

ORDINANCE NO. C _____

An ordinance relating to land use fees; amending SMC sections 8.02.038, 8.02.061, 8.02.064, 8.02.066, 8.02.0665, 8.02.069, and 8.02.087; and setting an effective date.

The City of Spokane does ordain:

Section 1. That SMC section 8.02.038 is amended to read as follows:

8.02.038 Shorelines Management

A. The application fees for new projects are as follows:

PROJECT VALUATION	FEE
\$2,500 - \$10,000	((625)) <u>\$1,020</u>
\$10,0001 - \$50,000	((870)) <u>\$1,420</u>
\$50,001 - \$250,000	((1,655)) <u>\$2,700</u>
\$250,001 - \$1,000,000	((3,310)) <u>\$5,400</u>
Over \$1,000,000	((4,135)) <u>\$6,750</u> plus 0.1% of project value
For Variance Add	((1,325)) <u>\$2,160</u>
For Conditional Use Add	((1,410)) <u>\$1,860</u>

- B. The fee for presubmittal review is ~~((three hundred forty dollars.))~~ five hundred fifty five dollars.
- C. The fee for a permit amendment is eighty percent of the fee under this schedule.
- D. The fee should accompany the formal application for a permit or amendment.

Section 2. That SMC section 8.02.061 is amended to read as follows:

8.02.061 Environmental Policy

Whenever the City is lead agency under the Washington State Environmental Policy Act (SEPA), the responsible official collects from applicants the following fees:

- A. Initial review of completed environmental checklist: ~~((One hundred fifty dollars.))~~
Two hundred fifty dollars.
- B. When a threshold determination results in a mitigated determination of nonsignificance: ~~((One hundred dollars.))~~ One hundred sixty five dollars.
- C. When a threshold determination results in a declaration of significance, the actual cost associated with:
 - 1. scoping,
 - 2. production of a draft environmental impact statement or draft supplemental environmental impact statement,
 - 3. review and addressing comments on draft statements,
 - 4. conducting public hearings on draft statements,
 - 5. production of a final environmental impact statement or final supplemental environmental impact statement, and
 - 6. any miscellaneous operations performed in conjunction with the aforementioned functions is recovered from the applicant,

costs are based on an hourly rate for the persons performing the work, including salary, personnel benefits and overhead, as well as the actual cost of large expenditure items such as printing and mailing. Before any work begins, the applicant makes a deposit of not less than ~~((one thousand five hundred dollars.))~~ two thousand four hundred fifty dollars, against which administrative and other costs are charged. As the deposit is depleted, the applicant makes additional deposits as requested by the planning director. Production of the statement is suspended in the event additional moneys are not deposited upon request.
- D. The full cost of all public notices is borne by the applicant.
- E. The full cost of reproducing an environmental document is recovered from the party requesting such document as provided in [SMC 8.02.011](#).

Section 3. That SMC section 8.02.064 is amended to read as follows:

8.02.064 Plats

The fees for approvals under the subdivision code are:

- A. Long Plat Extension, Phasing, Vacation, Final or Alteration.

1. For a one-year extension of time on a preliminary long plat approval: ~~((Three hundred thirty-five dollars.))~~ Five hundred fifty dollars.
2. For a five-year extension of time on a preliminary plat approval: ~~((Two thousand five hundred sixty-six dollars.))~~ Four thousand one hundred ninety dollars.
3. For phasing of an approved preliminary plat: ~~((Three hundred thirty-five dollars.))~~ Five hundred fifty dollars.
4. For vacation of an approved plat: ~~((Three hundred dollars.))~~ Four hundred ninety dollars.
5. For a final long plat: ~~((One thousand two hundred forty dollars plus fourteen dollars))~~ Two thousand twenty five dollars plus twenty five dollars per lot.
6. For alteration of an approved preliminary or final long plat: Eighty percent of the plat fee under this schedule.

B. Short Plat Extension, Phasing, Vacation, Final or Alteration.

1. For a one-year extension of time on a preliminary short plat approval: ~~((Three hundred thirty-five dollars.))~~ Five hundred fifty dollars.
2. For a five-year extension of time on a preliminary plat approval: ~~((Two thousand five hundred sixty-six dollars.))~~ Four thousand one hundred ninety dollars.
3. For phasing of an approved preliminary short plat: ~~((Three hundred thirty-five dollars.))~~ Five hundred fifty dollars.
4. For vacation of an approved plat: ~~((Three hundred dollars.))~~ Four hundred ninety dollars.
5. For a final short plat: A filing fee of ~~((one thousand one hundred fifteen dollars plus eighteen dollars))~~ One thousand eight hundred twenty dollars plus thirty dollars per lot.
6. For alteration of an approved preliminary or final short plat: Eighty percent of the plat fee under this schedule.

C. Binding Site Plan Extension, Final or Alteration.

1. For a one-year extension of time on a preliminary binding site plan approval: ~~((Three hundred thirty-five dollars.))~~ Five hundred fifty dollars.
 2. For a final binding site plan: ~~((One thousand eight hundred twenty dollars plus seventeen dollars))~~ Two thousand nine hundred seventy dollars plus thirty dollars for each additional acre.
 3. For alteration of an approved preliminary or final binding site plan: Eighty percent of the binding site plan fee under this schedule, plus the cost of publishing the notice of hearing in the newspaper.
- D. **Boundary Line Adjustment.**
For a boundary line adjustment, a filing fee of ~~((one hundred sixty-five dollars for each boundary line moved, added, deleted or otherwise modified.))~~ three hundred fifty dollars.
- E. **Street Name Change.**
For changing the name of an existing dedicated street: ~~((Eight hundred thirty dollars.))~~ One thousand three hundred fifty five dollars.
- F. ~~((Interpretation.
For a formal written interpretation of the subdivision code: Three hundred fifty-five dollars.))~~
- G. **Other Matters.**
1. For any other matter not listed above that requires a public hearing before the hearing examiner: ~~((One thousand one hundred sixty dollars.))~~ One thousand eight hundred ninety five dollars.
 2. A fee of ~~((fifty dollars))~~ eighty five dollars per hour may be charged to cover the cost of a particular planning staff service for the applicant that greatly exceeds the above fees or is not covered by the fees listed above.

