

# BOARD OF YAKIMA COUNTY COMMISSIONERS

## ORDINANCE 7-2020

### IN THE MATTER OF AMENDING YAKIMA COUNTY CODE TITLE 20 (YAKIMA COUNTY FEE SCHEDULE) PERTAINING TO FEES CHARGED BY THE YAKIMA COUNTY PLANNING DIVISION

**WHEREAS**, Ordinance 1-1990 consolidated application and related land use fees charged by the Yakima County Planning Department into a new YCC Title 20; **and**,

**WHEREAS**, Ordinance 9-2012 revised said fees and moved them to a new YCC Section 20.01.070; **and**,

**WHEREAS**, Resolution 80-2016 amended YCC 20.01.070 to correct inaccurate references resulting from the adoption of YCC Title 19 and the repealing of YCC Titles 14, 15, and 15A and to update the 2013 fees to 2016 fees; **and**,

**WHEREAS**, Ordinance 10-2019 repealed Title 16A and adopted corresponding revisions to YCC Section 20.01.070; **and**,

**WHEREAS**, the Board wishes to revise certain fees that are established by YCC 20.01.070 in order to facilitate the online submittal of applications, including the online submittal of their associated fees, in accordance with the Yakima County Planning Division's memo dated October 26, 2020, which is provided in Exhibit 1; **and**,

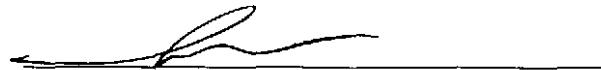
**WHEREAS**, the Board also wishes to make minor corrections to certain fees established by YCC 20.01.070, as also described by said memo; **and**,

**WHEREAS**, the Board also wishes that the Public Service Department conduct a review of the noticing fees outlined in YCC Title 20 on a biennial basis, from the date of this ordinance, to ensure that the noticing fees collected remain revenue neutral, **and**,

**WHEREAS**, the Board conducted a properly noticed public hearing on Tuesday, December 22, 2020 and has considered all comments made on the amendments proposed by said memo; **now, therefore**,

**BE IT HEREBY ORDAINED** by the Board of Yakima County Commissioners that the amendments to YCC 20.01.070 provided in Exhibit 2 are hereby adopted, effective at 11:59 pm today.

**DONE**      **DEC 29 2020**



Ron Anderson, Chairman

# BOARD OF YAKIMA COUNTY COMMISSIONERS

Attest:

Julie Lawrence, Clerk of the Board  
Linda Kay O'Hara, Deputy Clerk of the Board



Amanda McKinney, Commissioner

LaDon Linde, Commissioner

*Constituting the Board of County Commissioners  
for Yakima County, Washington*

Approved as to form!

*Dr. S. Apelian, DPA*

# Exhibit 1

**YAKIMA COUNTY PUBLIC SERVICES DEPARTMENT**  
Planning Division, Long Range Planning Section

**TO:** Yakima County Board of County Commissioners (BOCC)

**STAFF CONTACT:** Dinah Reed – Yakima County Planning Division

**DATE:** October 26, 2020

**ISSUE:** Amendments to Title 20 Fee Schedule

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## **INTRODUCTION**

Yakima County Public Services started using the new database Accela in January 2018 for intake of new applications and for tracking the records of existing applications. Accela has an online portal feature that allows online submittal of new applications by the public. It has been the intention of Yakima County Public Services to move toward the ability for the public to submit applications via the online portal, eliminating the need to come into the County Courthouse's 4<sup>th</sup> floor to submit them in person. The COVID 19 pandemic has expedited that need.

The online portal needs to function in a user-friendly fashion so that applicants can easily fill out applications, upload documents (such as; site plans, studies, photos, etc.) and be able to click on the appropriate fees associated with their application without confusion.

Yakima County Planning Division recommends changes to the Title 20 Fee Schedule prior to enabling the public portal for submitting applications and the paying of fees online. The recommendations are outlined in detail under "BACKGROUND" below.

In summary, all Type 2, 3 and 4 applications require noticing to Adjoining Property Owners (APO). Establishing a flat rate of the noticing fee will enable applicants to easily click on a single flat rate fee in Accela during online application submittal. Secondly, establishing a flat rate fee for publishing of legal notices will make it easy for applicants to click on a single fee for the legal notice as part of their online application submittal.

