



**TOPPENISH CITY COUNCIL
STUDY SESSION AGENDA
JUNE 7, 2021 – 5:00 P.M.**

- 1. CALL TO ORDER/ROLL CALL**
- 2. DISCUSSION REGARDING SIX-YEAR STREET IMPROVEMENT PROGRAM**
- 3. DISCUSSION REGARDING FEE SCHEDULE UPDATES**
- 4. DISCUSSION REGARDING CITY COUNCIL GOVERNANCE MANUAL**
- 5. ADJOURNMENT**

NEXT REGULAR COUNCIL MEETING WILL BE HELD ON JUNE 14, 2021



City of Toppenish
Public Works Department
MEMORANDUM

DATE: June 2, 2021

TO: Mayor and Council

CC: Lance Hoyt, City Manager

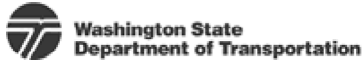
FROM: Rocky Wallace, Public Works Superintendent

RE: **Six Year Street Plan Update**

The 2022-2027 Six Year Transportation Improvement Plan is an annual transportation plan which outlines the City's plan for street projects for the next six years. Current state statutes require that each City and County annually update their Transportation Improvement Plan (TIP) by June 30th of each year. The 6 Year TIP must outline the projects for the next six years including estimates for project start and completion dates, project objectives, costs, and funding sources. The 6 Year TIP includes projects that have secured funding as well as projects with unsecured funding being considered for the remainder of this period.

The 2022-2027 Six Year TIP will include these projects with updated costs, projected dates, and funding sources. The projects have been prioritized based on cost and funding potential listed in this order:

1. Jackson Street Extension
2. S. Juniper Street and Jackson Street Improvements
3. Mural Attraction Sidewalk Improvements
4. Second Avenue Improvements
5. Asotin Avenue Improvements
6. S. Toppenish Avenue Improvements
7. Idaho Street Extension
8. 4th Avenue Reconstruction
9. King Lane Improvements
10. Fire Station Improvements
11. Police Station Improvements
12. Berger Lane, Adams Avenue, and Brooks Lane Roadway Improvements



Six Year Transportation Improvement Program From 2022 to 2027

Agency: Toppenish

County: Yakima

MPO/RTPO: YVCOG

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
			G. Structure ID									
05	1	/6423(001) Jackson Street Extension Juniper Street to Ward Road Reconstruct Jackson Street from Juniper Street west approximately 1,000 feet, then extend Jackson Street west approximately 2,000 feet to Ward Road. Construct the extended section with three lane (minimum) hot mix asphalt, curb and gutter, sidewalks, storm drainage, and street lighting.	TOP 3					01	C G P S T W	0.550	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	RW	2022	STP(US)	173,000		0	27,000	200,000
S	CN	2024	STP(US)	1,341,110		0	209,306	1,550,416
Totals				1,514,110		0	236,306	1,750,416

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	200,000	0	0	0	0
CN	0	0	1,550,416	0	0
Totals	200,000	0	1,550,416	0	0



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17	2	S Juniper Street and Jackson Street Improvements Magnolia Street to Monroe Avenue Reconstruct both streets including planing and re-use of grindings, grading, install missing segments of curb and gutter and sidewalk, new hot mix asphalt, street lights, and storm drainage improvements.	WA-07753					04	C G P S T W	0.270	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0	TIB	108,014	12,001	120,015
P	CN	2026		0	TIB	828,292	92,033	920,325
Totals				0		936,306	104,034	1,040,340

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	120,015	0
CN	0	0	0	0	920,325
Totals	0	0	0	120,015	920,325



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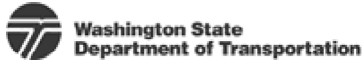
N Inside

Y Outside

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06	3	Mural Attraction Sidewalk Improvements Various Locations to The project constructs ADA ramps, sidewalks, and curb and gutter for the walking mural route.	WA-11096					21		0.220	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0	TIB	24,426	2,714	27,140
P	RW	2023		0	TIB	18,900	2,100	21,000
P	CN	2024		0	TIB	187,299	20,811	208,110
Totals				0		230,625	25,625	256,250

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	27,140	0	0	0
RW	0	21,000	0	0	0
CN	0	0	208,110	0	0
Totals	0	48,140	208,110	0	0



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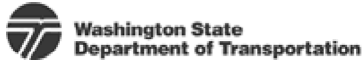
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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	4	Second Avenue Improvements Division Street to G Street Reconstruct roadway including excavation, new curb and gutter, sidewalk, crushed surfacing, hot mix asphalt, storm drainage improvements, and street lighting.	WA-11098					04	C G P S T W	0.480	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0	TIB	289,440	32,160	321,600
P	CN	2024		0	TIB	2,219,400	246,600	2,466,000
Totals				0		2,508,840	278,760	2,787,600

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	321,600	0	0	0
CN	0	0	2,466,000	0	0
Totals	0	321,600	2,466,000	0	0



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17	5	Asotin Avenue Improvements Elm Street to E. 1st Avenue Reconstruct roadway including excavation, new curb and gutter, sidewalk, crushed surfacing, hot mix asphalt, storm drainage improvements, and street lighting.	WA-11099					04	G P S T W	0.630	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0	TIB	385,200	42,800	428,000
P	CN	2025		0	TIB	2,953,260	328,140	3,281,400
Totals				0		3,338,460	370,940	3,709,400

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	428,000	0	0
CN	0	0	0	3,281,400	0
Totals	0	0	428,000	3,281,400	0



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16	6	S. Toppenish Avenue Improvements Asotin Avenue to 2nd Avenue Reconstruct roadway including excavation, new curb and gutter, sidewalk, crushed surfacing, hot mix asphalt, storm drainage improvements, and street lighting.	WA-11100					04	C G P S T W	0.280	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0	TIB	172,170	19,130	191,300
P	CN	2027		0	TIB	1,319,850	146,650	1,466,500
Totals				0		1,492,020	165,780	1,657,800

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	191,300
CN	0	0	0	0	1,466,500
Totals	0	0	0	0	1,657,800



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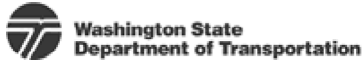
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00	7	Idaho Street Extension SR-22 to N Elm Street Construct new roadway including clearing and grubbing, excavation, curb and gutter, sidewalks, storm drainage improvements, crushed surfacing, HMA, street lighting, and pavement markings.	WA-11328					01		0.260	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0	TIB	115,740	12,860	128,600
P	RW	2026		0	TIB	198,000	22,000	220,000
P	CN	2027		0	TIB	887,400	98,600	986,000
Totals				0		1,201,140	133,460	1,334,600

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	128,600
RW	0	0	0	0	220,000
CN	0	0	0	0	986,000
Totals	0	0	0	0	1,334,600



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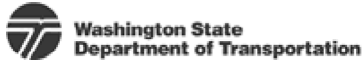
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17	8	4th Avenue Reconstruction Elm Street to Bolin Drive Reconstruct roadway including new curb and gutter, sidewalk, storm drainage, and illumination.	WA-12042					04	C G P S T W	0.210	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0	TIB	135,270	15,030	150,300
P	CN	2024		0	TIB	1,036,800	115,200	1,152,000
Totals				0		1,172,070	130,230	1,302,300

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	150,300	0	0	0
CN	0	0	1,152,000	0	0
Totals	0	150,300	1,152,000	0	0



