

# Resolution No. 2003-21

[Council meeting minutes of Oct 6 2003](#)

RESOLUTION NO. 2003-21

A RESOLUTION of the City Council of the City of Lakewood, Washington, providing for amendment to the City of Lakewood Fee Schedule by reflecting fee changes in the Land Use Development Code and in the previously adopted appeal procedures.

WHEREAS, in connection with the municipal functions and operations of the City of Lakewood, the City provides various public services, a number of which entail fees; and,

WHEREAS, the City Council provided for adoption of fee schedules in the adoption of Ordinance No. 18, and Resolution Numbers 1996-4, 1996-5, 1996-14, 1996-32, 1997-7; 1997-14, 1997-18, 1997-31, 1997-32, 1998-10, 1998-14, 1998-16, 1999-17, 2000-18, 2001-08, 2001-11, 2001-24, 2001-30 and 2002-11, 2002-28, 2003-2, 2002-16; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, as follows:

Section 1. That the Fee Schedule of the City of Lakewood is amended to reflect changes to Section 18A.02.140 in the Land Use and Development Code and changes to Section 14.02 regarding appeal procedures as previously adopted under Ordinance 276, and the Fee Schedule is accordingly updated with the inclusion and exclusion of specific fees as set forth on the document attached hereto, marked as Exhibit "A" and incorporated herein by this reference.

Section 2. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 6th day of October, 2003.

CITY OF LAKEWOOD

Attest: \_\_\_\_\_

Bill Harrison, Mayor

\_\_\_\_\_

Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Heidi Ann Wachter, City Attorney

## **EXHIBIT "A"**

### **C. PLANNING AND DEVELOPMENT FEES**

#### **PLAT FEES**

##### **Preliminary Plat**

**Less than 10 acres 2,250 plus consultant fees over 4 hours**

**10 to 50 acres 3,500 plus consultant fees over 4 hours**

**Over 50 acres 6,000 plus consultant fees over 4 hours**

**Plat Amendment (before final plat approval)**

**Major \$1,480 plus consultant fee over 2 hours**

**Minor \$ 480 plus consultant fees over 2 hours**

**Final Plat: \$2,200 plus \$30 per lot and any consulting fees**

**Plat Alterations (after final plat approval): \$240 plus consultant  
fees over 2 hours**

**Binding Site Plans: \$1,200 plus consulting fees over 4 hours**

**Short Plat/Large Lots: \$1,200 plus consulting fees over 4 hours**

**Short Plat/Large Lot Amendments: \$ 240 plus consultant fees over 2 hours**

**Boundary Line Adjustments: \$ 220**

**Lot Combinations: \$ 180**

**Recording Fees: Are not included**

## Preliminary Plat

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Boundary Line Adjustments: \$ 220

Lot Combinations: \$ 180

Recording Fees: Are not included

## **DISCRETIONARY LAND USE PERMITS**

Conditional Use Permits:

~~Less than 10 acres~~ 5 acres \$1,840 plus consultant fees over 4 hours

10 to 50 acres 5 to 20 acres \$2,680 plus consultant fees over 4 hours

5 to 20 acres \$2,680 plus consultant fees over 4 hours

~~Over 50~~ 20 acres \$4,360 plus consultant fees over 4 hours

Nonconforming Use Permits:

Less than 10 acres \$1,840 plus consultant fees over 4 hours

10 to 50 acres \$2,680 plus consultant fees over 4 hours

Over 50 acres \$4,360 plus consultant fees over 4 hours

Major Variances: \$1,200 plus consultant fees over 4 hours

Major Variances for single family dwellings,

(where project valuation does not exceed

\$12,000) \$ 600

Administrative Variances \$ 200

Administrative Use Permits: \$ ~~150~~350

Temporary Use Permits: \$ 200

Major Modifications of Permit Approval: 1/2 of original permit cost

Minor Modifications of Permit Approval: 1/4 of original permit cost

Shoreline Substantial Development Permit/Shoreline Conditional Use Permit/Shoreline Variance:

Less than \$10,000 \$ 770

\$10,001 - 100,000 \$1,070

\$100,001 - 250,000 \$2,200

\$25,001 - 500,000 \$3,000

\$500,001 - 1,000,000 \$4,000

Greater than \$1,000,000 \$5,000

Written Shoreline Exempt Determination \$ 50 The \$50 fee applies only to requests for a written determination by the Community Development Department that the project is exempt from the Shoreline Master Program.