## **BACKGROUND**

### **1) Flat Rate Fee for Noticing to Adjoining Property Owners (APO)**

All Type 2, 3 and 4 applications require noticing to Adjoining Property Owners (APO). Currently, fees charged for noticing to APOs (within 300-1000 feet of the subject parcel depending on land use) is calculated in GIS, by the Planner, and calculated based on the number of APOs within the buffer of the subject parcel(s). The majority (95%) of all cases require APOs within a 300 foot distance a subject parcel to be noticed. The costs for noticing end up being random from case to case because each unique case has a different number of APOs. The costs are not consistent across

the board. Furthermore, applicants submitting via the online portal in Accela do not have the ability to calculate noticing fees based on the number of APOs. Therefore, the need to establish a standard noticing fee/flat rate is necessary for the online portal.

Per all APO noticing costs in 2019 and the first quarter of 2020, APO noticing in the rural zoning districts ranged from \$10.64 to \$35.00 with only a few outliers ranging from \$41.04 to \$80.56. The average APO noticing cost in the Rural zoning districts is \$20.70 (including the outliers).

According to APO costs in 2019 and the 1<sup>st</sup> quarter of 2020, APO noticing in the Urban Growth Area (UGA) ranged from \$11.40-\$43.14, with only a few outliers ranging from \$74.10 - \$164.50 (long subdivisions in the UGA). The average APO cost in the UGA is \$37.50 (including the outliers). If you exclude the bottom three outliers, the average cost is \$26.65.

## **2) Flat Rate Fee for Published Legal Notices**

Applicants are charged fees for legal notices that are published in the newspaper for all applications that require a SEPA checklist, and for all Type 3 and 4 applications that require an Open Record Public Hearing.

The current fee for a legal notice is \$150. Most Type 4 applications require two legal notices. Both Type 3 and Type 4 applications require that the property be “posted” but presently we only charge \$5.50 for that poster. The County cost to make posters is approximately \$50.00 (when they were created by the County print department). Posters can be re-cycled and used for as many as three or four projects, unless they are destroyed by the weather, which sometimes happens after the first use.

Legal notices are published in the Yakima-Herald. In 2019 the Yakima-Herald costs for legal notices ranged from \$183.04 - \$366.08, with the average cost of \$248.00. Since we are only charging \$150 per legal notice, the Planning Division budget is absorbing far more of this cost than we are charging the applicant.

The Yakima-Herald’s cost for legal notices is calculated by the number of column inches, not word count. This cost could potentially be lowered by abbreviating the “project description” portion of the notice and referencing the website for the full/detailed information. RCW 36.70B.110 requires specific information to be published in all legal notices and that information cannot be abbreviated or eliminated. Therefore, the only way to lower the legal notice cost is to abbreviate the project description, although, doing that will not lower the cost very much. The RCW required information is the cause for most of the cost.

## **3) Minor Corrections of Existing Fees**

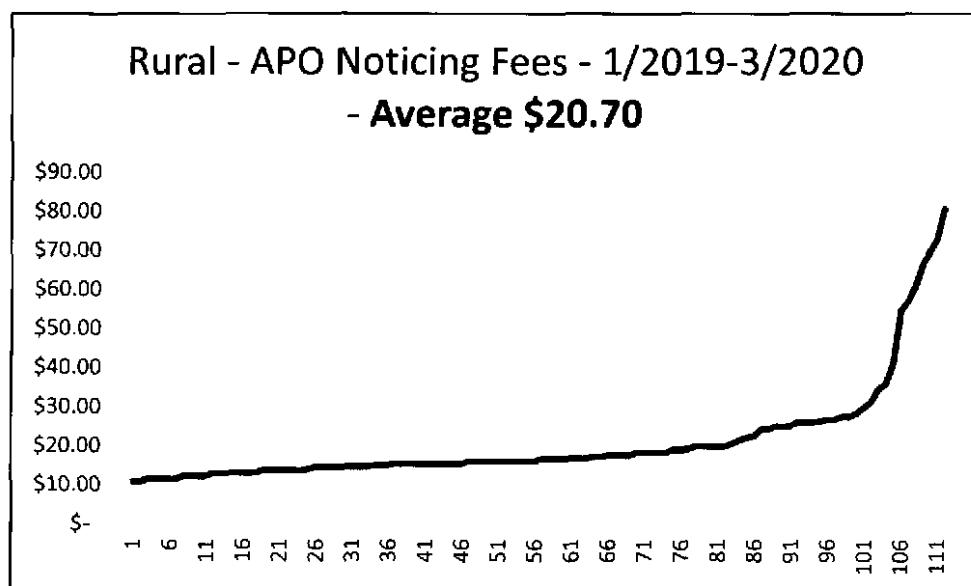
There are a couple other corrections that need to be made in the existing Title 20 Fee schedule.

