

# **BOARD OF YAKIMA COUNTY COMMISSIONERS**

## **ORDINANCE 9-2012**

**IN THE MATTER OF AMENDING ORDINANCE 1-1990 AND YAKIMA COUNTY CODE TITLE 20, LAST AMENDED BY ORDINANCE 1-2012, PERTAINING TO THE SCHEDULE OF APPLICATION FEES, AND IN THE MATTER OF AMENDING ORDINANCE 3-2007 AND YAKIMA COUNTY CODE CHAPTER 13.24, PERTAINING TO FEES.**

**WHEREAS**, Yakima County Code Title 20, the Yakima County Fee Schedule, was adopted in 1990 and development application base fees have not been reassessed by the Board of Yakima County Commissioners to cover costs of project review; and

**WHEREAS**, the Board is engaged in a systematic update of several of its adopted codes, in collaboration with internal and external customers, to help improve procedures and regulations consistent with the law; and

**WHEREAS**, the Board adopted Ordinances 4-2012 and 5-2012 on June 5, 2012, enacting text amendments to Yakima County Code Chapter 16.04 (SEPA) and Title 16B (Project Permit Administration), which included provisions for the cost of public notice to be the responsibility of permit applicants and proponents of non-exempt permits and approvals; and

**WHEREAS**, the Board desires to implement these provisions in the fee schedule, and to improve efficiency in the processing of permits to more appropriately align fees with costs associated with the review of development applications; and

**WHEREAS**, the Board held a duly advertised public hearing for the purpose of considering the amendments to Yakima County Code Title 20 on February 26, 2013, wherein testimony was heard from all persons present who wished to be heard; and

**WHEREAS**, the Board deliberated on the proposed legislation and text amendments on February 26, 2013, after considering all written comments received, the testimony at its public hearing, and staff recommendations; and

**WHEREAS**, the Board concluded that it was prepared to institute the fee increase and that the estimate of hours required to review project proposals should be evaluated as part of the preliminary budget cycle each year to calibrate time requirements based on data from the cost recovery tracking system established in January 2013 for Title 20 fees; and

**WHEREAS**, the Board determined that until there is sufficient data from the cost recovery system to verify time requirements, fees should be set using 85% of staff's estimated time required for project review as proposed in the hearing draft of Title 20; and

**WHEREAS**, after considering the testimony and materials presented, the Board believes it is in the best public interest to amend Yakima County Code Chapter 13.24 and Title 20 in a manner consistent with staff's recommendation and as amended by motion and vote; now, therefore,

**BE IT HEREBY ORDAINED BY THE BOARD OF YAKIMA COUNTY COMMISSIONERS:**

**Section 1.** Yakima County Code Section 13.24.020, adopted by Ordinance No. 3-2007, is amended to read as follows:

**13.24.020 Building Code Table 1-A**

**AMENDED TABLE NO.1-A-BUILDING PERMIT FEES**

[...]

**OTHER INSPECTIONS AND FEES**

<u>15. Floodprone development permits</u>	<b><u>\$180.00</u></b>
<u>16. Floodplain hazard elevation determinations</u>	<b><u>\$100.00</u></b>

[Note: The remainder of the table is unchanged, omitted here for clarity.]

**Section 2. Fee schedule.** Yakima County Code Chapter 20.00, adopted by Ordinance No. 1-1990, and last amended by Ordinance No. 1-2012, is amended to read as follows:

**Chapter ((20.00)) 20.01  
YAKIMA COUNTY FEE SCHEDULE**

**((20.00.002)) 20.01.010 Title.**

The ordinance codified in this chapter shall be known as the "Yakima County Fee Schedule." The county fee schedule is enacted under authority granted to the county by Article 11, Section 11 of the Washington State Constitution and RCW Chapter 36.32.

**((20.00.004)) 20.01.020 Purpose.**

The purpose of this chapter is to consolidate land division and development fees for the county into a single chapter under this code.

**((20.00.006)) 20.01.030 Applicability.**

The fees and charges established in this chapter shall apply to all unincorporated fee simple lands located in the county; all state and/or federally sponsored projects on privately owned lands; and, privately sponsored projects on state and/or federally owned lands.

**((20.00.010)) 20.01.040 Schedule of Fees.**

The schedule of fees and charges adopted by the Board of County Commissioners and established in this chapter for the processing of the numerous and variety of applications required by the County, pursuant to the Yakima County Code, may be altered or amended only by the Board of County Commissioners.

No application or other action resulting in cost to Yakima County shall be accepted, processed or approved unless or until such fees and charges listed in this title have been paid in full.

