

RESOLUTION NO. 2021-09

RESOLUTION OF CUSTER COUNTY, IDAHO AMENDING PLANNING AND ZONING FEES SCHEDULE

WHEREAS, pursuant to, Custer County Resolution No. 2008-11 Board of Commissioners authorized to adopt, fee schedules relating to fees for Planning and Zoning applications and requests; and;

WHEREAS, pursuant to, Custer County Resolution No. 2015-04 the Custer County, Idaho Board of Commissioners adopted an amended Custer County Planning & Zoning Department fee schedule on April 13, 2015; and;

WHEREAS, pursuant to, Custer County ORDINANCE 2007-11 Board of Commissioners is authorized to adopt by resolution, fee schedules relating to fees for planning and zoning applications and requests; and;

WHEREAS, Custer County Zoning and Subdivision Codes provide that building application, zoning compliance/permit, inspection, plan review, certificate of occupancy, and appeal fees shall be approved and adopted by resolution of the Board of County Commissioners; and;

WHEREAS, Custer County Zoning Ordinance provides that zoning certificates and associated zoning compliance permit fees may be established by resolution.

WHEREAS, Idaho Code 31-870, authorizes Custer County, Idaho to impose and collect fees for services provided by the county which would otherwise be funded by ad valorem tax revenues; and;

WHEREAS, Idaho Code 63-1311 provides that fees imposed and collected by the county shall reasonably be related to and shall not exceed the actual cost of the services being rendered;

WHEREAS, the proposed fee are not intended to affect approved projects which have been completed and require no further developmental work to be undertaken by Custer County Planning and Zoning prior to the date of signing of this resolution.

WHEREAS, the Board of Custer County Commissioners reviewed the same at their meeting at a Public Hearing on June 28, 2021; and;

IT IS HEREBY ORDERED that the Board of Custer County Commissioners of Idaho hereby resolve to adopt the amended Custer County Planning & Zoning Department fee schedule as attached EXHIBIT "21 A-1" referenced herein;

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF CUSTER
COUNTY, IDAHO, on this 6th day of July, 2021.



Lura H. Baker
Lura H. Baker, Clerk

Wayne F. Butts
Wayne F. Butts, Chairman

EXHIBIT "21 A-1"
CUSTER COUNTY PLANNING & ZONING FEE CHANGES

2021 Planning and Zoning Fees

Appeal - P&Z Decision to Commissioners	\$1,000
Appeal - Administrator Decision to Commissioners	\$1,000
Boundary Adjustment	\$200
Comprehensive Plan Map Amendment	\$1,000
Comprehensive Plan Text Amendment	\$1,000
Failure of Applicant to Attend Hearing	\$500 (unless there are extenuating circumstances)
Flood Plain Permit	\$45/hr. inspection \$200
Home Occupations	
Lot Split	\$300
Planned Unit Development	Base + NF * \$3,000.00
Planned Unit Development Modify/Amend	Base + NF * \$3,000.00
Sign Permit	\$100
Conditional Use Permit	\$1,000
Subdivision Plat Amendment	\$500
Subdivision Plat Application 5-10 lots	\$2000 base fee for up to 10 lots. \$200 per lot after that.
Subdivision Plat Application 10 or more	SEE ABOVE
Vacation Application	\$1,000
Variance Application	\$500
Wireless Communication - Cell Towers	\$5,000
Wireless Communication - Cell Towers Add Ons	\$1,500
Wireless Communication - Annual Fee for Cell Towers	\$500
Zoning Certificate	(If Above \$5000) See Attached
Zoning Regulation Map Amendment	\$1,000
Zoning Regulation Text Amendment	\$1,000
Projects Started Without Permits – Double the Set Rate	
* NF - Negotiated Fees	

All fees include payment for filing application, processing, and decision. If applicable, one time publication of legal notice in local newspaper and one time posting of property. Fees do not include the following, when required, which the applicant will be required to pay after costs are determined.

- a. Recording of documents
- b. Two or more publications of legal notice in local newspaper
- c. Two or more posting of the property

Adopted this 6th day of July, 2021 by unanimous vote.

Custer County Building Permit Cost

P&Z Administrator @ \$15.50/hr. + 30% burden @ 2080 hr annually = \$41,912

Building inspector @ \$25/hr - 50 units annually - 3 inspections per unit - 2 hr/inspection = \$7,500

BI travel shared with other county (Butte) 176 miles round trip - 50 units to inspect, 3 inspections per unit @ \$0.58/mile = \$15,312

Annual P&Z/Inspector budget + \$64,724 (adjusted)

Building Valuation Data (BVD) Residential, one and two family = \$155.84

Building Valuation Data (BVD) Utility = \$84.66

Building Valuation Data (BVD) Business = \$200.26

There would be other BVD such as industrials ext....

Residential dwellings sq. ft. annual avg. 1800 x 25 units = 45,000 sq. ft. @ \$155.84 (BVD) sq. ft. cost = \$7,012,800 construction value

Other structures sq. ft. annual avg. 1200 x 44 units = 52,800 sq. ft. @ Utility cost (BVD) 84.66/sq. ft. cost = 4,470,048 construction value

Over all County construction Value = 11,482,848 (adjusted to 3 yr. average of 11,127,319) this number would need dialed in more.

It would take keeping track the sq. ft. of structures permitted, would be easy to do.

P&Z budget divided by annual construction value

$64,724 / 11,127,319 = 0.0058$ permit fee multiplier new adjusted number

This permit fee multiplier of 0.0058 meets 100% cost coverage of P&Z Administrator/building inspector

The permit fee multiplier can be modified to meet any need we think works.

Residential

Example #1a

Type of construction - Residential, one and two family

Area: 1400 sq. ft.

Permit Fee Multiplier = 0.0029

Residential BVD = \$155.84

1400 sq. ft. x \$155.84/sq. ft. x 0.0035 = \$632.71 permit

Example #2a

Type of construction - Residential, one and two family

Area: 4000 sq. ft.

Permit Fee Multiplier = 0.0029

Residential BVD = \$155.84

4000 sq. ft. x \$155.84/sq. ft. x 0.0035 = \$1,807.74 permit

Ag buildings/barns

Example #5a

Type of construction - AG out buildings/barns

Area: 6000 sq. ft.

Permit Fee Multiplier = 0.0029

Utility BVD less 20% = \$67.73

6000 sq. ft. x \$67.73/sq. ft. x 0.0035 = \$1,178.50 permit

Example #6a

Type of construction - AG out buildings/barns

Area: 400 sq. ft.

Permit Fee Multiplier = 0.0029

Utility BVD less 20% = \$67.73

400 sq. ft. x \$67.73/sq. ft. x 0.0035 = \$78.57 permit

Utility - garage/shop/shed

Example #3a

Type of construction - Utility - garage/shop/shed

Area: 1200 sq. ft.

Permit Fee Multiplier = 0.0029

Utility BVD = \$84.66

1200 sq. ft. x \$84.66/sq. ft. x 0.0035 = \$294.62 permit

Example #4a

Type of construction - Utility - garage/shop/shed

Area: 400 sq. ft.

Permit Fee Multiplier = 0.0029

Utility BVD = \$84.66

400 sq. ft. x \$84.66/sq. ft. x 0.0035 = \$98.21 permit

Business

Example #7a

Type of construction - Business

Area: 3000 sq. ft.

Permit Fee Multiplier = 0.0029

Residential BVD = \$200.26

3000 sq. ft. x \$200.26/sq. ft. x 0.0035 = \$1,742.26 permit