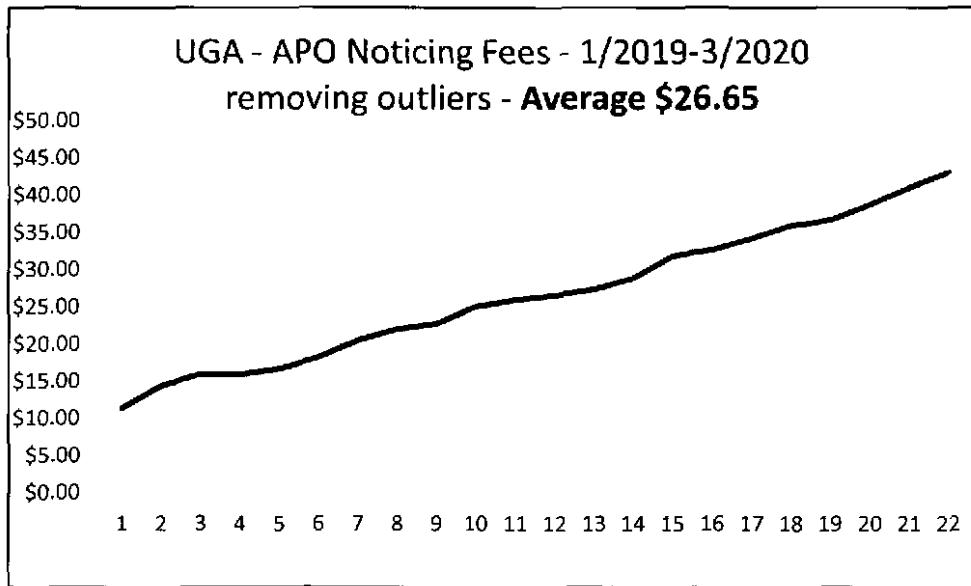
- a. Closed Record Appeal Fee – This fee should be deleted because we do not have Closed Record Appeals
- b. Type 3 Administrative Adjustment Fee (has two fees associated for same action 100.00 or \$1,350.00) The conclusion is that there is a typo and the word “not” is left out for the \$1,350.00 fee, as follows:
  - Administrative Adjustment for Type 3 uses, *not* consolidated with another application requiring a public hearing... \$1,350.00

## SOLUTION TO PROBLEM

Establishing flat rates for APO noticing fees and for legal notice fees will enable applicants to enter fees online for their applications, without needing to calculate the fees based on number of Adjoining Property Owners within a certain distance for each individual subject parcel related to the application.

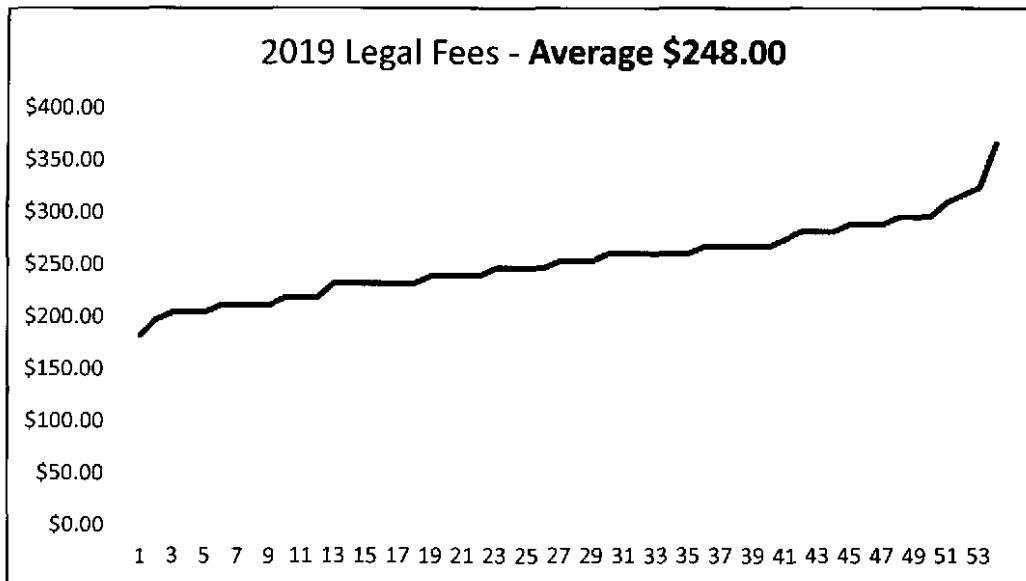
- 1) Removing the outliers from the UGA column of APO costs makes an average cost of \$26.65. The average APO cost for Rural zoned applications is \$20.70. The average of those two costs is \$23.67. The County could establish a standard noticing/flat rate of \$25.00 for Adjoining Property Owners (APO) in all zoning districts for simplicity. Change the line item under Table 20.01.070-6 Other fees, to read:
  - *Public notice: postage to all Adjoining Property Owners (APO) in all zoning districts (YCC 16B.05.010) - \$25.00 each*