**((A)) 20.01.050 YAKIMA COUNTY CODE CHAPTER 5.06 - ADULT ENTERTAINMENT FACILITIES**

(1)	Adult entertainment facility owner's or operator's license application	\$ 2,000.00 minimum deposit plus 100% processing and regulatory costs*
(2)	Adult entertainment facility manager's license application	\$ 200.00
(3)	Adult entertainment facility entertainer's license application	\$ 200.00
(4)	Appeals	100% processing and regulatory costs* plus 100% fee charged by Hearing Examiner for review
<p>* "Processing and regulatory costs" means actual costs, including, but not necessarily limited to, staff wages, benefits, review, regulatory inspections, overhead, consultant services or other expenses incurred during the review of the project. The hourly costs include, but are not necessarily limited to, wages, benefits, review, regulatory inspections, and overhead for planning, managerial, licensing, enforcement and clerical staff, and are assessed based on the time expended by Yakima County staff only.</p>		

**((B)) 20.01.060 YAKIMA COUNTY CODE CHAPTER 12.10 - STORMWATER AUTHORITY**

(2)	Stormwater Site Plan review with treatment: one (1) pre-project planning meeting, one (1) completeness review, one (1) plan review, one (1) pre-construction conference, one (1) construction inspection, one post-construction inspection for acceptance, one (1) as built review and bond close-out.	\$800.00.
(3)	Stormwater Site Plan without treatment: one (1) pre-project planning meeting, one (1) completeness review, one (1) plan review, one post-construction inspection for acceptance, one (1) as built review and bond close-out.	\$600.00.
(4)	Additional agreement drafts, plan reviews, meetings, or inspections required in addition to (2) or (3).	100% Processing Cost*
(5)	Appeals to the Public Services Director (YCC 12.10.270).	<del>((See subsection (A)))</del> \$1,410.00.
<p>* "Processing cost" means actual costs including but not limited to staff wages, benefits, overhead, consultant services or other expenses incurred in the processing of the review of the project subject to YCC Chapter 12.10. The hourly rate listed below includes wages, benefits, and overhead for planning, managerial, and clerical staff, and is assessed based on the time expended by Yakima County staff only.</p>		

**(( C) YAKIMA COUNTY CODE  
TITLE 14 - SUBDIVISION ORDINANCE**

(1)	Qualified Exemption Application (SSE)	\$ 120.00
	(Up to two prior divisions, mergers, etc. involving the same property plus an additional \$25.00 for each additional prior division, merger, etc. involving the same or adjacent property.)	
(2)	Short Plat Preapplication	\$ 295.00
(3)	Short Plat Application	\$ 365.00*
	* \$365.00 + current auditor's recording fee  (The fee charged for final short plat applications will be reduced by the amount of the preapplication fee when the final short plat is submitted within one year of the date of issuance of preapplication approval.)	
(4)	Short Plat Preapplication Amendment	\$ 110.00
(5)	Short Plat Amendment	\$ 210.00*
	* \$210.00 + current auditor's recording fee	
(6)	Appeal of Administrative/Hearing Examiner Short Plat Decision	See subsection (f)
(7)	Long Plat Application	\$ 380.00*
	* \$380.00 + \$20.00 per lot	
(8)	Preliminary Plat Amendment/Alteration or Vacation	\$ 365.00
(9)	Long Plat Final Processing	\$ 230.00*
	* \$230.00 + current auditor's recording fee	
(10)	Variance Application	\$ 185.00
(11)	Preliminary Plat Time Extension	\$ 185.00*
	* For Type I Application; \$365.00 when Type II Review required	
(12)	Supplemental Documents	
	(Covenants, Ownership Certificates, etc.)	Current Auditor's recording fee

(13)	Industrial and Commercial Binding Site Plan Applications	
(a)	Preliminary binding site plan application	\$ 365.00
(b)	Final binding site plan application	\$ 230.00*
	* \$230.00 + auditor's recording fee	
(c)	Administrative approval of lot(s)	\$ 170.00*
	* \$170.00 + auditor's recording fee	
(d)	Appeals	See subsection (f)
(e)	Binding site plan vacation or alteration	\$ 365.00*
	* \$365.00 + auditor's recording fee	

**(D) YAKIMA COUNTY CODE  
TITLE 15 - ZONING ORDINANCE**

(1)	Appeals	See subsection (f)				
(2)	Conditional Use	\$ 505.00				
(3)	Noneconforming Use Expansion	\$ 235.00				
(4)	Special Property Use Permits					
	Section 15.60.015 (23, 25)	\$ 165.00				
	Section 15.60.015 (1, 3, 4, 5, 6, 7, 8, 9, 12, 14, 15, 16, 17, 26, 29, 30, 31, 32, 34, 35, 36, 37, 45, 46, 49, 50, 51)	\$ 310.00				
	Section 15.60.015 (2, 10, 11, 13, 18, 19, 20, 21, 22, 24, 27, 28, 33, 38, 39, 40, 41, 42, 43, 44, 47, 48)	\$ 600.00				
(5)	Variance	\$ 180.00				
(6)	Reclassification Requests					
	Acreage					
	<b>Proposed Zoning</b>	<b>0-2.99</b>	<b>3-9.99</b>	<b>10-19.99</b>	<b>20-49.99</b>	<b>50+</b>
(a)	Industrial (I, LI)	\$490	\$695	\$790	\$900	\$950
(b)	Commercial (C, HC, B1, B2, RS, TC)	490	695	790	900	950
(c)	Residential (A, R,	490	490	555	600	695