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00	9	King Lane Improvements W. 1st Avenue to Rentschler Lane Construct new roadway to include asphalt paving, curb, gutter, and sidewalk.	WA-13541					01	C G P S T W	0.220	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0	TIB	137,700	15,300	153,000
P	RW	2023		0	TIB	18,000	2,000	20,000
P	CN	2024		0	TIB	1,064,556	118,284	1,182,840
Totals				0		1,220,256	135,584	1,355,840

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	153,000	0	0	0
RW	0	20,000	0	0	0
CN	0	0	1,182,840	0	0
Totals	0	173,000	1,182,840	0	0



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00	10	Fire Station Improvements Toppenish Fire Station to Expand existing fire station for new apparatus bay, gender facilities, and site improvements.	WA-13542					44		0.010	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	200,000	200,000
P	CN	2024		0		0	2,000,000	2,000,000
Totals				0		0	2,200,000	2,200,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	200,000	0	0	0
CN	0	0	2,000,000	0	0
Totals	0	200,000	2,000,000	0	0



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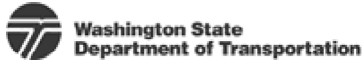
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00	11	Police Station Improvements to Enhance the existing Police Station to include roof replacement and interior renovations	WA-13543						44		0.010		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	200,000	200,000
P	CN	2024		0		0	2,400,000	2,400,000
Totals				0		0	2,600,000	2,600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	200,000	0	0	0
CN	0	0	2,400,000	0	0
Totals	0	200,000	2,400,000	0	0



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00	12	Berger Lane, Adams Avenue, and Brooks Lane Roadway Improvements Berger Lane Brooks Lane to Hammond Lane Construct new roadway in Berger Lane, Adams Avenue, and Brooks Lane to include aggregate base, asphalt, curb and gutter, and storm drainage improvements.	WA-13544					01	C G P S T W	0.340	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0		0	199,300	199,300
P	CN	2027		0		0	1,079,270	1,079,270
Totals				0		0	1,278,570	1,278,570

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	199,300
CN	0	0	0	0	1,278,570
Totals	0	0	0	0	1,477,870

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Toppenish	1,514,110	12,099,717	7,659,289	21,273,116



City of Toppenish
Administrative Services Department
MEMORANDUM

DATE: June 3, 2021

TO: Mayor and Councilmembers

CC: Lance Hoyt, City Manager

FROM: Debbie Zabell, Administrative Services Director

RE: Fee Schedule Update

The city has adopted a comprehensive Fee Schedule that is updated at the last council meeting of the current year and as needed throughout the year through the passing of a Resolution. The attached proposed Fee Schedule includes fees already approved by the City Council, new fees or adjustments to fees that are being recommended by staff, and housekeeping or updating information for clarity for the reader. The following narrative describes the proposed fee updates:

Remodel or Repair Building Permit Fee: (page 2 - see Schedule B – page 19)

Staff is recommending establishing a standard methodology for determining the valuation of the total work, including materials and labor for which the permit is being issued. The proposed schedule is modeled after the cities of Selah and Union Gap. Establishing a methodology provides for consistency for both the building owner and city, eliminates arbitrary and capricious determinations. In addition, the City's overall valuation (for establishing the property tax levy rate) is determined by the valuation of the buildings within the city.

Shipping Container Permit Fee: (page 2)

Shipping containers have become a new resource of housing and storage buildings. When a shipping container is used as a building or structure, they are subject to the building code. Accordingly, a building permit is required to locate and use the structure. Staff is recommending the inclusion of a Shipping Container Building Permit Fee based on three hours of processing, review, and inspection of each container.

Flood Development Permit Fee: (page 2)

At the Council's March 22, 2021, regular council meeting, staff presented an ordinance updating the City's Flood Development Ordinance. The Council approved the establishment of the permit fee of \$100.00 for new or addition construction that took place in the flood zone, and no permit fee for detached garages, small storage sheds, and water tanks located in the flood zone. The proposed fee schedule includes this fee.

Business License Fees: (page 3-5)

No fee updates. Staff has included references from the TMC for clarification.

Yard Sale License Fees: (page 5)

The City Council established Yard Sale Permits in 2004 for the purpose of regulating the number of yard sales per year, the duration of the sale, as well as the placement of signs. The City issues an average of 340-yard sale permits, annually. Staff is recommending adjusting the to \$10.00 to help to defray some of the costs associated with processing yard sale permits.

Special Event Permit Fees: (page 5)

At the Council's March 1, 2021, Study Session, staff presented an ordinance updating the Special Event Permit that included fees for permit applications based on resident or nonresidents, time of application submittal, and including a discount rate for non-profit organizations. The proposed fee schedule includes these fees.

Dog License Fees: (page 6)

No fee updates. Staff is recommending clarifying the kennel license is in addition to the per dog fee.

Fire Inspection Fees: (page 7)

The city performs approximately 300 Fire, Life, Safety Inspections and 150 re-inspections annually. There is currently no charge. The per business inspection can range from one to one and one-half hour up to two days, depending on the size and occupancy of the business. Conservatively, 20% of the fire department's time is required to be spent on these fire inspections. Both the cities of Sunnyside and Yakima (fulltime paid fire departments) charge annual inspection fees and re-inspection fees based on the occupancy and square footage of the building. Staff is recommending that annual fire, life, safety inspection and re-inspection fees be established to defray the costs associated with performing these required inspections.

Fire Inspection Fees: (page 8)

No fee updates. Corrected the detection and suppression system fees so that each system is listed separately.

Short Plat Fees: (page 11-12)

No update to fees. The proposed update defines the number of lots for both a short and formal plat that is consistent with the municipal code.

Water Fees: (page 15-16)

Corrected the amount listed for a 1" water meter from \$230.00 to the correct amount of \$438.00. Staff is recommending adjusting the cost of the Hydrant Permit fee to account for the processing time of issuing and inspecting the hydrant meter. Staff is also recommending adjusting the penalty for an improper connection to the City's water system to warrant the severity of the action.

Building Permit Fees: (page 18-19)

At the Council's March 22, 2021, Regular Council Meeting, staff presented an ordinance adopting the 2018 International Building and Residential Codes as required by the State Building Code Council.

Council Action: Direct staff to prepare a Resolution that will update the proposed Fee Schedule for Council's consideration at Council's June 14, 2021, Regular Council Meeting.