- 2) Establish a standard flat rate for all legal notices of \$225.00 for all zoning districts to subsidize cost of posting and eliminate separate fee for posting. A Type 4 application would be charged for two (2) legal notices. Add a line item under Table 20.01.070-6 Other fees, to read:

- *Legal Notice for SEPA checklist, Type 3 and Type 4 applications requiring an Open Record Hearing: publishing fee, posting fee (YCC 16B.05.010) - \$225.00 each*



- 3) Create a template for Planners to help in writing a legal notices that truncates the “project description” portion of notice.
- 4) Remove the line item and fee for Closed Record Appeals, from Table 20.01.070-5:
- *Closed record administrative appeal of land use decisions to the Board, plus actual costs as incurred for expenses, facilities, etc. YCC 16B.09.050 - \$850.00*

5) Change text under Table 20.01.070-3 to read:

- *Administrative adjustment for Type 3 uses, not consolidated with another application requiring a public hearing (YCC 19.35.020(1)) - \$1,350.00*

## CONCLUSION

Under YCC Table 20.01.070-6, Yakima County Planning Division recommends standardizing the notice fee for APOs to a flat fee (\$25.00), to enable applicants submitting applications online via the Accela database portal to simply click on one APO fee, eliminating confusion. The line item would be edited to read:

*Public notice: postage to all Adjoining Property Owners (APO) in all zoning districts (YCC 16B.05.010) - \$25.00 each.*

YCC Table 20.01.070-6, Yakima County Planning Division recommends increasing the legal notice fee to \$225.00 which will include both the cost of publishing in the newspaper and posting of property. The increased fee will offset the current fee of \$150.00, an undercharged amount, that is passed to Yakima County Planning. The line item would be added to read:

*Legal Notice fee for SEPA checklist, Type 3 and 4 applications requiring an Open or Closed Record Hearing: publishing fee and posting fee (YCC 16B.05.010) - \$225.00 each*

Under YCC Table 20.01.070-5, Deleting the line item referencing *Closed record administrative appeal...* helps to clean up the Title 20 fee schedule and will eliminate confusion since Yakima County Planning does not have Closed Record Administrative Appeals.

Under YCC Table 2001.070-3, Correcting the line item for *Administrative adjustment for Type 3 uses, not consolidated...* \$1,350.00 - which also eliminates confusion.

## REFERENCES

YCC 20.01.070 <https://www.codepublishing.com/WA/YakimaCounty/#!/YakimaCounty20/YakimaCounty2001.html#20.01>

- YCC Table 20.01.070-3 Type 3 permits
- YCC Table 20.01.070-5 Other applications
- YCC Table 20.01.070-6 Other fees

RCW 36.70B.110 - <https://app.leg.wa.gov/rcw/default.aspx?cite=36.70b.110>

YCC 16B.05.010-020 - <https://www.codepublishing.com/WA/YakimaCounty/#!/YakimaCounty16B/YakimaCounty16B05.html#16B.05>

## ATTACHMENTS

Spreadsheet of Noticing fees - [2019 2020 Public Notice Fees\\_dsr.xlsx](#)

## Exhibit 2

YCC Section 20.01.070 is hereby amended as shown below. Added language is indicated by blue underlined font and deleted language is indicated by red strike-through font.