	R1, R2, R3, RR, FR, GR)					
(d)	Resource (EA, GA, FP, FW)	490	490	490	555	600
(7)	Adult Entertainment Facility Land Use Application				\$1,000.00 minimum deposit plus 100% processing and regulatory costs, as described in YCC 20.00.010(A), plus 100% fee charged by Hearing Examiner for review, if applicable	
(8)	Linear Transmission Facilities				\$10,000 minimum deposit plus 100% processing and regulatory costs, plus 100% fee charged by Hearing Examiner for review, if applicable	
<p>* "Processing and regulatory costs" means actual costs, including, but not necessarily limited to, staff wages, benefits, review, regulatory inspections, overhead, consultant services or other expenses incurred during the review of the project. The hourly costs include, but are not necessarily limited to, wages, benefits, review, regulatory inspections, and overhead for planning, managerial, licensing, enforcement and clerical staff, and are assessed based on the time expended by Yakima County staff only. Processing and regulatory costs accrued by the County will be drawn from the deposit. When the initial deposit is below \$2,000, the applicant shall be notified by the Administrative Official that an additional deposit not to exceed \$10,000 is required to continue processing the project review. Any remaining funds not billable to the project will be refunded to the applicant once the project review is complete and any appeals have been resolved.</p>						

**(E) YAKIMA COUNTY CODE  
TITLE 15A - YAKIMA URBAN AREA ZONING ORDINANCE**

(1)	Class 1 Review	
(a)	Development permit for development requiring Class 1 review  (Governed by the ordinance adopting the uniform building, plumbing and mechanical codes and the mobile home ordinance.)	\$ 0.00
(b)	Temporary uses	\$ 0.00
(c)	Class 1 home occupations listed in Table 4-2	\$ 35.00
(2)	Class 2 Review	
(a)	Development permits for development requiring Class 2 review;	\$ 285.00

	except for:	
(b)	Single and double wide manufactured homes	\$ 285.00
(e)	Temporary hardship units	\$ 165.00
(d)	Class 2 home occupations	\$ 285.00
(e)	Change to Class 1 and Class 2 development requiring Class 2 review	\$ 285.00
(3)	Class 3 Review	
(a)	Development permits for development requiring Class 3 review including nonresidential nonconforming uses;	\$ 490.00
	except for:	
(b)	Single and double wide manufactured homes	\$ 405.00
(e)	Class 3 home occupations	\$ 405.00
(d)	Changes to existing and approved Class 3 development requiring Class 3 review	\$ 405.00
(e)	A change from one residential nonconforming use to another or expansion of a residential nonconforming use	\$ 405.00
(4)	Administrative Adjustment of Development Standards Class 1 & Class 2 Uses/Commercial and Industrial Zones  (Not adjacent to a residential zone)	\$ 80.00
(5)	Administrative Adjustment of Development Standards for All Other Class 1 & 2 Uses	\$ 285.00
(6)	Administrative Adjustment of Development Standards Requiring Class 3 Review	\$ 490.00
(7)	Administrative Modifications to Development Authorized Under Sections 15A.17.040 and 15A.17.050	\$ 80.00
(8)	Appeals	See subsection (f)
(9)	Variances	\$ 180.00
(10)	Interpretations by the hearing examiner	
(a)	(Without hearing)	\$ 95.00
(b)	(With hearing)	\$ 365.00
(11)	Master Applications: See Section 15A.11.110(2)	

(12)	Reclassification Requests					
	Acres					
	Proposed Zoning	0-2.99	3-9.99	10-19.99	20-49.99	50+
	(a) Industrial (M1, M2)	\$490	\$695	\$790	\$900	\$950
	(b) Commercial (B1, HB, B2, SCC, LCC, CBD, CBDS)	490	695	790	900	950
	(c) Residential	490	490	555	600	695
(13)	Adult Entertainment Facility Land Use Application			\$1,000.00 minimum deposit plus 100% processing and regulatory costs, as described in YCC 20.00.010(A), plus 100% fee charged by Hearing Examiner for review, if applicable		

**(F) YAKIMA COUNTY CODE  
TITLE 16 - SEPA**

(1)	Environmental Checklists with DNS	\$ 220.00
(2)	Environmental Checklists with MDNS, Environmental Impact Statement (EIS), and County Completed Environmental Checklists (Sections 16.04.280 & 16.04.120)	100% Processing Cost*
	Hearing Examiner Conducted SEPA Public Meeting on Scoping, DEIS, SEIS or FEIS (in addition to Planning Division processing and regulatory costs)	HE Contract Fee
<p>Processing and regulatory costs" means actual costs, including, but not necessarily limited to, staff wages, benefits, review, regulatory inspections, overhead, consultant services or other expenses incurred during the review of the project. The hourly costs include, but are not necessarily limited to, wages, benefits, review, regulatory inspections, and overhead for planning, managerial, licensing, enforcement and clerical staff, and are assessed based on the time expended by Yakima County staff only. * Processing and regulatory costs accrued by the County will be drawn from the deposit. When the initial deposit is below \$2,000, the applicant shall be notified by the Administrative Official that an additional deposit not to exceed \$10,000 is required to continue processing the project review. Any remaining funds not billable to the project will be refunded to the applicant once the project review is complete and any appeals have been resolved.</p>		
(3)	Appeals	See subsection (I)