City of Toppenish
MASTER FEE SCHEDULE
Resolution 2021-XX Schedule A

BUILDING, PLUMBING, MECHANICAL PERMIT FEES AND CHARGES					
15.01.050	Building Permit Fees (see Schedule B to determine valuation)				
Total Valuation			Permit Fee		
\$0	to	\$500	<u>\$24.00</u> for the first \$500		
\$501	to	\$2,000	<u>\$24.00</u> for the first \$500 plus <u>\$3.00</u> for each additional \$100 or fraction thereof to and including \$2,000		
\$2,001	to	\$40,000	<u>\$69.00</u> for the first \$2,000 plus <u>\$11.00</u> for each additional \$1,000 or fraction thereof to and including \$40,000		
\$40,001	to	\$100,000	<u>\$487.00</u> for the first \$40,000 plus <u>\$9.00</u> for each additional \$1,000 or fraction thereof to and including \$100,000		
\$100,001	to	\$500,000	<u>\$1,027.00</u> for this first \$100,000 plus <u>\$7.00</u> for each additional \$1,000 or fraction thereof to and including \$500,000		
\$500,001	to	\$1,000,000	<u>\$3,827.00</u> for the first \$500,000 plus <u>\$5.00</u> for each additional \$1,000 or fraction thereof to and including \$1,000,000		
\$1,000,001	to	\$5,000,000	<u>\$6,327.00</u> for the first \$1,000,000 plus <u>\$3.00</u> for each additional \$1,000 or fraction thereof to an including \$5,000,000		
\$5,000,001	and	over	<u>\$18,327.00</u> for the first \$5,000,000 plus <u>\$1.00</u> for each additional \$1,000 or fraction thereof		
	Building Plan Review Fee: 65% of permit fee as calculated using the above table			Existing	Proposed
	Refund of Building Plan Review Fee: No time in review 20% non-refundable - 80% refundable Review started 20% non-refundable - balance of refund based on the percentage of review completed			\$78.00	\$78.00
15.01.050	Other Building Permit and Inspection Fees:			\$450.00	\$450.00
	Additional plan review required by changes, additions or revisions to approved plans (minimum charge 1/2 hour), per hour, or actual cost, whichever is greatest			\$75.00	\$75.00
	Commercial Coach - Single Section			\$65.00	\$65.00
	Commercial Coach - Each Additional Section			\$30.00	\$30.00
	Demolitions			\$100.00	\$100.00
15.20.030	Fence permit (all fences new, addition to or electric fence)			\$78.00	\$78.00
	Inspections outside of normal business hours (minimum charge two hours), per hour, or actual cost, whichever is greatest			50% of actual permit	50% of actual permit

	Inspections for which no fee is specifically indicated, per hour, or actual cost, whichever is greatest. This includes pre-permitting inspections. IBC Sec 110.2 & IRC 109.1.5	\$280.00	\$280.00
	Investigation Fee: building, structure, gas, mechanical or plumbing work commencing before permit issuance (IBC Sec 109.4 & IRC Sec R108.6)	\$320.00	\$320.00
	Manufactured Homes - Single Wide	\$360.00	\$360.00
	Manufactured Homes - Double Wide	\$100.00	\$100.00
	Manufactured Homes - Triple Wide	Actual Cost	Actual Cost
15.05.020	Moving Permit (building moved within or through City)	\$100.00	\$100.00
	Outside consultants for plan checking, inspections, or both, including administrative and overhead cost (when used)	\$78.00	\$78.00
	Remodel or Repair building permits (see Schedule B for valuation determination)		
	Re-inspection fees, per hour, or actual cost, whichever is greatest	\$78.00	\$78.00
	Re-Roofing - Residential, one- and two-family units	\$75.00	\$75.00
	Re-Roofing - Non-Residential, square feet up to 10,000	\$125.00	\$53.00
	Re-Roofing - Non-Residential, per each additional 10,000 square feet or fraction thereof	\$75.00	\$75.00
	Shipping container placement permit fee - per container	\$0.00	\$234.00
	Shipping container placement plan review fee (65% of permit fee)	\$0.00	\$152.10
	Swimming Pools (depth of 24" or more - IBC Sec. 105.2.9 & IRC Sec. R105.2.7) Exempt: Spas, saunas, or hot tubs with safety covers		\$110.00
	Flood Development Permit Fee:		\$0.00
15.30.110	Flood development permit, new or addition residential and nonresidential construction		\$100.00
15.30.160(F)	Flood development permit detached garages, small storage sheds and small water tanks		\$0.00
15.01.050	Mechanical Permit Fees: (see Schedule B for permit fees)	\$78.00	\$78.00
	Other Mechanical Inspection Fees:	\$20.00	
	Additional plan review required by changes, additions or revisions to approved plans, per hour for minimum one-half hour	\$25.00	\$78.00
	Inspections for which no fee is specifically indicated	\$100.00	\$20.00
	Reinspection (after one inspection and one reinspection)		\$25.00
	Inspections outside normal business hours, per hour for minimum of two hours		\$100.00
15.01.050	Plumbing Permit Fees: (see Schedule B for permit fees)	\$78.00	
	Other Plumbing Inspections and Fees :	\$100.00	
	Additional plan review required by changes, additions or revisions to approved plans, per hour for minimum one-half hour	\$25.00	\$78.00
	Inspections outside normal business hours, per hour for minimum of two hours		\$100.00

	Reinspection (after one inspection and one reinspection)		\$25.00
	Development Review Fees and Reimbursable Charges:		
17.24.020 & 2.85.030(D)	<p>Development review billing fees provide for reimbursement of consultant peer review costs, legal review costs, hearing examiner costs, special studies, copying expenses and other related costs for land use permits, new commercial or multi-family buildings, grading, right-of-way and first-time tenant improvement projects. Billing is not used for single family residential building permits, unless there are permits other than building, plumbing or mechanical associated with the project.</p> <p>Depending on the size and complexity of the project, the fee required may be more than the minimum stated. Payment is due to the City upon demand. Billing is used for all phases of review and any other permit review or inspection cost that is not covered by plan review or permit fees. The actual review time varies for each project. If direct costs are less than the development review fee, the City shall refund to the applicant any remaining portion of the fee. If the direct costs exceed the development review fee, the applicant is required to submit additional funds to cover the direct costs and to ensure there are sufficient funds to cover all remaining work for the project.</p>		Minimum Deposit \$2,500
BUSINESS LICENSE FEES AND CHARGES			
5.01.070	17.16.020 Zoning conformance review required. Prior to obtaining any business license, building permit or lot line adjustment, the applicant shall request the zoning administrator or his/her designee to determine whether the use, building or lot change complies with all provisions of this title, any applicable use permit and that all permit conditions have been satisfied.		
	Business License Fees:		
	Regardless of the number of employees, the fee for the license shall not be more than \$600.00. Employees mean full-time employees, including the owner of the business, (two part-time employees are equal to one full-time employee.)		
5.01.120(A)	Annual base rate	\$40.00	\$40.00
5.01.120(B)	Each employee (including the business owner)	\$10.00	\$10.00
5.01.120(B)	In addition to the base rate and the amount per employees, an additional fee/s shall be assessed and paid for amusement machines, (video game or pinball, card table, pool table, horse trolley vehicle and tavern or restaurant which serves liquor and provides dancing or entertainment.		
5.01.120(B)	Each amusement machine, such as video game or pinball	\$10.00	\$10.00
5.01.120(B)	Each Card table	\$10.00	\$10.00
5.01.120(B)	Each Pool table	\$10.00	\$10.00
5.01.120(B)	Each Horse trolley vehicle	\$25.00	\$25.00
5.01.120(B)	Tavern or restaurant which serves liquor and provides entertainment, such as dancing or a floor show	\$50.00	\$50.00
	Other Business Activity License Fees:		
5.10.010	Carnival - per day	\$100.00	\$100.00