**Section 20.01.070 Yakima County Planning Division.**

(1) Application fees - YCC Title 16B. The fees listed in Tables 20.01.070-1, 20.01.070-2, 20.01.070-3, 20.01.070-4 and 20.01.070-5 are based on an hourly minimum charge ("base"). An additional hourly charge listed in Table 20.01.070-6 applies after the base fee has been utilized. The base fee and any additional hourly fees include expected preapplication activity, application intake, processing, staff recommendations and, if a prior public hearing is not required, a decision. The base fee does not include additional fees such as those for public notice, other permits and applications listed in this Section, Hearing Examiner charges, inspection for compliance, copies of documents, Auditor's recording fees, the preparation and execution of agreements to pay fees and other written agreements with the County, and other fees listed in Table 20.01.070-6. Issuance of a development authorization or decision is contingent upon the payment of all fees and charges associated with the processing of the application.

Table 20.01.070-1. Type 1 Permits.

	2016 Base Fee
Boundary Line Adjustment (YCC 19.34.020) <sup>(1)</sup>	\$ 785.00 <sup>(2)</sup>
Segregation, each, within an approved commercial or industrial binding site plan (YCC 19.34.080(3)(b))	\$ 585.00
Permitted or Type 1 use, not requiring Type 2 review (YCC 19.30.030(1)) <sup>(3)</sup>	\$ 485.00 <sup>(3)</sup>
Adult entertainment facility land use application (YCC 19.18.030)	\$ 1,045.00
Reduction to resource setbacks, Type 1 (YCC 19.35.020(6)(d))	\$ 195.00
Modification to existing or approved administrative or conditional use under YCC 19.35.040 <sup>(4)</sup>	\$ 675.00
Minor modification to a planned development or master planned resort (YCC 19.35.050)	\$ 675.00
Standard development permit, Type 1 (YCC 16C.03.20)	\$ 870.00
Minor revision (YCC 16C.03.25 and 16D.03.25)	\$ 870.00
Exemption from shoreline substantial development permit (YCC 16D.03.06)	\$ 675.00
Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)	\$ 295.00

Notes:

- (1) The fee for Type 1 Boundary Line Adjustment Authorizations shall apply to the clustering of existing lots under YCC 19.34.035, listed in Table 20.01.070-2.
- (2) An additional fee(s) of \$390.00 shall apply to each lot after the first two within the application. For example, an application with three lots total would increase the fee by \$390.00, four lots total would increase the fee by \$780.00, and so on. The term "lot" shall, for the purposes of this calculation, include lot, parcel, tract, binding site plan site, division, and nonconforming lot.
- (3) Applies to a Type 1 review for which the Planning Division issues a written decision only. This fee does not include adult entertainment facilities, which are subject to a separately listed application fee. Additionally, YCC 19.30.030(1)(c) and 19.17.020(3) detail specific circumstances where permitted or Type 1 uses require Type 2 review. In such a case the application fee will be the same as for an Administrative or Type 2 use, listed in Table 20.01.070-2.
- (4) The fee for a Type 1 modification does not apply to an alteration or expansion of any existing structure with a nonconforming height or setback under YCC Title 19.33.050. If the enlargement does not meet the height, lot coverage or setbacks then relief may be request in an Administrative Adjustment or Variance under Chapter 19.35 prior to issuance of Building Permits.

Table 20.01.070-2. Type 2 Permits.