**(G) YAKIMA COUNTY CODE - TITLE 16A, 16C AND 16D  
CRITICAL AREAS ORDINANCE AND YAKIMA COUNTY REGIONAL  
SHORELINE MASTER PROGRAM**

(1)	Standard development permits	\$ 165.00*
(2)	Substantial development permits	\$ 300.00*
(3)	Conditional use permits	\$ 300.00*
(4)	Floodprone development permits— for development or construction not requiring other county permits	\$ 140.00*
	Appeals	See subsection (I)
	Variance	\$ 180.00*
	Floodplain hazard elevation determinations (Fee may be credited toward other applications where flood hazard elevation determination is required.)	\$ 80.00

\*—The single highest fee is collected for combinations of substantial development, standard development, conditional use, floodprone development and variance permits.

**(H) YAKIMA COUNTY OPEN SPACE PROGRAM**

(1)	Open space applications considered by the planning commission	\$ 180.00*
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\*—The application is waived when the subject land lies within a stream corridor designated as a critical area by the board of county commissioners.

**(I) APPEALS**

(1)	Appeals to the hearing examiner	\$ 490.00
(2)	Appeals to the board of county commissioners	\$ 285.00

**(J) MAJOR APPLICATIONS**

**Major applications involving the following:\*\*  
— 100% Processing Costs\***

(1)	Planned Development	
(2)	Modifications to a Planned Development (per Section 15.56.170)	
(3)	Master Planned Resorts	
(4)	Comprehensive Plan Map Amendments	
<p>* "Processing cost" means actual costs, including (but not limited to) staff wages, benefits, overhead, consultant services or other expenses incurred during the review of the project. The hourly rate listed below includes wages, benefits, and overhead for planning, managerial, and clerical staff, and is assessed based on the time expended by the project planner only.</p> <p>** All applications that are needed in conjunction with Major Applications shall be assessed expense-based fees as if they were part of the Major Application; except that any needed SEPA review shall be assessed fees per subsection F.</p>		
	Planning Department Processing Costs	\$ 45.00/hr
	Hearing Examiner Conducted Public Meetings	HE Contract fee ))

**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.**

	<b><u>Previous Fee</u></b>	<b><u>2013 Base Fee</u></b>
<b><u>Subdivision exemption authorization (YCC 14.04.070) <sup>(1)</sup></u></b>	<b><u>\$ 160.00</u></b>	<b><u>\$ 740.00 <sup>(2)</sup></u></b>
<b><u>Segregation, each, within an approved commercial or industrial binding site plan (YCC 14.49.080)</u></b>	<b><u>\$ 215.00</u></b>	<b><u>\$ 555.00</u></b>
<b><u>Permitted or Class 1 use, not requiring Type 2 review (YCC 15.12.035, 15A.13.040) <sup>(3)</sup></u></b>	<b><u>\$ 0.00 - 35.00</u></b>	<b><u>\$ 460.00 <sup>(3)</sup></u></b>
<b><u>Adult entertainment facility land use application (YCC 15.18.030, 15A.09.200)</u></b>	<b><u>\$ 1,000.00 minimum deposit plus 100% processing and regulatory costs</u></b>	<b><u>\$ 1,000.00</u></b>
<b><u>Reduction to resource setbacks, Type 1 (YCC 15.20.085)</u></b>	<b><u>\$ 110.00</u></b>	<b><u>\$ 185.00</u></b>
<b><u>Modification to existing or approved administrative or conditional use under YCC 15.70.030 or Chapter 15A.17 <sup>(4)</sup></u></b>	<b><u>\$ 110.00</u></b>	<b><u>\$ 645.00</u></b>
<b><u>Minor modification to a planned development or master planned resort (YCC 15.70.035)</u></b>	<b><u>No fee</u></b>	<b><u>\$ 645.00</u></b>
<b><u>Standard development permit, Type 1 (YCC 16C.03.20)</u></b>	<b><u>\$ 165.00</u></b>	<b><u>\$ 830.00</u></b>
<b><u>Minor revision (YCC 16C.03.25 and 16D.03.25)</u></b>	<b><u>No fee</u></b>	<b><u>\$ 830.00</u></b>
<b><u>Exemption from shoreline substantial development permit (YCC 16D.03.06)</u></b>	<b><u>No fee</u></b>	<b><u>\$ 645.00</u></b>

