

RESOLUTION NO. 67

THIS RESOLUTION NO. 67 SUPERCEDES RESOLUTION NO'S. 48,
48 AMENDED AND RESOLUTION NO. 52

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WENDELL
IDAHO, ESTABLISHING FEES AND RATES FOR PLANNING & ZONING
SERVICES PROVIDED BY THE CITY OF WENDELL,

WHEREAS, the City of Wendell has experienced increased expense and
anticipates further expenses in the review of proposed services, and,

WHEREAS, the City incurs actual costs in providing services, and,

WHEREAS, the City incurs planning, engineering, legal, clerical, publishing and
labor costs for the services provided by the City, and,

WHEREAS, Ordinance No. 375 of the City of Wendell provides that the Mayor
and Council may, by resolution, adopt and set fees.

NOW, THEREFORE, BE IT RESOLVED that the following fee schedule is
hereby adopted by the City of Wendell and will be in full force and effect following its
passage and publication:

SECTION ONE: FEE SCHEDULE

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|----|-------------------------|--|
| 1. | ANNEXATION REVIEW | \$1,400.00 or actual cost
incurred, whichever is less |
| 2. | PRELIMINARY PLAT REVIEW | \$1,200.00 or actual cost
incurred, whichever is less |
| 3. | FINAL PLAT REVIEW | \$ 600.00 or actual cost
incurred, whichever is less |
| 4. | REZONE REVIEW | \$1,200.00 or actual cost
incurred, whichever is less |
| 5. | VARIANCE REVIEW | \$1,600.00 or actual cost
incurred, whichever is less |

ICBO BUILDING VALUATION DATA

At the request of numerous building officials, *Building Standards*™ offered the following building valuation data representing **average costs** for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for "average" construction and the other for "good." Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of "valuation" in Section 223 of the 1997 *Uniform Building Code*™ and thus include architectural, structural, electrical, plumbing and mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures.

Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average	Occupancy and Type	Cost per Square Foot, Average				
1. APARTMENT HOUSES:											
Type I or II F.R.*	\$88.70	7. DWELLINGS:									
(Good) \$109.20		Type V-Masonry	\$75.70	Type I or II F.R.	\$159.10	20. RESTAURANTS:					
Type V-Masonry (or Type III)	72.40	(Good) \$96.90		Type II-1-Hour	145.50	Type III-1-Hour	\$97.40				
(Good) \$88.70		Type V-Wood Frame	67.30	Type V-1-Hour	109.10	Type III-N	94.10				
Type V-Wood Frame	63.80	(Good) \$92.40		14. LIBRARIES:							
(Good) \$82.00		Basements-		Type I or II F.R.	116.40	Type I or II F.R.	111.20				
Type I-Basement Garage	37.40	Semi-Finished	20.10	Type II-1-Hour	85.20	Type II-1-Hour	75.90				
2. AUDITORIUMS:											
Type I or II F.R.	104.80	(Good) \$23.20		Type II-N	81.00	Type III-1-Hour	81.20				
Type II-1-Hour	75.90	Unfinished	14.60	Type III-1-Hour	90.00	Type III-N	78.10				
Type II-N	71.80	(Good) \$17.70		Type III-N	85.50	Type V-1-Hour	76.10				
Type III-1-Hour	79.80	8. FIRE STATIONS:									
Type III-N	75.70	Type I or II F.R.	114.40	Type I or II F.R.*	163.20	Type V-1-Hour	72.60				
Type V-1-Hour	76.30	Type II-1-Hour	75.30	Type III-1-Hour	135.10	22. SERVICE STATIONS:					
Type V-N	71.20	Type II-N	71.00	Type V-1-Hour	128.90	Type II-N	67.20				
3. BANKS:											
Type I or II F.R.*	148.10	Type III-1-Hour	82.40	11. HOTELS AND MOTELS:							
Type II-1-Hour	109.10	Type III-N	78.90	Type I or II F.R.*	101.00	23. STORES:					
Type II-N	105.60	Type V-1-Hour	77.30	Type III-1-Hour	87.50	Type I or II F.R.*	82.40				
Type III-1-Hour	120.40	Type V-N	73.30	Type III-N	84.10	Type II-1-Hour	50.40				
Type III-N	116.10	9. HOMES FOR THE ELDERLY:									
Type V-1-Hour	109.10	Type I or II F.R.	103.70	Type I or II F.R.*	106.80	Type III-1-Hour	49.30				
Type V-N	104.50	Type II-1-Hour	84.20	Type II-1-Hour	71.50	Type III-N	61.30				
4. BOWLING ALLEYS:											
Type II-1-Hour	51.00	Type II-N	80.60	Type II-N	71.50	Type V-1-Hour	57.50				
Type II-N	47.60	Type III-1-Hour	82.40	Type III-1-Hour	68.10	Type V-N	51.60				
Type III-1-Hour	55.50	Type III-N	84.70	Type III-N	77.20	24. THEATERS:					
Type III-N	51.90	Type V-1-Hour	81.80	Type III-N	73.80	Type I or II F.R.	109.80				
Type V-1-Hour	37.40	10. HOSPITALS:									
5. CHURCHES:											
Type I or II F.R.	99.20	Type I or II F.R.*	163.20	Type III-1-Hour	72.30	Type III-1-Hour	80.00				
Type II-1-Hour	74.50	Type III-1-Hour	135.10	Type V-1-Hour	68.10	Type III-N	76.20				
Type II-N	70.80	Type V-1-Hour	128.90	17. PRIVATE GARAGES:							
Type III-1-Hour	81.00	Type V-N	74.70	Wood Frame	24.30	Type V-1-Hour	75.30				
Type III-N	77.40	11. HOTELS AND MOTELS:									
Type V-1-Hour	75.70	Type I or II F.R.*	101.00	Masonry	27.40	Type V-N	71.20				
Type V-N	71.20	Type III-1-Hour	87.50	Open Carports	16.60	25. WAREHOUSES***:					
6. CONVALESCENT HOSPITALS:											
Type I or II F.R.*	139.20	Type III-N	83.40	18. PUBLIC BUILDINGS:							
Type II-1-Hour	96.60	Type V-1-Hour	76.20	Type I or II F.R.*	123.40	Type I or II F.R.	49.40				
Type III-1-Hour	99.00	Type V-N	74.70	Type II-1-Hour	100.00	Type II or V-1-Hour	29.30				
Type V-1-Hour	93.30	12. INDUSTRIAL PLANTS:									
10. HOSPITALS:											
Type I or II F.R.*	163.20	Type I or II F.R.	56.90	Type I or II F.R.*	48.90	Type II or V-N	27.50				
Type II-1-Hour	75.30	Type II-1-Hour	39.60	Type I or II Open Parking*	36.70	Type III-1-Hour	33.20				
Type II-N	71.00	Type II-N	36.40	Type II-N	28.00	Type III-N	31.60				
Type III-1-Hour	79.80	Type III-1-Hour	43.60	Type III-1-Hour	37.00	EQUIPMENT					
Type III-N	75.70	Type III-N	41.10	Type III-N	32.90	AIR CONDITIONING:					
Type V-1-Hour	76.30	Tilt-up	30.00	Type V-1-Hour	33.70	Commercial	4.20				
Type V-N	71.20	Type V-1-Hour	41.10	19. PUBLIC GARAGES:							
7. DWELLINGS:											
Type I or II F.R.	104.80	Type V-N	37.60	Type I or II F.R.*	48.90	Residential	3.50				
Type II-1-Hour	75.90	9. HOMES FOR THE ELDERLY:									
Type II-N	71.80	Type I or II F.R.	103.70	Type I or II Open Parking*	36.70	SPRINKLER SYSTEMS...	2.60				
Type III-1-Hour	79.80	Type II-1-Hour	84.20	Type II-N	28.00						
Type III-N	75.70	Type II-N	80.60	Type III-1-Hour	37.00						
Type V-1-Hour	76.30	Type III-1-Hour	82.40	Type III-N	32.90						
Type V-N	71.20	Type V-1-Hour	77.30	Type V-1-Hour	33.70						

