



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	07/07/2021	Department	Planning/Economic Dev
Agenda Item	4.h) Consider Adoption of Proposed Fee Schedule for Planning Department		
Est. Cost	n/a		

Background Information	The scheduled fees are attached to this agenda item.
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Requested Action	'I move to adopt the proposed fees for solar arrays as presented.'
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



Adopted Land Use Fees

Building Permits (issued by Code Enforcement Officer)

Residential one and two family dwellings

New/additions/alterations (SF includes garage, basement, deck/porch):	\$0 application fee plus \$0.15 per square foot
Roofing/Siding(SF of structure footprint of portion roofed or sided)	\$0 application fee plus \$0.05 per square foot
Impervious surface(SF includes driveways/roads/paved patios):	\$0 application fee plus \$0.05 per square foot

Residential multi-family dwellings

New/additions/alterations (SF includes garage, basement, deck/porch):	\$100 application fee plus \$0.10 per square foot
Roofing/Siding(SF of structure footprint of portion roofed or sided)	\$0 application fee plus \$0.05 per square foot
Impervious surface(SF includes driveways/roads/parking lots):	\$0 application fee plus \$0.05 per square foot

Non-residential buildings

New/additions/alterations (SF includes garage, basement, deck/porch):	\$100 application fee plus \$0.15 per square foot
Roofing/Siding(SF of structure footprint of portion roofed or sided)	\$50 application fee plus \$0.05 per square foot
Impervious surface(SF includes driveways/roads/parking lots):	\$50 application fee plus \$0.07 per square foot

Residential accessory structures

Structures up to 144 square feet:	\$0
Structures greater than 144 square feet:	\$50

Commercial accessory structures

Structures up to 144 square feet:	\$50
Structures greater than 144 square feet:	\$50 application fee plus \$0.15 per square foot
	\$10 per fixture min of \$40

Plumbing permits

Subsurface wastewater permits

Complete system	\$265
Field only	\$150
Septic tank only	\$150

Building Permits (issued by Code Enforcement Officer)Continued

<u>Demolition Permit</u>	\$25
<u>Change of use</u>	\$25
<u>Driveway/E911 address</u>	\$25
<u>Excavation/Fill</u>	\$25
<u>Street opening</u>	\$25
<u>Flood Plain (major)</u>	\$125
<u>Flood Plain (minor)</u>	\$50
<u>Home occupation</u>	\$25
<u>Manufactured home placement</u>	\$25
<u>Manufactured home removal</u>	\$25
<u>Sludge Management Permit</u>	\$300
<u>Sludge management Renewal</u>	\$150
<u>Water connection</u>	\$25
<u>Sewer Connection</u>	\$25
<u>Shoreland</u>	\$125
<u>Sign permit</u>	\$25
<u>Chicken keeping permit</u>	\$10
<u>Sidewalk café</u>	\$10
<u>Telecommunications tower</u>	\$250
<u>Antenna attached to tower or alternative structure</u>	\$100
<u>Windmills Under 2 KW:</u>	\$50
<u>Windmills 2KW to 10KW</u>	\$100
<u>Windmills over 10KW</u>	\$150
<u>Solar Electric Production Facility</u>	\$100 application fee plus \$1500 per megawatt of the maximum installed generation capacity or portion thereof

Planning Board/Land use reviews

CEO review:	\$25
Planning Board	\$125
Site plan review	\$250
Shoreland Zoning	\$125
Site Inventory and Analysis	\$125
Subdivision (includes preliminary and Final)	\$250 plus \$100 per lot
Subdivision amendment	\$50

Appeals Board

Variance Appeal	\$25
Administrative Appeal	\$0

Certificate of appropriateness (Historic District)

CEO	\$25
Historic Preservation Commission	\$50

Marijuana Licenses

Medical Cultivation Tier 1 up to 30 mature /60 immature plants	\$500
Medical Cultivation Tier 2 up to 2000 square feet of plant canopy	\$1500
Adult use/medicinal cultivation Tier 3 < 7000 sq ft of canopy	\$2000
Adult use/medical cultivation Tier 4 >7000 sq ft of canopy	\$2500
Manufacturing facility	\$2000
Testing facility	\$500
Retail store	\$1500
Medical caregiver retail store	\$1000
Medical registered dispensary	\$1000
Nursery cultivation Facility	\$1500

Business licenses-issued by City Clerk

DBA-Doing Business As (required for all businesses)	\$10
Special Event-Exhibitions and shows-Minor	\$50
Special Event-Exhibitions and shows-Major	\$100
Street Seller-per event	\$20
Street Seller-Annual	\$50
Street seller(Farmers Market)-annual	\$10
Junkyard-(<100 ft highway)-annual	\$200
Junkyard-(>100ft highway)-annual	\$50
Automobile Recycling Business-5 year	\$250
Victualers license annual	\$50
Victualers license festival/per event	\$25
Victualers –nonprofit annual	\$10
Roving/on wheels/foodtruck-annual	\$100
Roving/on wheels/foodtruck nonprofit	\$10
Roving/on wheels/foodtruck-3 day	\$25
Taxi/vehicles for hire	\$50
Sales special/pop-up/etc.	\$25
Beano/Bingo/Games of chance/pinball	\$10
Shooting galleries/pool hall/bowling alley	\$50
Pawn Shop	\$50
Tavern keeper	\$25
Liquor/bottle club(1-50 seats)	\$75
Liquor/bottle club(51-100)	\$100
Liquor/bottle club(101+)	\$150
Catering Off Premises(liquor is served)(per event)	\$10
Entertainment/Special amusements-annual	\$75
Outside Consumption Permit-Annual	\$25

Fines and penalties

After the fact permits	Fees doubled min of \$25
Property Maintenance fines	\$25 per day

To: City Council
From: Ordinance Review Committee/Mark Eyerman
Subject: Permit Fees for SEPFs
Date: June 3, 2021

The Ordinance Review Committee (ORC) looked at how the City should charge an applicant for a permit to install a Solar Electric Production Facility (SEPF) to cover the costs for reviewing and inspecting the project. The current permit fee structure is difficult to apply to this type of facility. The ORC recommends creating a separate permit fee for SEPFs. After looking at various approaches the ORC recommends tying the amount of the fee to the generation capacity of the facility. The Committee has prepared a proposed amendment to the Land Use Fee schedule to add separate fees for SEPFs. The recommended base fee is a \$100 application fee plus \$1500 per megawatt (MG) or portion thereof of the maximum installed generation capacity of the array. This would generate fees that are in line with what the previous applications have been charged while making the determination of the fee simpler.

The following is a proposed amendment to the Land Use Fee Schedule to create a new category under building permits with the proposed fee:

- Amend the Land Use Fee Schedule by adding a new category Solar Electric Production Facility under Building Permits to read as follows:

Solar Electric Production Facility

<u>New installation</u>	<u>\$100 application fee plus \$1500 per megawatt of the maximum installed generation capacity or portion thereof</u>
<u>Expansion of an existing installation</u>	<u>\$100 application fee plus \$1500 per megawatt of the increase in the installed generation capacity or portion thereof</u>