	<b>Previous Fee</b>	<b>2013 Base Fee</b>
<u>Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)</u>	<u>\$ 220.00 to 100% processing cost</u>	<u>\$ 275.00</u>

**Notes:**

- (1) The fee for Type 1 Subdivision Exemption Authorizations shall be in addition to the Type 2 administrative review of clustering of existing lots under YCC 15.21.045, 15.22.035, 15.23.035, 15.24.035, and 15.25.035, listed in Table 20.01.070-2.
- (2) An additional fee(s) of \$370.00 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 \$370.00, four lots total would increase the fee by \$740.00, 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 15.37.020, 15.41.020, 15.55.030 and Chapter 15A.13 detail specific circumstances where permitted or Class 1 uses require Type 2 review. In such a case the application fee will be the same as for an Administrative or Class 2 use, listed in Table 20.01.070-2.
- (4) The fee for a Type 1 modification also applies to an alteration or expansion of any existing structure with a nonconforming height or setback under YCC Title 15A.

**Table 20.01.070-2. Type 2 permits.**

	<b>Previous Fee</b>	<b>2013 Base Fee</b>
<u>Final short plat alteration or vacation (YCC 14.12.080)</u>	<u>\$ 260.00</u>	<u>\$ 1,015.00</u>
<u>Short plat preliminary application (YCC 14.48.120)</u>	<u>\$ 360.00</u>	<u>\$ 1,015.00</u>
<u>Short plat preliminary application amendment</u>	<u>\$ 145.00</u>	<u>\$ 460.00</u>
<u>Short plat final application (YCC 14.12.050)</u>	<u>\$ 100.00</u>	<u>\$ 460.00</u>
<u>Binding site plan preliminary application (YCC 14.49.060) <sup>(2)</sup></u>	<u>\$ 440.00</u>	<u>\$ 1,845.00</u>
<u>Binding site plan final application (YCC 14.49.070)</u>	<u>\$ 285.00</u>	<u>\$ 830.00</u>
<u>Binding site plan vacation or alteration (YCC 14.49.090)</u>	<u>\$ 440.00</u>	<u>\$ 1,015.00</u>
<u>Administrative or Class 2 use, not otherwise specified (YCC 15.12.020, 15A.14.040) <sup>(3)</sup></u>	<u>\$ 165.00 to 385.00</u>	<u>\$ 1,845.00 <sup>(4)</sup></u>
<u>Reduction to resource setbacks, Type 2 (YCC 15.20.085)</u>	<u>\$ 360.00</u>	<u>\$ 830.00</u>
<u>Clustering existing lots – Type 2 review (YCC 15.21.045, 15.22.035, 15.23.035, 15.24.035, 15.25.035)</u>	<u>Not specified</u>	<u>\$ 1,200.00 <sup>(1)</sup></u>

	<b>Previous Fee</b>	<b>2013 Base Fee</b>
<u>Linear transmission facilities (YCC 15.50.040)</u>	<u>\$ 10,000.00</u> <u>minimum</u> <u>deposit plus</u> <u>100%</u> <u>processing</u> <u>and</u> <u>regulatory</u> <u>costs</u>	<u>\$ 10,000.00</u>
<u>Zoning non-conforming use expansion or alteration, Type 2 (YCC 15.68.050, 15A.19.080) <sup>(5)</sup></u>	<u>\$ 295.00</u>	<u>\$ 1,385.00</u>
<u>Administrative adjustments for Type/Class 1 &amp; 2 uses, <sup>(3)</sup> consolidated with another application requiring Type 2 or higher development authorization (YCC 15.70.020, 15A.10.020)</u>	<u>\$ 360.00</u>	<u>\$ 275.00</u>
<u>Administrative adjustments for Type/Class 1 &amp; 2 uses, <sup>(3)</sup> not consolidated with another application requiring Type 2 or higher development authorization (YCC 15.70.020, 15A.10.020)</u>	<u>\$ 360.00</u>	<u>\$ 1,015.00</u>
<u>Minor modification to a master planned development overlay or institutional overlay (YCC 15A.28.080 and 15A.31.070)</u>	<u>Not specified</u>	<u>\$ 925.00</u>
<u>Substantial development permit <sup>(3)</sup> (YCC 16A.03.09 and 16D.03.19)</u>	<u>\$ 375.00</u>	<u>\$ 2,955.00</u>
<u>Adjustment (YCC 16A.03.13 and 16C.03.23) <sup>(3)</sup></u>	<u>\$ 215.00</u>	<u>\$ 830.00</u>
<u>Standard development permit, Type 2 (YCC 16C.03.20)</u>	<u>\$ 215.00</u>	<u>\$ 830.00</u>
<u>Shoreline conditional use permit (YCC 16D.03.21) – includes substantial development permit</u>	<u>\$ 375.00</u>	<u>\$ 3,140.00</u>
<u>Shoreline variance (YCC 16D.03.22) – includes substantial development permit</u>	<u>\$ 375.00</u>	<u>\$ 3,140.00</u>
<u>Critical areas non-conforming use alteration / structures or areas (YCC 16C.03.26)</u>	<u>\$ 215.00</u>	<u>\$ 925.00</u>
<u>Shoreline non-conforming use alteration / structures or areas (YCC 16D.03.26)</u>	<u>\$ 375.00</u>	<u>\$ 925.00</u>
<u>Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)</u>	<u>\$ 220.00</u> <u>to 100%</u> <u>processing</u> <u>cost</u>	<u>\$ 275.00</u>