*Add 0.5 percent to total cost for each story over three. **Deduct 20 percent for shell-only buildings. ***Deduct 11 percent for mini-warehouses.

REGIONAL MODIFIERS

The following modifiers are recommended for use in conjunction with the building valuation data. Additionally, certain local conditions may require further modifications. To use these modifiers, merely multiply the listed cost per square foot by the appropriate regional modifier. For example, to adjust the cost of a Type III One-hour hotel building of average construction for the low area, select Regional Modifier 0.80 and unit cost from valuation data, \$87.50:

$$0.80 \times 87.50 = \$70.00 (\text{adjusted cost per square foot})$$

Eastern U.S.	Modifier	Eastern U.S. (cont.)	Modifier	Central U.S. (cont.)	Modifier	Western U.S.	Modifier	
Connecticut	1.00	Pennsylvania		Kansas	0.87	Alaska	1.20	
Delaware	0.93	Philadelphia	1.05	Kentucky	0.83	Arizona	0.87	
District of Columbia	0.90	Other	0.88	Louisiana	0.78	California		
Florida	0.80	Rhode Island	0.97	Michigan	0.91	Los Angeles	1.00	
Georgia	0.77	South Carolina	0.77	Minnesota	0.91	San Francisco Bay Area	1.16	
Maine	0.86	Vermont	0.88	Mississippi	0.74	Other	0.97	
Maryland	0.86	Virginia	0.83	Missouri	0.87	Colorado	0.92	
Massachusetts	0.97	West Virginia	0.91	Nebraska	0.83	Hawaii	1.24	
New Hampshire	0.86	Central U.S.				North Dakota	0.86	
New Jersey	1.03	Alabama	0.76	Ohio	0.87	Montana	0.84	
New York		Arkansas	0.75	Oklahoma	0.78	Nevada	0.93	
New York City	1.20	Illinois	0.97	South Dakota	0.84	New Mexico	0.79	
Other	0.90	Indiana	0.91	Tennessee	0.79	Oregon	0.94	
North Carolina	0.78	Iowa	0.87	Texas	0.77	Utah	0.84	
				Wisconsin	0.92	Washington	0.97	
				Wyoming				0.84

**SECTION TWO: INTERPRETATIONS, ADJUSTMENTS AND
VARIANCES**

The City council shall have the power to vary and/or waive the applicable fees established in this resolution, subject to the laws of the State of Idaho where the strict application of the fees established herein would result in undue hardship.

PASSED BY THE COUNCIL this 1 st day of MARCH, 2004

SIGNED BY THE MAYOR this 11 th day of MARCH, 2004

BY: 
Paul D. Isaacson, Mayor

ATTEST:


Carol A. Boudreau, City Clerk