	2016 Base Fee
Final short plat alteration or vacation (YCC 19.34.040(8))	\$ 1,060.00
Short plat preliminary application (YCC 19.34.040(3))	\$ 1,060.00
Short plat preliminary application amendment	\$ 485.00
Short plat final application (YCC 19.34.040(7))	\$ 485.00
Binding site plan preliminary application (YCC 19.34.080(3)(a)(v)) <sup>(2)</sup>	\$ 1,925.00
Binding site plan final application (YCC 19.34.080(3)(a)(vi))	\$ 870.00
Binding site plan vacation or alteration (YCC 19.34.080(4))	\$ 1,060.00
Administrative or Type 2 use, not otherwise specified (YCC 19.30.030(2)) <sup>(3)</sup>	\$ 1,925.00 <sup>(4)</sup>
Reduction to resource setbacks, Type 2 (YCC 19.35.020(6)(b))	\$ 870.00
Clustering existing lots - Type 1 review through the Boundary Line Adjustment (YCC 19.34.035)	\$ 1,255.00 <sup>(1)</sup>
Linear transmission facilities (YCC 19.18.260)	\$ 10,410.00
Zoning non-conforming use or structure alteration, enlargement, expansion or extension. YCC 19.33.060(4)(d)	\$ 1,450.00
Zoning non-conforming dwelling expansion not exceeding 50% of the gross floor area and new detached structures accessory to the dwelling, other than an accessory housing unit. YCC 19.33.060(4)(c)	\$ 485.00
Zoning non-conforming use change to another non-allowed use. YCC 19.33.060(5)(b)	\$ 1,450.00
Administrative adjustments for Type 1 & 2 uses, <sup>(3)</sup> consolidated with another application requiring Type 2 or higher development authorization (YCC 19.35.020)	\$ 295.00
Administrative adjustments for Type 1 & 2 uses, <sup>(3)</sup> not consolidated with another application requiring Type 2 or higher development authorization (YCC 19.35.020)	\$ 1,060.00
Minor modification to a master planned development overlay or institutional overlay (YCC 19.35.055(2))	\$ 970.00
Substantial development permit <sup>(3)</sup> (YCC 16D.03.19)	\$ 3,080.00
Adjustment (YCC 16C.03.23) <sup>(3)</sup>	\$ 870.00
Standard development permit, Type 2 (YCC 16C.03.20)	\$ 870.00
Shoreline conditional use permit (YCC 16D.03.21) - includes substantial development permit	\$ 3,270.00
Shoreline variance (YCC 16D.03.22) - includes substantial development permit	\$ 3,270.00
Critical areas non-conforming use alteration / structures or areas (YCC 16C.03.26)	\$ 970.00
Shoreline non-conforming use alteration / structures or areas (YCC 16D.03.26)	\$ 970.00
Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)	\$ 295.00

Notes:

- (1) The base fee for clustering of existing lots under YCC 19.34.035 shall be the base fee required for Type 1 Boundary Line Adjustments authorizations plus additional fee for each lot after the first two lots.
- (2) The base fee for altering the size of one or more established building sites within the binding site plan shall be the same as for a Type 1 segregation within an approved commercial or industrial binding site plan if all development standards, infrastructure, and other aspects of the proposal will be unchanged and consistent with conditions or requirements imposed by a previously approved permit.

(3) Administrative use applications, zoning variances, administrative adjustments and substantial development permits may be referred by the Administrative Official to the Hearing Examiner for final decision in a manner similar to a Type 3 application. In such a case the application fee will be the same as for a conditional or Type 3 use.

Table 20.01.070-3. Type 3 permits.

	2016 Base Fee
Conditional or Type 3 use (YCC 19.30.030(3))	\$ 1,925.00
Additional fee for administrative adjustment for Type 3 uses, consolidated with another application requiring a public hearing (YCC 19.35.020(1))	\$ 100.00
Administrative adjustment for Type 3 uses, <u>not</u> consolidated with another application requiring a public hearing (YCC 19.35.020(1))	\$ 1,350.00
Additional fee for variance, consolidated with another application requiring a public hearing (YCC 19.35.060)	\$ 390.00
Variance, not consolidated with another application requiring a public hearing (YCC 19.35.060)	\$ 1,545.00
Zoning non-conforming use expansion or alteration, Type 3 <sup>(1)</sup> (YCC 19.33.060(4)(d))	\$ 1,450.00
Major modification to a Master Planned Development Overlay or Institutional Overlay (YCC 19.35.055(3))	\$ 1,450.00
Reasonable use exception (YCC 16C.03.24)	\$ 1,735.00
Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)	\$ 295.00

Table 20.01.070-4. Type 4 permits.