**Notes:**

- (1) The base fee for Type 2 review of clustering of existing lots under YCC 15.21.045, 15.22.035, 15.23.035, 15.24.035, and 15.25.035 shall be in addition to the base fee required for Type 1 subdivision exemption authorizations.
- (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 Class 3 use.
- (4) The base fee for Type 2 review of accessory dwelling units (YCC 15.08.015 and 15A.09.045) is \$925.00.
- (5) Under YCC Title 15A, this fee applies to construction of a structure accessory to a nonconforming single-family dwelling. Fees for all other non-conforming use (NCU) alterations and expansions subject to YCC Title 15A are the same, as indicated, as either for Type 1 modifications or Type 3 NCU alterations or expansions.

**Table 20.01.070-3. Type 3 permits.**

	<b><u>Previous Fee</u></b>	<b><u>2013 Base Fee</u></b>
<u>Conditional or Class 3 use (YCC 15.12.020, 15A.15.040)</u>	<u>\$ 405.00 to 730.00</u>	<u>\$ 1,845.00</u>
<u>Additional fee for administrative adjustment for Type/Class 3 uses, consolidated with another application requiring a public hearing (YCC 15.70.020, 15A.10.020)</u>	<u>Not specified</u>	<u>\$ 90.00</u>
<u>Administrative adjustment for Type/Class 3 uses, consolidated with another application requiring a public hearing (YCC 15.70.020, 15A.10.020)</u>	<u>\$ 610.00</u>	<u>\$ 1,295.00</u>
<u>Additional fee for variance, consolidated with another application requiring a public hearing (YCC Ch. 14.36, 15.70.040, Ch. 15A.21)</u>	<u>\$ 180.00 to 230.00</u>	<u>\$ 370.00</u>
<u>Variance, not consolidated with another application requiring a public hearing (YCC Ch. 14.36, 15.70.040, Ch. 15A.21)</u>	<u>\$ 180.00 to 230.00</u>	<u>\$ 1,480.00</u>
<u>Zoning non-conforming use expansion or alteration, Type 3 <sup>(1)</sup> (YCC 15A.19.080)</u>	<u>\$ 405.00</u>	<u>\$ 1,385.00</u>
<u>Major modification to a Master Planned Development Overlay or Institutional Overlay (YCC 15A.28.080 and 15A.31.070)</u>	<u>Not specified</u>	<u>\$ 1,385.00</u>
<u>Reasonable use exception (YCC 16C.03.24)</u>	<u>Not specified</u>	<u>\$ 1,660.00</u>
<u>Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)</u>	<u>\$ 220.00 to 100% processing cost</u>	<u>\$ 275.00</u>

Note:

(1) This fee applies to some types of non-conforming use (NCU) alterations and expansions under YCC Title 15A. Fees for some NCU alterations and expansions subject to YCC Title 15A are the same, as indicated, as either for Type 1 modifications (Table 20.01.070-1) or Type 2 NCU alterations or expansions (Table 20.01.070-2). The process type is indicated by YCC Ch. 15A.19 depending on the subject land use. Fees for NCU alterations or expansions subject to other titles of this Code are the same as for Type 2 NCU alterations or expansions listed in Table 20.01.070-2.

**Table 20.01.070-4. Type 4 permits.**

	<u>Previous Fee</u>	<u>2013 Base Fee</u>
<u>Preliminary plat (also called a "long plat application") (YCC 14.20.020)</u>	<u>\$ 530.00 plus \$ 20.00 per lot</u>	<u>\$ 4,985.00</u>
<u>Amendment to an approved preliminary plat</u>	<u>Not specified</u>	<u>\$ 925.00</u>
<u>Long plat final processing (YCC 14.24.010)</u>	<u>\$ 285.00</u>	<u>\$ 645.00</u>
<u>Final plat alteration or vacation (YCC 14.24.060)</u>	<u>\$ 440.00</u>	<u>\$ 830.00</u>
<u>Preliminary plat time extension<sup>(1)</sup> (YCC 14.24.025)</u>	<u>\$ 185.00 to \$ 365.00</u>	<u>\$ 925.00</u>
<u>Master Planned Resort <sup>(2)</sup>, resort agricultural tourist operation, Master Planned Development Overlay or Institutional Overlay (YCC 15.08.053, 15.56.020, 15A.28.040, 15A.31.030 )</u>	<u>\$ 1,065.00</u>	<u>\$ 4,985.00</u>
<u>Major modification to a Planned Development or Master Planned Resort (YCC 15.70.035)</u>	<u>100% processing cost</u>	<u>\$ 1,845.00</u>
<u>Site-specific rezone authorized by a comprehensive plan or subarea plan (also called "minor rezone") (YCC 15.76.050, 15A.23.030)</u>	<u>\$ 590.00 to \$950.00</u>	<u>\$ 1,200.00</u>
<u>Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)</u>	<u>\$ 220.00 to 100% processing cost</u>	<u>\$ 275.00</u>

