, PURSUANT TO TITLE 6, CHAPTER 3 OF THE MUNICIPAL CODE, ADJUSTING CERTAIN SEWER AND WATER CAPITAL AND ENFORCEMENT FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by Title 6, Chapter 3 of the municipal code, to set public works capital connection and enforcement fees by resolution and,

WHEREAS, THE City Council recognized and acknowledged the need for the City to adjust fees as it becomes necessary.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Garden City, Idaho that Garden City Resolution 1173-24 is adjusted upon passage of this resolution, and the Public Works Fee Schedule as enumerated in Exhibit A shall be in effect and in place for the services as shown in Resolution 1187-24 effective October 1, 2024.

IT IS FURTHER RESOLVED that this resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Council and **APPROVED** by the Mayor of the City of Garden City, Idaho, this 12th day of November 2024.

ATTEST:

APPROVED:



Lisa M. Leiby, City Clerk



John G. Evans, Mayor



EXHIBIT A

PUBLIC WORKS FEE SCHEDULE 10/01/2024

1). Charges and Fees: The Sewer Connection Fees are based on the use of the building being connected and the number of plumbing units utilized. To ensure greater accuracy in the determination of fees, a schedule or table of types of plumbing fixtures must be on the plans submitted, e.g., the number of toilets, mop sinks, etc. Said Schedule or Table will include the calculation of Drainage Fixture Units (DFU) per the latest adopted version of the Uniform Plumbing Code.

2). Backflow Prevention Devices: Backflow prevention devices must be inspected and tested annually.

3). Erosion & Sediment Control:

- General Erosion & Sediment Control Permit - 75.00
- Annual Erosion & Sediment Control Permit - 105.00
- ESC Plan Review Fee - 82.69 per review
- ESC Inspection -75.00

4). Engineering, Water and Sewer, Drainage, Environmental and Industrial Pretreatment; Plan Review & Observation Fee Table:

Item: 1	Cost Per Review/Observation (r/o)
Engineering Plan Review	175.00 150.00 per hour
Environmental review (BUS)	75.00 per r/o
Drainage Plan Review	75.00 per r/o
Industrial Pretreatment Plan Review	75.00 per r/o
Water Plan Review	75.00 per r/o
Sewer Plan Review	75.00 per r/o
Drainage Observations	75.00 per r/o
Industrial Pretreatment Observations	75.00 per r/o
Water Observations	75.00 per r/o
Sewer Observations	75.00 per r/o

5). Fire Protection Connection Fees : Fees will be determined by the Director of Public Works based on the cost of providing the service.

2” Fire Sprinkler connection	1,047.00
3” Fire Sprinkler connection	1,242.00
4” Fire Sprinkler Connection	1,435.00
6” Fire Sprinkler connection	1,819.00
8” Fire Sprinkler connection	2,205.00
Fire Hydrant connection	3,572.00

6). Single Family Residential and Multi-Family Residential:
(Boise Sewer Connection Fees): Each new residential connection will be charged the following utility connection fees:

Single-Family Treatment Fees	FY2024	FY2025
Assessory Dwelling Unit (ADU)	1,142	1290
<=700 sf	1,009	1647
701 sf – 1,400 sf	2,035	2321
1,401 sf – 2,100 sf	2,035	2321
2,101 sf – 2,800 sf	2,035	2485
>2,800 sf	2,035	2790
Multi-Family Treatment Fees (per unit)		
<=700 sf	1,615	1373
701 sf – 1,400 sf	1,615	1872
1,401 sf – 2,100 sf	1,615	1872
2,101 sf – 2,800 sf	1,615	2005
>2,800 sf	1,615	2250
ADU Trunk Fees		
Low Density	763	1072
Medium Density	763	809
High Density	763	254
Single-Family Trunk Fees		
Low Density	1,540	1712
Medium Density	1,540	909
High Density	1,540	254
Multi-Family Trunk Fees		
Low Density	1,300	1529
Medium Density	700	764
High Density	300	254

Low Density = less than 6 units per acre
 Medium Density = 6-15 units per acre
 High Density = 15+ units per acre

7.) Commercial Connection Fees (NON-RESTAURANT): Each new commercial connection will be charged fees based on the weighted number and types of fixtures that will be connected to the sewer and water systems. Fees will be calculated in Single Family Dwelling Equivalents (SFDE), with each SFDE based on 21 Equivalent Fixture Units (EFU). Additional treatment connection fees will be assessed on businesses with waste strengths Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) higher than a typical residence as follows:

Boise Sewer treatment/trunk connection and capitalization fee (Per SFDE)

Waste Strength:

0-200 mg/L BOD & TSS	1,093.59	(Boise fee only)
200-400 mg/L BOD & TSS	1,994.11	(Boise fee only)
400-600 mg/L BOD & TSS	2,894.07	(Boise fee only)
600-800 mg/L BOD & TSS	3,794.30	(Boise fee only)
800-1,000 mg/L BOD & TSS	4,694.53	(Boise fee only)
1,000-1,500 mg/L BOD & TSS	6,495.00	(Boise fee only)

Boise Sewer Trunk 1,540.00

Waste Strength Categories: The following shall guide the billing of sewer service charges and sewer connection fee calculations:

0-200 mg/L BOD & TSS	Car Wash, Laundromat
200-400 mg/L BOD & TSS	Offices, Service Stations, Garages, Theaters, Photo Finishing, Department Stores, Car Dealers, Medical & Dental Clinics, Barber & Beauty Shops, Warehouses & Cold Storage, Fruit & Produce Stores, Hotels & Motels, Printers, Animal Clinics, Hospitals, Churches, Schools, Bars and Taverns without kitchen facilities
400-600 mg/L BOD & TSS	Commercial Laundry, Beverage Companies, Mortuaries
600-800 mg/L BOD & TSS	Food Markets, Sit down type restaurants
800-1,000 mg/L BOD & TSS	
1,000-1,500 mg/L BOD & TSS	Bakeries, Candy Companies, Fish, Poultry & Meat Processors, Drive-In Restaurants

8.) Commercial Connection Fees (Restaurant-Bar): Restaurant connection fees are based on square footage of seating and outdoor seating areas. Bar and tavern fees additionally are based on the EFU's in the kitchen area. Restaurants that serve alcohol are based on a combination of the two.

Restaurant Sewer Connection Fees (per SFDE):

Boise Sewer treatment/trunk connection capitalization (per SFDE)	
Full Service Restaurant	4,097.34 (Boise fee only)
Fast Food Restaurant	7,454.40 (Boise fee only)
Boise Sewer trunk connection	1,540.00

Garden City Water and Sewer Capitalization Fee Schedule

Each Connection to the Garden City Water System will pay a connection fee based on the size of the meter(s) to be installed as follows:

<u>Meter Size</u>	<u>Cost</u>
<u>5/8"</u>	<u>2,646.52</u>
<u>1"</u>	<u>4,270.52</u>
<u>2"</u>	<u>13,202.52</u>
<u>3"</u>	<u>24,570.52</u>
<u>4"</u>	<u>40,811.52</u>
<u>6"</u>	<u>81,411.52</u>

Garden City Sewer Capitalization Fee Schedule

Each connection to the Garden City Sewer system will pay a Garden City Sewer Capitalization Fee based upon the following table of fees:

1. Residential:

Fees

Single Family Dwelling 697.00 per sewer connection

Assessory Dwelling Unit (ADU) 800 sf - 1000 sf 348 sewer connection

Assessory Dwelling Unit (ADU) 1000 sf - 1200 sf 697 sewer connection

2. Multiple Dwelling Units (more than one dwelling unit)

a) **Base fee:** 697.00 per sewer connection

b) **Additional fees: (Only charged if the number of dwelling units exceeds the number of connections)**

33.19 Per fixture units- (amount charged for the base fee. No less than zero)

3. Assisted Living Dwelling Units: 184.00 per living or dwelling unit

4. Commercial:

a) **Base fee** 697.00 per sewer connection

b) **Additional fees**

33.19 Per fixture units- (amount charged for the base fee. No less than zero)

ENVIRONMENTAL FINE & COST RECOVERY SCHEDULE:

The following fine schedules may be used during environmental enforcement. This schedule in no way relieves the violating party from additional fines, cost recovery or escalated enforcement action(s) as necessary.

Notices of Violation	
Offence	Fine
1 st NOTICE OF VIOLATION	None
2 nd NOTICE OF VIOLATION	\$300.00 per day per violation
3 rd NOTICE OF VIOLATION	\$600.00 per day per violation
4 th NOTICE OF VIOLATION	Criminal Prosecution

A fourth violation during any consecutive six-month period for the same code section will constitute criminal prosecution.

Failure to Comply with Notices of Violation, Compliance Orders & Administrative Orders	
Offence	Fine
1 – 15 Days Late Compliance	\$300.00 per day per violation
15 - 29 Days Late Compliance	\$600.00 per day per violation
30 -60 Days Late Compliance	\$1000.00 per day per violation
60 days or more Late Compliance	Criminal Prosecution

Failure to Comply with a Cease & Desist Order	
Offence	Fine
1 - 30 Days Late Compliance	\$1000.00 per day per violation
30 days or more Late Compliance	Criminal Prosecution

Reporting & Miscellaneous Infractions	
Offence	Fine
1 – 10 Days Late Report	\$100.00 per day per violation
11 - 20 Days Late Report	\$250.00 per day per violation
20 - 29 Days Late Report	\$500.00 per day per violation
30 -60 Days Late Report	\$1000.00 per day per violation
60 days or more Late Report	Termination of City Services
Falsification of Reports	\$1,000.00 - Criminal Prosecution
Entry Denial and/or unprecedented delay of entry	\$1,000.00 and Criminal Prosecution

Cost Recovery for other Enforcement Actions	
Increased Sampling Frequency	\$250.00

Compliance Order	\$250.00
Cease & Desist Order	\$250.00
Administrative Order	\$250.00
Notice of Violation/Compliance Meeting	\$500.00
Publication Of Significant Non-Compliance	\$1000.00
Revocation of Permit	\$2000.00

All Charges within this schedule may be in addition to any costs incurred by The City of Garden City, such as any administrative or monitoring costs.