	2016 Base Fee
Preliminary plat (also called a "long plat application") (YCC 19.34.050)	\$ 5,195.00
Amendment to an approved preliminary plat	\$ 970.00
Long plat final processing (YCC 19.34.070)	\$ 675.00
Final plat alteration or vacation (YCC 19.34.070(7))	\$ 870.00
Preliminary plat time extension <sup>(1)</sup> (YCC 19.34.050(10))	\$ 970.00
Master Planned Resort <sup>(2)</sup> , resort agricultural tourist operation, Master Planned Development Overlay or Institutional Overlay (YCC 19.11.050, 19.18.060, 19.17.040)	\$ 5,195.00
Major modification to a Planned Development or Master Planned Resort (YCC 19.35.050)	\$ 1,925.00
Site-specific rezone authorized by a comprehensive plan or subarea plan (also called "minor rezone") (YCC 19.36.030)	\$ 1,255.00
Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)	\$ 295.00

Notes:

- (1) The fee for extensions of time for permits other than preliminary plats is listed in Table 20.01.070-6.
- (2) The fee for a modification to a Master Planned Resort under YCC Title 19 may be the same, as indicated, as for a Type 4 Master Planned Resort or for a Type 1 minor modification to a planned development.

Table 20.01.070-5. Other applications.

	2016 Base Fee

	2016 Base Fee
Code interpretation, excluding unclassified uses (YCC 16B.03.070)	\$ 870.00
Unclassified use interpretation—Hearing Examiner (YCC 16B.03.070)	\$ 1,255.00
Development agreement (YCC 16B.03.080)	\$ 1,350.00
Open record administrative appeal of land-use decisions and threshold determinations to the Hearing Examiner, plus actual costs as incurred for expenses, facilities, Hearing Examiner fees, etc. (YCC 16B.09.040)	\$ 1,255.00 <sup>(1),(2)</sup>
Closed record administrative appeal of land-use decisions to the Board, plus actual costs as incurred for expenses, facilities, etc. YCC 16B.09.050	\$ 850.00
Comprehensive Plan amendment, site-specific YCC 16B.10.030	\$ 4,715.00
Comprehensive Plan policy plan map amendment, area-wide (YCC 16B.10.030)	Varies <sup>(3)</sup>
Text amendment to the Comprehensive Plan or development regulation (YCC 16B.10.040)	No fee <sup>(4)</sup>
Open space applications requiring action by the Planning Commission (YCC 3.20.015)	\$ 1,545.00
Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)	\$ 295.00
Boundary Review Board application	Established by RCW 36.93.120
Appeal to Boundary Review Board	Established by RCW 36.93.120

Notes:

(1) The listed fee applies when the appellant agrees to authorize an extension of the 90-day period for open record appeals in order to secure funds for payment of additional fees to reimburse the County for the Hearing Examiner cost if responsible, as defined further herein. Such fees shall be paid by each party promptly upon receipt of each invoice from the County of that party's share of the cost. If the appellant does not agree to an extension, a deposit of \$5,000.00 is required to process the appeal. The losing parties for open record appeals are responsible for a portion or all of the cost of the Hearing Examiner's time, to be determined by the Administrative Official, consistent with this paragraph. If the appealed decision or determination is upheld, the appealing party or parties will pay the cost of the Hearing Examiner's time in full.

(2) The fee for any appealing party, other than the first party to appeal, shall be a deposit of fifty percent of the base fee listed in Table 20.01.070-5. The base fee includes staff processing time of the appeal or consolidated appeal.

(3) Area-wide comprehensive plan policy plan map amendments suggested by any party are subject to SEPA review and staff hourly processing fees, which must be paid by the responsible party promptly upon receipt of each invoice from the County in order to continue processing, in the event that the suggested amendment is docketed pursuant to YCC 16B.10.040.

(4) Text amendments to a comprehensive plan or development regulation suggested by any party are subject to SEPA review fees in the event that the suggested amendment is docketed pursuant to YCC 16B.10.040.

(2) Other fees. The fees listed in Table 20.01.070-6 are additional to the application fees listed in Tables 20.01.070-1 through 20.01.070-5. Fees indicated as "base" are based on an hourly minimum charge, with an additional hourly charge listed in Table 20.01.070-6 that applies after the base fee has been utilized.

Table 20.01.070-6. Other fees.