5.10.010	Carnival and Fair Inspection/Investigation Fee	\$50.00	\$50.00
5.01.120(C)	Circus - per event, up to three consecutive days	\$100.00	\$100.00
5.01.120(C)	Dance Hall - per year	\$150.00	\$150.00
5.01.120(C)	Public Dance (Dances that are not part of ordinary course of business) - per day	\$50.00	\$50.00
5.01.120(C)	Flea market (per year or \$50.00 per day)	\$150.00	\$150.00
5.01.120(C)	Home Occupation - per year See TMC 17.56.050 Home Occupation zoning approval required prior to issuance of Home Occupation business license	\$30.00	\$30.00
5.01.120(C)	Residential rental license base rate (includes one unit)	\$40.00	\$40.00
	Each additional residential unit over one	\$15.00	\$15.00
5.01.120(C)	Shows, exhibitions or fairs (per day)	\$50.00	\$50.00
5.01.120(C)	Transient merchant, hawker and peddler (per month per wagon, cart or stand, or \$150.00 per year)	\$50 or \$150.00	\$50 or \$150.00
	Master License Fees:		
5.01.130(A)	Within Toppenish Rodeo and Livestock Grounds - per year	\$300.00	\$300.00
	Within Toppenish Rodeo and Livestock Grounds - per event	\$50.00	\$50.00
5.01.130(B)	Nonprofit community organizations - per organization per year	\$200.00	\$200.00
	Nonprofit community organizations - per organization per event	\$50.00	\$50.00
	Certain uses, because of their nature, are classified as “special events.” These special events shall be allowed by special events permit granted by the city manager or designee. See		
5.01.120(E)	Late Fee (more than 30 days past renewal)	\$25.00	\$25.00
	Mobile Home Parks and Recreational Vehicle Parks Fees:		
15.15.360(A)	Mobile Home Parks Annual Application and License Fee, not refundable; using the monthly average of spaces occupied and unoccupied the month prior to application Base license fee plus per space charge	\$75.00	\$75.00
	In addition to the base rate an additional fee will be charged for each occupied space.	\$50.00	\$50.00
	In addition to the base rate and the fee for each occupied space, an additional fee will be charged for each unoccupied space	\$5.00	\$5.00
15.15.360(B)	Recreational Vehicle Parks (not refundable) - per year	\$75.00	\$75.00
	In addition to the base rate an additional fee will be charged for each space.	\$20.00	\$20.00
5.60.040	Entertainment License Fees:		
	It is unlawful for any person to be employed as or act as an entertainer without a valid license. The fee for a license shall be included with the initial application and each application renewal. In addition, a nonrefundable application fee must be paid at the time of filing an application in order to defray the costs of processing the application.		
	Entertainer’s Application	\$50.00	\$50.00

	Entertainer's License - per year	\$100.00	\$100.00
5.50.023	Yard and Garage Sales Fees:		
	Yard and Garage Sales Permit (three per property per calendar year - Jan thru Dec)	\$7.50	\$10.00
5.65.120	Special Event Fees: Parades, Athletic Events, Family Reunions, Weddings		
	Certain uses are classified as "special events". Special events permit are granted by the city manager or designee.		
	Application submitted 30 days or more before the event - Resident	\$50.00	\$50.00
	Application submitted 30 days or more before the event - Non Resident	\$63.00	\$63.00
	Application submitted less than 30 days before the event - Resident	\$75.00	\$75.00
	Application submitted less than 30 days before the event - Non Resident	\$94.00	\$94.00
	Non-Profit organizations - 50% of the above fees		
	City staff required for each event - current hourly billing rate		
	Plus costs for garbage removal - quote provided by Public Works Superintendent		
5.45.410(L)	Wireless Communication Facilities Deposit: If the actual costs to the City are less than the application fee deposit, then the City shall refund to the applicant any remaining portion of the fee deposit. If the actual costs to the City exceed the application fee deposit, then the City may request that the applicant increase its	\$3,000.00	\$3,000.00
CEMETERY FEES AND CHARGES			
	Grave Site Fees:		
2.65.060(A)	Adult Plot	\$865.95	\$865.95
	Infant Plot	\$378.85	\$378.85
	Cremation Plot	\$335.55	\$335.55
2.65.060(A)	Mausoleum Tomb Fees:		
	Adult Plot	\$1,435.30	\$1,435.30
	Infant Plot	\$1,435.30	\$1,435.30
	Cremation Plot	\$1,435.30	\$1,435.30
	Perpetual Care & Maintenance Fees:		
2.65.060(A)	Adult Plot	\$506.58	\$506.58
2.65.060(A)	Infant Plot	\$209.37	\$209.37
2.65.060(A)	Cremation Plot	\$168.37	\$168.37
2.65.060(A)	Interment Fees: (opening & closing) Includes placement setting of temporary concrete grave marker made by City		
	Adult Plot	\$694.92	\$694.92
	Infant Plot	\$286.85	\$286.85
	Cremation Plot (interment into cremation plot or into occupied single adult plot)	\$253.29	\$253.29
	Mausoleum Plot	\$292.26	\$292.26

2.65.060(A)(3)	First interred in a double deep adult plot (additional charge payable with the opening/closing cost of the first grave)	\$1,058.62	\$1,058.62
2.65.060(A)	Grave Liner Fees: (sales tax is required for grave liners)		
	Full Size	\$606.16	\$606.16
	Infant	\$331.22	\$331.22
	Cremation	\$247.88	\$247.88
	Extra Large Liner	\$703.58	\$703.58
	Removal of Remains Fees:		
	From one grave to another in Elmwood Opening and closing of two plots. *Requires replacement liner.		
2.65.060(B)	*Adult Plot	\$1,389.85	\$1,389.85
	*Infant Plot	\$573.70	\$573.70
	*Cremation Plot	\$506.57	\$506.57
	From Elmwood to be moved outside of Elmwood		
	Adult Plot	\$844.30	\$844.30
	Infant Plot	\$441.63	\$441.63
	Cremation Plot	\$292.26	\$292.26
	Marker & Vase Installation Fees: Maximum depth all markers 12"		
2.65.080(A)	Flat Markers up to and including 12" x 24"	\$363.69	\$363.69
2.65.080(B)	Flat Markers 12" x 25" up to and including 12" x 36"	\$441.63	\$441.63
2.65.080(C)	Flat Markers 12" x 37" up to and including 12" x 40"	\$513.07	\$513.07
2.65.080(E)	Upright Markers with base up to and including 24" long	\$513.07	\$513.07
2.65.080(F)	Upright Markers with base a over 24" and up to and including 36" long	\$584.52	\$584.52
2.65.080(G)	Upright Markers with base over 36" and up to and including 40" long	\$662.44	\$662.44
2.65.080(D)	Setting for each vase	\$43.30	\$43.30
	Other Burial Fees:		
2.65.090	Saturday or Non-City Workday Service	\$513.07	\$513.07
DOG LICENSE FEES AND CHARGES			
6.04.050	Unaltered Female or Male - per year, per dog	\$30.00	\$30.00
	Altered Female or Male - per year, per dog	\$15.00	\$15.00
	Kennel - per year plus per dog fee	\$100.00	\$100.00
6.04.010(F)	Any person, partnership or corporation engaged in the business of breeding, buying, selling or boarding dogs and cats or any owner possessing four or more like animals for more than a 30-day period.		
6.04.060	Late Fee (31 or more days late)	\$7.50	\$7.50