## **APPEALS & RECONSIDERATIONS**

Reconsideration of a Decision of the Hearing Examiner: \$ 300

Appeal of the Administrative Officer's Decision: \$ 360

Appeal of the Examiner's Decision: \$ 420

Appeal of SEPA Determination \$ 450 plus consultants' fees

## **AMENDMENT TO PLANS AND REGULATIONS**

Amendment to the Comprehensive Plan &

other policy documents: \$600 plus consultant fees over 4 hours

Amendment to Development Regulations \$840 plus consultant fees over 4 hours

## **ZONING CERTIFICATION/SITE PLAN REVIEW**

Single family dwelling construction in residential zones are subject to the following fee schedule:

Construction Value: \$0 - \$74,999 ....\$ 40

\$75,000 - \$124,999 ..\$ 80

\$125,000 - \$224,999 ...\$ 150

Over \$225,000 .....\$ 300

Other Developments, All new buildings or exterior tenant improvements in commercial or industrial zones, and all other construction and development activity, other than single family dwelling construction, are subject to the following fee schedule:

Zoning Compliance check Certification w/ AUP, CUP, etc.

Construction Value: \$0 - \$99,999 ..... ~~\$ 250~~ 200 \$ 50.00

\$100,000 - \$249,999 ~~\$ 500~~ 400 \$ 200.00

\$250,000 - \$499,999 ... ~~\$750~~ 600 \$ 450.00

\$500,000 - \$999,999 ~~\$1,000~~ 800 \$ 700.00

\$1,000,000 - \$4,999,999.. \$1,500 \$1,200.00

\$5,000,000 - \$10,000,000 \$2,000 \$1,700.00

Over \$10,000,000 ..... \$2,500 \$2,200.00

Site Plan Review without a Building Permit. The zoning certification and site plan review fee for those development projects for which no building permit is required but which requires site plan review and a zoning certification, shall be based on the value of the proposed development to be undertaken. The value of the proposed construction/development shall be determined based on professional estimates by a licensed engineer, architect, landscape designer or contractor. These estimates may include, but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements. The combined total of the cost estimates for all development on the site shall be established value basis for the zoning certification and site plan review fee.

Zoning Certification with No

Site Plan Review Required: A \$20 fee applies to zoning certifications where only a business license is required. A \$50 fee applies to projects where the proposed land use must be reviewed with respect to development standards, but there is no requirement for submitting a site plan, e.g. an interior tenant improvement.

Mixed Use Buildings. Site plan review and/or zoning certification application fees may be reduced by 50% if the application is for the construction of a mixed use building. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.

## **MISCELLANEOUS PLANNING FEES**

Accessory Living Quarters \$ 100

Design Review \$ 200 Application fees may be reduced by 50% if the application is for a mixed use building. Fee reduction applies to site plan review/zoning certification and design review. Fee waivers do not apply to SEPA, short plat, subdivision or other permit requests associated with the development of a site, nor does fee reduction apply to mixed use development where the commercial and residential uses are not located within the same building.

Time Extensions: \$ 240

Annexation Petition \$ 420 plus consultant fees

Hearing Examiner Fees. The term "Hearing Examiner" shall be synonymous with the term "consultant" as it appears in this Fee Schedule. Fees set in the Fee Schedule pertaining to applications before the Hearing Examiner shall include four (4) hours of the Hearing Examiner time. Hearing Examiner time in excess of four (4) hours shall be paid by the applicant at the rate of one hundred dollars (\$100) per hour. The Community Development Director or designee shall estimate the case hours of an application and require a deposit from the applicant to cover the estimated fees over four (4) hours. Where a combined application or appeal is to be heard by the Hearing Examiner, all fees shall be applied to the initial four (4) hours of time simultaneously. Subsequent hourly fees shall be divided among the applicants as determined by and in the sole discretion of the Community Development Director or designee so as to provide for an apportionment thereof in a fair and reasonable manner in light of the circumstances of and factors pertinent to the applications.