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 15 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.**

	<b><u>Previous Fee</u></b>	<b><u>2013 Base Fee</u></b>
<u>Code interpretation, excluding unclassified uses (YCC 16B.03.070)</u>	<u>No fee</u>	<u>\$ 830.00</u>
<u>Unclassified use interpretation—Hearing Examiner (YCC 16B.03.070)</u>	<u>\$ 95.00 to 460.00</u>	<u>\$ 1,200.00</u>
<u>Development agreement (YCC 16B.03.080)</u>	<u>Not specified</u>	<u>\$ 1,295.00</u>
<u>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)</u>	<u>\$ 610.00</u>	<u>\$ 1,200.00 (1), (2)</u>
<u>Closed record administrative appeal of land-use decisions to the Board, plus actual costs as incurred for expenses, facilities, etc. YCC 16B.09.050</u>	<u>\$ 360.00</u>	<u>\$ 830.00</u>
<u>Comprehensive Plan amendment, site-specific YCC 16B.10.030</u>	<u>\$ 1,000.00 deposit plus 100% processing cost</u>	<u>\$ 4,525.00</u>
<u>Comprehensive Plan policy plan map amendment, area-wide (YCC 16B.10.030)</u>	<u>No fee</u>	<u>Varies (3)</u>
<u>Text amendment to the Comprehensive Plan or development regulation (YCC 16B.10.040)</u>	<u>No fee</u>	<u>No fee (4)</u>
<u>Open space applications requiring action by the Planning Commission (YCC 3.20.015)</u>	<u>\$ 180.00</u>	<u>\$ 1,480.00</u>
<u>Additional fee for State Environmental Policy Act (SEPA) review (YCC 16.04.280)</u>	<u>\$ 280.00 plus 100% processing cost</u>	<u>\$ 275.00</u>
<u>Boundary Review Board application</u>	<u>Established by RCW 36.93.120</u>	
<u>Appeal to Boundary Review Board</u>	<u>Established by RCW 36.93.120</u>	

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.**

	<u>Previous Fee</u>	<u>2013 Fee</u>	<u>Additional Fee Information</u>
<u>Hourly rate: County staff wages, benefits, review, regulatory inspections, overhead, third-party consultant services or other expenses incurred during review of the project.</u>	<u>\$ 45.00</u>	<u>\$ 110.00</u>	<u>Per hour</u>
<u>Hourly rate: Hearing Examiner</u>	<u>HE contract fee</u>	<u>At cost</u>	
<u>Site visit (first site visit is included in permit/proposal application fee base)</u>	<u>No fee</u>	<u>\$ 370.00</u>	<u>Base</u>
<u>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)</u>	<u>Not specified</u>	<u>\$ 90.00</u>	<u>Base, per occurrence</u>
<u>Time extension request, other than for a preliminary plat<sup>(1)</sup> (YCC 16B.07.050)</u>	<u>No fee</u>	<u>\$ 90.00</u>	<u>Base, per request</u>
<u>Office review for compliance with permit decisions and conditions, including periodic monitoring and renewals (YCC 16B.07.050)</u>	<u>Not specified</u>	<u>\$ 90.00</u>	<u>Base, per request</u>
<u>Site inspections for compliance with permit decisions and conditions, including periodic monitoring and renewals (YCC 16B.07.050)</u>	<u>Not specified</u>	<u>\$ 370.00</u>	<u>Base, per inspection</u>