6.04.100	Replacement tag		\$3.00	\$5.00	
FIRE PERMITS, ALARMS AND TRAINING FEES AND CHARGES					
3.01.070(C)	Fire Service Fees:				
	Annual Fire Inspection Fees:				
	E, I, F, H, M, S Occupancy: 0 to 5,000 square feet			\$80.00	
	E, I, F, H, M, S Occupancy: 5,001 to 10,000 square feet			\$105.00	
	E, I, F, H, M, S Occupancy: 10,001 and over			\$130.00	
	A, B, R Occupancy: 0 to 5,000 square feet			\$55.00	
	A, B, R Occupancy: 5,001 to 10,000 square feet			\$80.00	
	A, B, R Occupancy: 10,001 and over			\$105.00	
	Compliance Fire, Life, Safety Reinspection Fees:				
	1st reinspection			\$0.00	
	2nd reinspection			\$55.00	
	3rd reinspection			\$105.00	
	4th reinspection			\$155.00	
	5th reinspection			\$205.00	
	6th reinspection and each inspection thereafter			\$255.00	
	Emergency DUI Response DUI Cost Recovery-Emergency Response Annual Yakima Co. Fire District Cost Recovery Rates		Actual Cost	Actual Cost	
	Fire Reports		\$15.00	\$15.00	
	First Aid/CPR Training (per person)		\$65.00	\$65.00	
	Fire Extinguisher Training (per person)		\$25.00	\$25.00	
8.08.040	False Alarm Fees:				
	First response		\$0.00	\$0.00	
	Each response in excess of one per year		\$50.00	\$50.00	
	Nuisance Alarm Fees:				
	First Response		\$0.00	\$0.00	
	Each response in excess of one per year		\$50.00	\$50.00	
	Fire Permit Fees:				
15.01.050	Permit Fee Schedule - based on square fee and Occupancy Group as defined in Article 2 of the International Fire Code				
	B, R, U - Offices, professional services, motels, apartments, agricultural buildings				
	A, E, M - Assembly of people, education centers, mercantile				
	F, H, I, S - Factories, high hazard material locations, institutions, warehouses				
	Square Feet		B, R, U	A, E, M	F, H, I, S

	1	to	1,000		\$58.50		\$77.10		\$95.95			
	1,001	to	2,500		\$80.60		\$108.05		\$135.30			
	2,501	to	5,000		\$116.65		\$153.95		\$193.35			
	5,001	to	7,500		\$172.90		\$231.15		\$289.05			
	7,501	to	10,000		\$230.90		\$307.80		\$384.80			
	10,001	to	12,500		\$290.00		\$384.80		\$480.45			
	12,501	to	15,000		\$347.20		\$461.70		\$577.95			
	15,001	to	17,500		\$403.60		\$538.65		\$673.65			
	17,501	to	20,000		\$461.70		\$615.85		\$769.25			
	20,001	and	higher		\$519.75		\$692.55		\$865.10			
15.01.050	Reinspection Fee - 50% of original permit fee											
	Fire Plan Review Fee is 65% of permit fee as shown above:											
	Refund of Fire Plan Review Fee: No time in review 20% non-refundable - 80% refundable. Review started 20% non-refundable - balance of refund based on the percentage of review completed											
	Additional Plan Review Fee, per hour								\$65.17	\$65.17		
15.01.050	Detection and Suppression System Fees:											
15.01.050	Fire Sprinkler System Permit											
	Permit Fee: for every 5,000 Square Feet or portion thereof								\$87.35	\$87.35		
	Plan Review Fee: 65% of the Fire Sprinkler System Fee								\$56.78	\$56.78		
	Inspection of maintenance and upgrades (existing system)								\$100.00	\$100.00		
15.01.050	Fire Alarm System Permit											
	Permit: for every 5,000 Square Feet or portion thereof								\$87.35	\$87.35		
	Plan Review Fee: 65% of the Fire Alarm System Fee								\$56.78	\$56.78		
	Inspection of maintenance and upgrades (existing system)								\$100.00	\$100.00		
	Suppression System Permit											
	Self Contained Systems - Hood and Duct, Paint Booth, etc.								\$87.34	\$87.34		
	Plan Review Fee: 65% of the Fire Sprinkler System Fee								\$56.77	\$56.77		
15.01.050	Flammable/Combustible Liquid and Gas Storage Tank Fees:											
	1 to 124 gallon tanks - No Permit Required											
	125 to 300 gallon tanks								\$74.87	\$74.87		
	301 to 600 gallon tanks								\$87.35	\$87.35		
	601 to 1,000 gallon tanks								\$99.83	\$99.83		
	1,001 to 5,000 gallon tanks								\$112.31	\$112.31		
	5,001 to 10,000 gallon tanks								\$124.78	\$124.78		

	10,001 to 20,000 gallon tanks		\$137.27	\$137.27
	20,001 gallon tanks and larger		\$149.74	\$149.74
	Underground Tank Removal Fee, per tank		\$62.42	\$62.42
	Temporary Membrane Structures, Tents & Canopy Fee (air-supported temporary membrane structures or tents with an area in excess of 200 square feet, or a canopy in excess of 400 square feet, except for structures used exclusively for camping.)		\$94.00	\$94.00
GARBAGE AND SOLID WASTE FEES AND CHARGES				
	Collection Fees and Late Charges:			
8.10.050(B)	Private Collection Permit (per year)		\$25.00	\$25.00
8.10.170(D)	Callback Fee: 90 Gallons		\$15.00	\$15.00
	Callback Fee: 300 Gallons		\$20.00	\$20.00
	Callback Fee: 350 Gallons		\$25.00	\$25.00
	Callback Fee: 420 Gallons		\$30.00	\$30.00
8.10.170(E)	Extra Hauling Fee (special items outside of containers - call for quote)		Actual cost	Actual cost
8.10.170(G)	Overfull Container: 90 Gallons		\$15.00	\$15.00
	Overfull Container: 300 Gallons		\$20.00	\$20.00
	Overfull Container: 350 Gallons		\$25.00	\$25.00
	Overfull Container: 420 Gallons		\$30.00	\$30.00
8.10.170(I.)	Unscheduled Pickup (extra pickup): 90 Gallons		\$15.00	\$15.00
	Unscheduled Pickup (extra pickup): 300 Gallons		\$20.00	\$20.00
	Unscheduled Pickup (extra pickup): 350 Gallons		\$25.00	\$25.00
	Unscheduled Pickup (extra pickup): 420 Gallons		\$30.00	\$30.00
8.10.185	Late Fee – per month		\$10.00	\$10.00
8.10.190	Delinquent Fee		\$20.00	\$20.00
GRADING FEES AND CHARGES				
15.01.050	Based on the size and complexity of the project, the applicant may be required to pay the development review fee (minimum \$2,500 deposit) in addition to the grading fees and charges listed below.			
	Volume (Cubic Yards)	Plan Review	Permit Fee	
	50 cubic yards or less	\$0.00	\$0.00	
	51 to 100 cubic yards	\$18.73	\$18.73	
	101 to 1,000 cubic yards	\$28.12	\$54.30 for the first 100 cy plus \$13.14 for each add'l 100 cy or fraction thereof,	

	1,001 to 10,000 cubic yards	\$37.45	\$146.52 for the first 1,000 cy plus \$11.22 for each add'l 1,000 cy or fraction thereof,	
	10,001 to 100,000 cubic yards	\$37.45 for the first 10,000 cy plus \$11.22 for each add'l 10,000 cy or fraction thereof	\$247.46 for the first 10,000 cy plus \$60.50 for each add'l 10,000 cy or fraction thereof,	
	100,001 to 200,000 cubic yards	\$205.99 for the first 100,000 cy plus \$11.22 for each add'l 10,000 cy or fraction thereof	\$701.92 for the first 100,000 cy plus \$28.122 for each add'l 10,000 cy or fraction thereof	
MISCELLANEOUS FEES AND CHARGES				
3.01.070(A)	Copy Charges per RCW 42.56.120:			
	(i) Photocopies of public records or printed copies of electronic public records, per page, or actual cost if documents are sent out for copying		\$0.15	\$0.15
	(ii) Public records scanned into an electronic format requests, per page		\$0.10	\$0.10
	(iii) Scanned public records uploaded to e-mail or data storage service or other means of electronic delivery, per every four electronic record		\$0.05	\$0.05
	Other Fees and Charges:			
	Maps		Actual cost	Actual cost
3.01.070(A)	Non-sufficient funds (NSF) check handling fee		\$30.00	\$30.00
	Personnel Services Fee: miscellaneous inspections and municipal services		Time and Material	Time and Material
PARK FEES AND CHARGES				
2.80.050(B)	Park Facilities Rentals:			
	Inside City Rate: Per hour, in four hour increments, minimum four hours/\$40.00		\$10.00	\$10.00
	Outside City Rate: Per hour, in four hour increments, minimum four hours/\$48.00		\$12.00	\$12.00
PLANNING AND ZONING FEES AND CHARGES				
	Development Review Fees and Reimbursable Charges:			