Section 4. That SMC section 8.02.066 is amended to read as follows:

8.02.066 Zoning

Unless an action is initiated by the city council, the fees for approvals under the zoning code are:

- A. Staff preparation of a notification district map and associated documents: ~~((Eighty five dollars))~~ One hundred fifty dollars.

- B. Type I application: (~~Six hundred sixty five dollars~~) One thousand eighty five dollars. In the case of building and construction permit applications, the fee is based on Article III of this chapter.
- C. Type II application: (~~Two thousand eight hundred ten dollars and thirty five dollars~~) Four thousand three twenty five dollars plus sixty dollars per each additional acre.
- D. Type III application: (~~Two thousand six hundred fifty dollars and sixty six dollars~~) Four thousand five hundred ninety dollars plus one hundred ten dollars per each additional acre.
- E. Site plan review and/or modification: (~~Five hundred dollars plus three hundred thirty five dollars~~) Eight hundred fifteen dollars plus five hundred fifty dollars per each additional increment of ten acres of site or portion thereof.
- F. Optional consolidated project review: (~~Two thousand six hundred fifty dollars plus one hundred thirty two dollars~~) Four thousand three twenty five dollars plus two hundred fifteen dollars for each additional acre.
- G. Planned unit development bonus density or final planned unit development:
1. Bonus density: Additional (~~five hundred forty dollars~~) eight hundred eighty dollars if bonus density is sought.
 2. Final planned unit development: (~~Two thousand twenty dollars~~) Three thousand two hundred ninety five dollars.
- H. Any temporary use permit: (~~Four hundred fifteen dollars~~) Six hundred seventy five dollars.
- I. Floodplain development permit: (~~Five hundred fifty five dollars and thirty three dollars~~) Nine hundred dollars plus fifty five dollars per each additional acre.
- J. Establishment of a front yard setback that is more or less than the depth required by the zoning code: (~~Four hundred ninety five dollars~~) Eight hundred ten dollars.
- K. Accessory dwelling unit permit: (~~Four hundred dollars~~) Six hundred fifty five dollars.
- L. (~~Permit to place a manufactured home on an individual lot: Four hundred dollars~~) Accessory dwelling unit permit (Type II): One thousand dollars.
- M. Formal written interpretation of the zoning code: (~~Three hundred fifty five dollars~~) Five hundred eighty dollars.

- N. Any other matter not listed above that requires a public hearing before the hearing examiner: ~~((One thousand one hundred sixty dollars.))~~ One thousand eight hundred ninety five dollars.
- O. A fee of ~~((fifty dollars))~~ eighty five dollars per hour may be charged to cover the cost of a particular planning staff service for the applicant that greatly exceeds the above fee or is not covered by the fees listed above.

Section 6. That SMC section 8.02.0665 is amended to read as follows:

8.02.0665 Design Review

When design review is required or conducted under the provisions of chapter 4.13 SMC or chapter 11.19 SMC, fees shall be as follows:

- A. Review conducted by the urban design staff: ~~((Two hundred forty dollars))~~. Six hundred dollars.
- B. Review conducted by the design review committee: ~~((Seven hundred eighty dollars))~~. One thousand two hundred seventy five dollars.

Section 6. That SMC section 8.02.069 is amended to read as follows:

8.02.069 Comprehensive Plan and Land Use Code Amendments

- A. A pre-application fee of ~~((two hundred fifty dollars))~~ five hundred dollars shall be charged for applications submitted pursuant to [SMC 17G.020.010\(G\)\(3\)](#) and shall be credited to the full application fee pursuant to [SMC 17G.020.010\(G\)\(4\)\(e\)](#).
- B. The fee for a proposal to change the comprehensive plan, map or text, or other land use codes, is ~~((two thousand fifteen dollars plus six hundred sixty dollars))~~ five thousand dollars plus one thousand seventy five dollars per each additional increment of ten acres of site for comprehensive plan map changes plus the cost of publishing the notice of hearing in the newspaper.
- C. A fee of ~~((fifty dollars))~~ eighty five dollars per hour may be charged to cover a particular planning staff service for the applicant that greatly exceeds the above fees or is not covered by the fees listed above.
- D. For a formal written interpretation of the comprehensive plan: ~~((Six hundred sixty dollars))~~ One thousand seventy five dollars.

Section 7. That SMC section 8.02.087 is amended to read as follows:

8.02.087 Appeals

- A. Appeal of an administrative decision to the hearing examiner: (~~One hundred fifty dollars~~) Two hundred fifty dollars.
- B. Appeal of a hearing examiner decision to city council: (~~Three hundred dollars~~) Five hundred dollars.
- C. The party appealing a matter must pay the actual cost of preparation of any record and transcript. The actual cost includes the wages and benefits of the persons involved in preparation of the documents.
- D. Except as otherwise provided, the fee for filing an appeal or request for reconsideration is (~~one hundred dollars~~) One hundred fifty dollars.

Section 8, EFFECTIVE DATE. This ordinance shall take effect and be in force on July 21, 2008.

Passed by the City Council on _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor
Bab050508

Date