	2016 Fee	Additional Fee Information
Hourly rate: County staff wages, benefits, review, regulatory inspections, overhead, third-party consultant services or other expenses incurred during review of the project.	\$ 110.00	Per hour
Hourly rate: Hearing Examiner	At cost	
Site visit (first site visit is included in permit/proposal application fee base)	\$ 390.00	Base
Additional review ("re-review") required for changes to application submittal documents prior to a decision or additional information submitted in response to a request or a notice of incompleteness (YCC Chapter 16B.04)	\$ 100.00	Base, per occurrence
Time extension request, other than for a preliminary plat <sup>(1)</sup> (YCC 16B.07.050)	\$ 100.00	Base, per request
Office review for compliance with permit decisions and conditions, including periodic monitoring and renewals (YCC 16B.07.050)	\$ 100.00	Base, per request

	2016 Fee	Additional Fee Information
Site inspections for compliance with permit decisions and conditions, including periodic monitoring and renewals (YCC 16B.07.050)	\$ 390.00	Base, per inspection
Request to reinstate permit approval after expiration (YCC 16B.07.050)	70% of application fee	Application fees are listed in YCC 20.01.070 <sup>(1)</sup>
Voluntary Compliance Agreement (YCC 16B.07.050)	County staff hourly rate	Per hour
Prehearing conference - YCC 16B.09.045, Open Record Appeal Procedures	Hearing Examiner Hourly Rate	
Planning Division compliance investigation <sup>(2)</sup> resulting in a determination of a violation (code compliance case) - YCC Chapter 16B.11, Violations and Enforcement	\$ 760.00	Base; the base fee and time per hour additional to base is assessed at double fee hourly rate
Public notice: postage, to all Adjoining Property Owners (APO) in all zoning districts publishing fees, posting materials, photocopies, printing (YCC Chs. 16B.05.0104-16B.11)	At cost \$25.00 <sup>(3)</sup>	Each
Legal Notice fee for SEPA checklist, Type 3 and 4 applications requiring an Open or Closed Record Hearing: publishing fee and posting fee (YCC 16B.05.010)	\$225.00	Each
Special report review (wetland delineation, geo tech, fiscal analysis, etc.), including third-party review	\$ 970.00	Base
Programmatic SEPA/Shoreline/Critical Area review for setup of mitigation and/or maintenance requirements	At cost	
EIS preparation or review, including third-party review	\$ 970.00	Base and actual costs incurred (including consultant work)
County Transportation Engineering predecision review for:	\$ 95.00	Base
(a) All Type 1 applications except Type 1 setback reductions, minor revisions and Shoreline exemption determinations;		
(b) All Type 2 applications except preliminary binding site plans (see fee below), final short plats (see fee below) and critical areas or Shoreline permits;		
(c) All Type 3 applications;		
(d) Preliminary long plat amendments; and		
(e) Major modifications to planned development, Master Planned Resort or resort agricultural tourist operation.		
County Transportation Engineering predecision review for preliminary binding site plan applications	\$ 190.00	Base
County Transportation Engineering predecision review for long plat, long plat amendments, Master Planned Resorts	\$ 760.00	Base
County Transportation Engineering review for final short plat (Mylar review)	\$ 145.00	Base
County Transportation Engineering review - road approach permit	\$ 285.00	Base
County Transportation Engineering review - addressing	\$ 95.00	Base
County Transportation Engineering review following a development authorization - private road	\$ 4,250.00	Base
County Transportation Engineering review following a development authorization - public road	\$ 4,435.00	Base

	2016 Fee	Additional Fee Information
County Transportation Engineering project review, other	At cost	
Copy or duplicating fee	Varies by size and color; fees set by Yakima County by separate resolution	Per page
Oversized documents	At cost	
Maps, plans, ordinances and other produced documents	Varies	Price list maintained by Planning Division
Supplemental documents to be recorded	Current Auditor's filing fee	
Returned check fee	Established by County Treasurer	Each

Notes:

- (1) The fee for extensions of time for preliminary plats is listed in Table 20.01.070-4.
- (2) A code compliance investigation includes site inspection, time spent by County staff in research of site history, research of regulation history, and staff communication with law enforcement personnel, other County staff, other employees of any public agency, and members of the public. If the investigation results in a determination that a violation exists, the expense of this investigation will be assessed to the violating person, firm and/or corporation identified in YCC 16B.11.050.
- (3) The fee for public notice shall be paid at application intake, estimated according to application type and location or a pre-calculated deposit by application type based on applicable postage and publication rates. Additional fees may apply for public notice costs not covered by the initial payment and re-noticing required for hearing continuances.

(Ord. 10-2019 (Exh. 1) (part), 2019; Res. 80-2016 (Exh. A) (part), 2016; Ord. 9-2012 § 2 (part), 2013).