17.24.020 & 2.85.030(D)	<p>Development review billing fees provide for reimbursement of consultant peer review costs, legal review costs, hearing examiner costs, special studies, copying expenses and other related costs for land use permits, new commercial or multi-family buildings, grading, right-of-way and first-time tenant improvement projects. Billing is not used for single family residential building permits, unless there are permits other than building, plumbing or mechanical associated with the project.</p> <p>Depending on the size and complexity of the project, the fee required may be more than the minimum stated. Payment is due to the City upon demand. Billing is used for all phases of review and any other permit review or inspection cost that is not covered by plan review or permit fees. The actual review time varies for each project. If direct costs are less than the development review fee, the City shall refund to the applicant any remaining portion of the fee. If the direct costs exceed the development review fee, the applicant is required to submit additional funds to cover the direct costs and to ensure there are sufficient funds to cover all remaining work for the project.</p>	Minimum Deposit \$2,500	Minimum Deposit \$2,500
2.85.020	Planning & Zoning Fees and Charges:		
	Comprehensive plan amendment	\$300.00	\$300.00
	Substantial development permit under the shoreline master program	\$300.00	\$300.00
	Critical areas permit	\$100.00	\$100.00
14.10.010	SEPA - Environmental Review Fees:		
	Environment Checklist Review when public notice is stand alone	\$250.00	\$275.00
	Environment Checklist Review when public notice is combined with other required public notices	\$100.00	\$125.00
	Preparation of a Draft EIS	\$500.00	\$500.00
	Preparation of an EIS Scoping	\$200.00	\$200.00
	Preparation of a Final EIS	\$200.00	\$200.00
	Sign Permit - Zoning Review Fees:		
15.10.020(G)	Up to 25 sq. ft. sign	\$30.00	\$30.00
15.10.020(G)	Each additional sq. ft over 25 sq. ft.	\$0.50	\$0.50
16.08.060(B)	Subdivision Qualified Exemption Application Fees:		
	First action	\$100.00	\$100.00
	Each additional action	\$25.00	\$25.00
	Subdivision Fees:		
	Short Plat: 2 to 6 lots	\$250.00	\$250.00
	Formal (long) Plat Application: 7 or more lots	\$300.00 plus \$15.00 per lot	\$300.00 plus \$15.00 per lot

	Extend preliminary plat deadline			\$100.00	\$100.00	
	Final Plat Application:					
	Short and Long Subdivision			\$300.00	\$300.00	
16.18.010(3)(g)	Alter, Amend, or Vacate Plat Application (including street/right-of-way)			\$300.00	\$300.00	
17.16.050	Certificate of Zoning Compliance Certificate Fees:					
	New application			\$150.00	\$150.00	
	Renewal			\$25.00	\$25.00	
	Conditional Property Use Permit Fees:			\$100.00	\$100.00	
	Development Review Deposit Required					
17.56	Special Property Use Permit Fees:			\$100.00	\$100.00	
	Development Review Deposit Required					
	Mobile home parks Crematories Churches Fraternal Lodges	Grange halls Clubs Philanthropic Institutions	Schools Daycare Centers (not in home) Nursing Homes	Temporary facilities Permitted special uses in B3 zones.	\$350.00	\$350.00
TMC.56.050	Home occupations			\$150.00	\$150.00	
	Special property permit issued for business performed from a residence in R1 & R2 and is clearly incidental and secondary to the use of the premises as a dwelling place and does not change the character thereof. This occupation shall be carried on or conducted only by members of a family residing in the dwelling with no outside help employed.					
	Variance Applications Fees: plus applicable costs of all additional public notifications and/or staff time resulting from applicant requested changes based on the judgement of the administrator					
	First action on parcel			\$300.00	\$300.00	
	per each additional related action on same parcel			\$50.00	\$50.00	
15.15.320	Mobile home/RV park variances			\$300.00	\$300.00	
	Zoning Code Amendments: plus applicable costs of all additional public notifications and/or staff time resulting from applicant requested changes based on the judgement of the administrator					
	Sites up to one acre			\$300.00	\$300.00	
	Sites more than one acre			\$400.00	\$400.00	
	Amendment to zoning or subdivision ordinance text			\$300.00	\$300.00	
17.24.030(E)	Similar use determination			\$150.00	\$150.00	
17.24.030(F)	Applicant's request for special planning commission meeting			\$35.00	\$35.00	
	Administrative appeal			\$300.00	\$300.00	
	Reconsideration of hearing examiner decision			\$300.00	\$300.00	

	Rescheduling by applicant of hearing before planning commission, hearing examiner or city council	\$150.00	\$150.00
17.26.080	Design District Planning Review	\$150.00	\$150.00
17.85.120	Application subject to Public Hearing	\$300.00	\$300.00
	Application subject to Administrative Review	\$50.00	\$50.00
	Application to Vacate Public Right of Way, plus applicable costs of appraisal, land and recording fees	\$300.00	\$300.00
POLICE AND LAW ENFORCEMENT FEES AND CHARGES			
1.16.040	Booking Fee	\$23.00	\$23.00
	Fingerprinting Fees:		
3.01.070(B)	1st card - resident	\$15.00	\$15.00
3.01.070(B)	each additional card - resident	\$25.00	\$25.00
3.01.070(B)	1st card - nonresident	\$19.00	\$19.00
	each additional card - nonresident	\$31.00	\$31.00
	Case Reports or Misc. Reports Fees		
3.01.070(B)	Insurance Company	\$15.00	\$15.00
3.01.070(B)	Citizen - per page	\$0.15	\$0.15
3.01.070(B)	Victim - per page	\$0.15	\$0.15
	Accident Report Fees		
3.01.070(B)	Insurance Company	\$15.00	\$15.00
3.01.070(B)	Citizen - per page	\$0.15	\$0.15
3.01.070(B)	Victim - per page	\$0.15	\$0.15
3.01.070(B)	Communication Tapes/CD's	\$10.00	\$10.00
	Concealed Pistol License (Fee set by WA State DOL) Fees		
3.01.070(B)	Original	\$48.00	\$48.00
3.01.070(B)	Renewal	\$32.00	\$32.00
3.01.070(B)	Late Renewal	\$42.00	\$42.00
3.01.070(B)	Replacements	\$10.00	\$10.00
	False Alarm Fees:		
8.08.040	First response	\$0.00	\$0.00
8.08.040	Each response in excess of one per year	\$50.00	\$50.00
RECREATION AND SWIMMING PROGRAM FEES AND CHARGES			
2.75.010	Recreation Programs Fees:		
	Youth - resident	\$21.00	\$21.00
	Adult - resident	\$21.00	\$21.00