Staff Review Fees **Forty-four dollars (\$44) per hour for staff review.**

**Development Agreement \$1000, plus staff review fee over 25 hours**

**Pre-Application Conference \$150 - Of this amount, \$100 can be applied to related permits filed within sixty days of the preapplication conference.**

**Final Certification of Occupancy/Site Certification \$100**

**Home Occupation \$200**

**Limited Home Occupation \$ 50**

**Written Zoning Determination \$ 50** The \$50 fee applies only to requests for a written determination by the Community Development Department that the project is exempt from the requirements of the zoning regulations.

**Written WTF Exempt Determination \$ 50** The \$50 fee applies only to requests for a written determination by the Community Development Department that the project is exempt from the WTF standards.

**WTF Administrative Use Permit \$ 800**

**WTF Conditional Use Permit \$ 2,000**

**Non-Conforming Sign Permit fees.** The permit fee shall be zero dollars (\$0) if the permit is obtained within ninety (90) days of receipt of notification by the City advising the applicant of the need to obtain a permit. A permit fee of eighty-four dollars (\$84) shall be assessed on all permits obtained after the ninety (90) day time period following notification by the City.

**Sexually Oriented Business Amortization Extension/appeal Fee**

There shall be a fee for the processing of requests for extensions or appeals of the amortization period for sexually oriented business nonconforming uses pursuant to Section 18A.12.030, in the amount of \$2,500, PROVIDED that any unused portion thereof shall be returned to the appellant or applicant requesting an extension. Fees for the processing of requests for extensions or appeals of the amortization period for sexually oriented business nonconforming uses shall be computed at the rate of one hundred dollars (\$100) per hour for the Hearing Officer, including preparation and review time, which shall include not less than four (4) hours for the Hearing Officer, plus actual time thereafter, and shall include the actual costs incurred by the City for any contract investigations or

consultants to review financial data, real estate documents, income information or any other material related to the Hearing Officer's consideration of the application or appeal, and any other actual costs incurred by the City relative thereto. All costs shall be itemized for the applicant's or appellant's review.

## **SEPA AND WETLAND FEES**

**Written SEPA Exempt Determination \$ 50** The \$50 fee applies only to requests for a written determination by the Community Development Department that the project is exempt from the requirements of SEPA.

### **Environmental Checklist:**

**Initial Review: \$480 plus consultant fees over 4 hours**

**SEPA Modification: \$ 200**

### **Environmental Impact Statement:**

**Preparation and Review of EIS Actual Costs** including staff and consultant charges. The Community Development Director shall estimate final cost. A deposit of 33% of that cost shall be placed with the City of Lakewood before any work on EIS is started.

**Review of Wetland Report to Verify \$ 70 plus consultant fees**

### **Presence of Wetlands:**

**Site Visit to Verify Wetlands: Actual costs (based on salary & benefits, plus 30% overhead)**

**Review of Wetlands Analysis Report: Actual costs (based on salary & benefits, plus 30% overhead)**

### **Review of Non-Compensatory**

**Mitigation Plan: Actual costs (based on salary & benefits, plus 30% overhead)**

**Review of Compensatory Mitigation Plan: Actual costs (based on salary & benefits, plus 30% overhead)**

**Wetland Variance: \$1,840 plus consultant fees over 4 hours**

**Reasonable Use Exception: \$1,840 plus consultant fees over 4 hours**

**Residential RUE \$ 500.00 plus consultant fees**

**Written SEPA Exempt Determination \$ 50** The \$50 fee applies only to requests for a written determination by the Community Development Department that the project is exempt from the requirements of SEPA.

**Environmental Checklist:**

**Initial Review: \$480 plus consultant fees over 4 hours**

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**TREE REMOVAL/REPLACEMENT PERMIT FEES**

**Significant Tree Removal Permit No Fees**

**Off-Site Tree Replacement Permit \$400 for each replacement tree.**

**(when trees are not being replaced on-site)**

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