	Youth - nonresident	\$25.00	\$25.00
	Adult - nonresident	\$25.00	\$25.00
	Adult Fitness Class Fees:		
	Per session	\$3.00	\$3.00
	Per month	\$30.00	\$30.00
	Aquatics Fees:		
2.75.010	General Admission:		
	Youth (up to 12 years old, includes sales tax)	\$2.00	\$2.00
	Adult (13 years and older, includes sales tax)	\$3.00	\$3.00
	Discount Tickets:		
	10 youth tickets (20% discount) - resident	\$16.00	\$16.00
	10 youth tickets (10% discount) - nonresident	\$18.00	\$18.00
	10 adult tickets (20% discount) - resident	\$24.00	\$24.00
	10 adult tickets (10% discount) - nonresident	\$27.00	\$27.00
2.75.010	Season Pass		
	Youth - resident (up to 12 years old)	\$56.00	\$56.00
	Youth - nonresident (up to 12 years old)	\$70.00	\$70.00
	Single Person (13 years and older) - resident	\$84.00	\$84.00
	Single Person (13 years and older) - nonresident	\$105.00	\$105.00
	*Honored Citizen - resident	\$56.00	\$56.00
	*Honored Citizen - nonresident	\$70.00	\$70.00
	Swim Team Member - resident	\$84.00	\$84.00
	Swim Team Member - nonresident	\$105.00	\$105.00
	Family: 2 to 6 family members - resident	\$168.00	\$168.00
	Family: 2 to 6 family members - nonresident	\$210.00	\$210.00
	Family: each additional person after 6 - resident	\$28.00	\$28.00
	Family: each additional person after 6 - nonresident	\$35.00	\$35.00
	*Honored citizen is for those who are 62 years or older, possess a State of Washington Handicapped Parking Placard (wallet card), SSI Disabled, or active duty military and veterans of America.		
2.75.010	Pool Rental Fees:		
	up to 50 swimmers – resident (per hour)	\$128.00	\$128.00
	up to 50 swimmers – nonresident (per hour)	\$160.00	\$160.00
	each swimmer over 50 swimmers – resident (per hour)	\$1.00	\$1.00
	each swimmer over 50 swimmers – nonresident (per hour)	\$1.25	\$1.25

	Aquatic Class Fees:		
2.75.010	Water Safety Class (Swim Lessons) - resident	\$27.50	\$27.50
	Water Safety Class (Swim Lessons) - nonresident	\$34.10	\$34.10
	Lifeguard Training – Initial Certification	\$175.00	\$175.00
	Lifeguard Training – Re-certification	\$75.00	\$75.00
SEWER, STREET, AND WATER FEES AND CHARGES			
	Based on the size and complexity of the project, the applicant may be required to pay the development review fee (minimum \$2,500) in addition to the sewer, street, and water fees and charges listed below.		
SEWER PERMIT FEES AND CHARGES			
	Sewer Fees & Charges:		
2.85.030(B)(1)	Sewer video inspection	\$50.00	\$50.00
2.85.030(B)(1)	Per foot of main inspected	\$2.50	\$2.50
2.85.030(A)(1)	Sewer Tap & Inspection, per tap (from main line to property)	\$250.00	\$250.00
13.46.020	Sewer System Connection Charge per connection	\$2,000.00	\$2,000.00
13.34.010	Side Sewers Connection Permit (from property line to structure)	\$250.00	\$250.00
	Side Sewer Repair Permit (from property line to structure)	\$50.00	\$50.00
13.44.050	Late Fee – per month	\$10.00	\$10.00
13.44.055	Non-payment sewer shut-off fee	\$20.00 plus time & material	\$20.00 plus time & material
STREET PERMIT FEES AND CHARGES			
	Road and Street Fees and Charges:		
2.85.020	Permit to occupy right-of-way	\$100.00	\$100.00
16.18	Vacation of public right-of-way plus cost of appraisal and land (outside of plat)	\$225.00	\$225.00
12.04.080	Sidewalk Construction Permit	\$100.00	\$100.00
12.04.170	Driveway Permit	\$100.00	\$100.00
12.08.010	Excavation/Right-of-Way Permit	\$100.00	\$100.00
13.04.060(B)	Pavement Cut per square foot for paved or oiled streets	\$6.00	\$6.00
	Storm and Surface Water Connection Fees:		
13.60.040	Connection Fee (as prescribed in TMC 13.60.040)	See 13.60.040	See 13.60.040
2.85.030(A)(3)	Storm Drain improvement inspection (from main property)	\$250.00	\$250.00
WATER PERMIT FEES AND CHARGES			
	Water Fees & Charges:		
2.85.030(A)(2)	Water main improvement inspection service, per lot or parcel	\$200.00	\$200.00
2.85.030(B)(2)	Water main pressure testing, per test	\$50.00	\$50.00

2.85.030(B)(3)	Water main bacterial test, per test	\$100.00	\$100.00
	Water Meter and Service Connection Fees:		
	Water Meter and Connection to Water Service: main tap, excavation, pipe, meter & set-up		
13.04.060(A)	3/4" service	\$1,300.00	\$1,300.00
13.04.060(A)	1" service	\$1,600.00	\$1,600.00
13.04.060(A)	1 1/2" service	\$2,200.00	\$2,200.00
13.04.060(A)	2" service	\$2,900.00	\$2,900.00
13.04.060(A)	Over 2" (actual cost deducted from deposit	\$3,500.00	\$3,500.00
	Water Meter Only (existing water service to the property)		
	5/8 " or 3/4" service	\$340.00	\$340.00
	1" water meter only	\$230.00	\$438.00
	1 1/2" water meter only	\$712.00	\$712.00
	2" water meter only	\$905.00	\$905.00
13.04.090	Water Facility Charges - per connection	\$2,000.00	\$2,000.00
	Fire Hydrant Meter Fees:		
13.16.040(E)	Hydrant Permit	\$23.00	\$75.00
	Water Usage per 1,000 gallons (minimum 1,000 gallons)	\$14.45	\$14.45
	Meter damage deposit	\$900.00	\$900.00
	Meter monthly rental (minimum one month)	\$50.00	\$50.00
	Other Water Fees and Charges:		
13.08.080	Tampering with or turning water off or on at the water meter. Cost to remove and replace water lines and water meter - charges assessed to utility account	Actual Cost	Actual Cost
13.08.130	Improper connection – Residential Penalty	\$10.00	\$100.00
	Improper connection – Commercial Penalty	\$10.00	\$250.00
	Improper connection – Fire Hydrant Penalty	\$10.00	\$500.00
13.12.020	Water meter testing deposit, per customer request	\$20.00	\$20.00
13.16.060	Late Fee (per month)	\$10.00	\$10.00
13.16.070	Non-payment water shut-off fee	\$20.00	\$20.00
13.16.070	Meter tampering shut-off fee and lock (1st offense) assessed to utility account	\$40.00	\$40.00
13.16.070	Meter tampering shut-off fee and meter pull (2nd offense) assessed to utility account	\$100.00	\$100.00
13.16.110	After hours nonemergency turn-on/turn off	\$110.00	\$110.00
	Meter re-read	\$10.00	\$10.00
	Final meter read	\$10.00	\$10.00
	Customer request water shut-off fee	\$10.00	\$10.00
	Collection agency assignment fee	\$0.00	As assigned

	Fire Sprinkler Suppression Fees: – monthly charge		
13.20.050	Inside City Limits		
	2” Service - inside city limits	\$3.89	\$3.89
	3” Service - inside city limits	\$5.69	\$5.69
	4” Service - inside city limits	\$11.38	\$11.38
	6” Service - inside city limits	\$33.46	\$33.46
	8” Service - inside city limits	\$71.27	\$71.27
13.20.060	Outside City Limits		
	2” Service - outside city limits	\$4.86	\$4.86
	3” Service - outside city limits	\$7.11	\$7.11
	4” Service - outside city limits	\$14.23	\$14.23
	6” Service - outside city limits	\$41.83	\$41.83
	8” Service - outside city limits	\$89.09	\$89.09

City of Toppenish
MASTER FEE SCHEDULE
Resolution 2021-XX Schedule B

Commercial Construction										
Occupancy		Construction Type								
Type	Description	I A	I B	II A	II B	III A	III B	IV	V A	V B
A-1	Assembly, theaters with stage	263.06	254.15	247.55	237.53	233.05	216.60	229.90	207.42	199.94
A-1	Assembly, theaters without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2	Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2	Assembly, restaurants, bars, banquet halls	204.94	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3	Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3	Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4	Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B	Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E	Educational	222.69	214.99	208.81	199.81	186.71	176.74	192.93	162.78	157.80
F-1	Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	93.97	92.83	104.02	80.23	75.34
F-2	Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1	High hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	No permit
H-2, 3, 4	High hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5	HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1	Institutional, Supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2	Institutional, incapacitated, hospitals, nursing homes	355.89	348.21	341.39	331.67	314.48	No permit	324.86	293.82	No permit
I-3	Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4	Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M	Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1	Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2	Residential, multifamily	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3	Residential, one and two-family	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4	Residential, care or assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1	Storage, moderate hazard	116.37	110.47	103.65	100.47	89.40	84.87	95.81	72.27	66.37
S-2	Storage, low hazard	115.37	109.47	103.65	99.47	88.40	83.37	94.81	71.27	65.37
U	Utility, miscellaneous	89.90	94.75	79.27	75.71	67.97	63.50	72.40	53.83	51.28
Remodel or Repair Valuation										

Remodel or repair valuation is based on the following table. When the construction does not fit into the table, the estimated value or work provided by the applicant or contractor will be used.

Extent of Alteration	% of Building Valuation	DEFINITION Examples
Minor	25%	<ul style="list-style-type: none"> •Work involving less than 25% of the structure •Replacement of up to 25% of windows •Minor remodel of one or two rooms •Incidental or limited structural work
Major	50%	<ul style="list-style-type: none"> •Work involving up to 50% of the structure •Replacement of up to 50% of the windows •Addition, removal or moving of many walls •Major interior remodel leaving some walls in place •Some exterior or structural changes
Full	75%	<ul style="list-style-type: none"> •Demolition of non-structural features leaving a structural shell •Significant structural upgrade or repair ex. Roof truss, floor joists, foundation •Significant interior changes •Significant exterior changes

The square foot will be calculated on the combined floor area where the alterations will be made.

The percentage of building valuation based on City of Toppenish Fee Schedule.

If the work cannot be categorized in the table, the valuation may also be based on the contractors valuation of work.

Residential Construction		
R-3	Residential, one and two-family	\$130.58
R-3	Attics (walk around) unfinished storage only for R-3 only	\$29.67
R-3	Basement (unfinished) for R-3 only	\$23.93
R-3	Enclosed sleeping or service porch for R-3 only	\$69.33
R-3	Balcony for R-3 only	\$38.74
R-3	Conversion of attached garage into living space for R-3 only	\$75.54
R-3	Deck—no cover for R-3only	\$11.90
R-3	Porches or deck covers for R-3 only	\$37.21
R-3	Footings/Stem wall (replacement or for moved building—per lineal foot) for R-3 only	\$52.09
U	Residential Carport—open all sides for R-3 only for R-3 only	\$30.80
U	Carport—partially enclosed (one or more walls) for R-3 only	\$37.96
U	Garage—private use (wood frame and pole type) for R-3 only	\$59.91
Mechanical Permits		
Base Mechanical Permit Fee		\$30.00
Mechanical Unit Fees: Unit fees are in addition to Base Mechanical Permit for any installation, replacement, or relocation, per unit		Unit Fee
A/C Unit		\$10.36
Air Handling Unit <10,000 CFM		\$13.54
Air Handling Unit >10,000 CFM		\$18.41

Commercial Incinerator	\$104.37
Domestic Incinerator	\$25.85
Dryer Vent	\$10.36
Electric, Baseboard, or Suspended Heaters	\$17.51
Evaporative Cooler	\$13.54
Furnace/Htr <100,000 BTU	\$17.51
Furnace/Htr >100,000 BTU	\$20.69
Gas Boiler <100,000 BTU	\$17.58
Gas Boiler >100,001 <500,000 BTU	\$29.38
Gas Boiler >500,001 <1,000,000 BTU	\$39.00
Gas Boiler >1,000,001 <1,750,000 BTU	\$53.18
Gas Boiler >1,750,001 BTU	\$89.02
Gas Fireplace/Log/Heat Stove	\$17.51
Gas Grill	\$10.36
Gas Piping 1-4 outlets	\$8.04
Gas Piping 5+ each additional	\$3.20
Gas Range	\$10.36
Haz Piping 1-4 outlets	\$5.00
Haz Piping 5+ outlets, each	\$2.50
Heat Pump	\$10.36
Kitchen Exhaust Fan	\$10.36
LP Tank/Residential <125 gal	\$10.36
Miscellaneous	\$10.36
Non Haz Piping 1-4 outlets	\$5.00
Non Haz Piping 5+ outlets, each	\$2.50
Pellet Stove	\$37.06
Refrigeration systems	\$18.00
Repair/Alt./Addn. to a listed appliance	\$19.45
Residential Tank Abandoned	\$23.86
Supplemental Permit Fee	\$7.29
Type I/II Commercial Hood	\$17.51
Vent Fan (laundry, bath)	\$10.36
Vent Systems	\$10.36
Plumbing Permits	
Base Plumbing Permit Fee	\$30.00
Plumbing Unit Fees: Unit fees are in addition to Base Plumbing Permit for any installation, replacement, or relocation, per unit	Unit Fee
Atmospheric Breaker	\$8.00
Backflow Device (RPBA or DCVA) >2"	\$25.00

Bar Sink	\$11.00
Bathtub	\$11.00
Clothes Washer	\$11.00
Dishwasher	\$11.00
Drinking Fountain	\$11.00
Floor Drain	\$11.00
Hose Bib	\$11.00
Kitchen Sink	\$11.00
Kitchen Sink 3 Compartment	\$11.00
Laundry Tray	\$11.00
Lavatory (Basin)	\$11.00
Miscellaneous	\$11.00
Mop Sink	\$11.00
Pretreatment Interceptor	\$19.00
Repair/Alt. Drain/Vent Piping	\$11.00
Roof Drain	\$11.00
Sampling Port	\$11.00
Sewage Pump	\$11.00
Shower	\$11.00
Side Sewer/Clean Out (structure connection to side sewer)	\$21.00
Sink	\$11.00
Supplemental Permits	\$16.00
Urinal	\$11.00
Water Closet – Flushometer Type	\$11.00
Water Closet – Tank Type	\$11.00
Water Heater	\$11.00
Water Piping/Service	\$11.00
Devices regulated by this code but not classed in other categories, per device	\$11.00