	<u>Previous Fee</u>	<u>2013 Fee</u>	<u>Additional Fee Information</u>
<u>Request to reinstate permit approval after expiration (YCC 16B.07.050)</u>	<u>70% of application fee</u>	<u>70% of application fee</u>	<u>Application fees are listed in YCC 20.01.070(1)</u>
<u>Voluntary Compliance Agreement (YCC 16B.07.050)</u>	<u>No fee</u>	<u>County staff hourly rate</u>	<u>Per hour</u>
<u>Prehearing conference – YCC 16B.09.045, Open Record Appeal Procedures</u>	<u>No fee</u>	<u>Hearing Examiner Hourly Rate</u>	
<u>Planning Division compliance investigation<sup>(2)</sup> resulting in a determination of a violation (code compliance case) – YCC Chapter 16B.11, Violations and Enforcement</u>	<u>Not specified</u>	<u>\$ 740.00</u>	<u>Base; the base fee and time per hour additional to base is assessed at double fee hourly rate</u>
<u>Public notice: postage, publishing fees, posting materials, photocopies, printing (YCC Chs. 16B.04-16B.11)</u>	<u>Not specified</u>	<u>At cost <sup>(3)</sup></u>	<u>Each</u>
<u>Special report review (wetland delineation, geo tech, fiscal analysis, etc.), including third-party review</u>	<u>Not specified</u>	<u>\$ 925.00</u>	<u>Base</u>
<u>Programmatic SEPA/Shoreline/Critical Area review for setup of mitigation and/or maintenance requirements</u>	<u>No fee</u>	<u>At cost</u>	
<u>EIS preparation or review, including third-party review</u>	<u>Not specified</u>	<u>\$ 925.00</u>	<u>Base and actual costs incurred (including consultant work)</u>
<u>County Transportation Engineering predecision review for:</u> <ul style="list-style-type: none"> <li><u>(a) All Type 1 applications except Type 1 setback reductions, minor revisions and Shoreline exemption determinations;</u></li> <li><u>(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;</u></li> <li><u>(c) All Type 3 applications;</u></li> <li><u>(d) Preliminary long plat amendments; and</u></li> <li><u>(e) Major modifications to planned development, Master Planned Resort or resort agricultural tourist operation.</u></li> </ul>	<u>No fee</u>	<u>\$ 90.00</u>	<u>Base</u>

	<u>Previous Fee</u>	<u>2013 Fee</u>	<u>Additional Fee Information</u>
<u>County Transportation Engineering predecision review for preliminary binding site plan applications</u>	No fee	\$ 185.00	Base
<u>County Transportation Engineering predecision review for long plat, long plat amendments, Master Planned Resorts</u>	No fee	\$ 740.00	Base
<u>County Transportation Engineering review for final short plat (Mylar review)</u>	No fee	\$ 140.00	Base
<u>County Transportation Engineering review – road approach permit</u>	No fee	\$ 275.00	Base
<u>County Transportation Engineering review – addressing</u>	No fee	\$ 90.00	Base
<u>County Transportation Engineering review following a development authorization – private road</u>	No fee	\$ 4,155.00	Base
<u>County Transportation Engineering review following a development authorization – public road</u>	No fee	\$ 4,340.00	Base
<u>County Transportation Engineering project review, other</u>	Not specified	At cost	
<u>Copy or duplicating fee</u>	<u>Varies by size and color; fees set by Yakima County by separate resolution</u>		<u>Per page</u>
<u>Oversized documents</u>	<u>At cost</u>	<u>At cost</u>	
<u>Maps, plans, ordinances and other produced documents</u>	<u>Varies</u>	<u>Varies</u>	<u>Price list maintained by Planning Division</u>
<u>Supplemental documents to be recorded</u>	<u>Current Auditor's filing fee</u>	<u>Current Auditor's filing fee</u>	
<u>Returned check fee</u>	<u>Established by County Treasurer</u>	<u>Established by County Treasurer</u>	<u>Each</u>

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.

**20.01.080 Reserved.**

**((20.00.016)) 20.01.090 Automatic Fee Schedule Adjustment.**

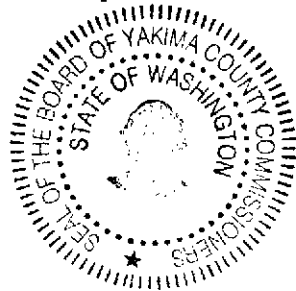
~~((Beginning on January 1, 1990 and each successive January 1st thereafter, t))~~ The Yakima County fee schedule adopted as a part of this Title shall automatically be adjusted annually to account for any increase in the consumer price index (CPI) as established by the U.S. Department of Commerce for the Seattle Metropolitan Area. The twelve-month period utilized to establish the fee schedule adjustment will be as established by the Department of Commerce for the Seattle CPI. Fees adjusted in this manner may be rounded to the nearest five dollar increment. This section shall not preclude the County from modifying the base fee or other fees, where the Board of Commissioners finds it necessary to do so.

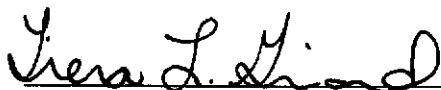
**Section 3.** Sections not modified by this ordinance remain as originally adopted in Ordinance 1-1990 and codified in Yakima County Code Chapter 20.00, and as originally adopted in Ordinance 3-2007 and codified in Yakima County Code Chapter 13.24, together with all amendments to date.

**Section 4. Severability.** The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, sections, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to any other persons or circumstances.

**Section 5. Effective date.** This ordinance shall be effective at 5:00 P.M. on February 26, 2013.

DONE this 26<sup>th</sup> day of February, 2013.

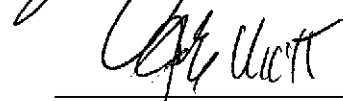




Attest: Tiera L. Girard  
Clerk of the Board

  
Michael D. Leita, Chairman

  
Kevin J. Bouchey, Commissioner

  
J. Rand Elliott, Commissioner  
*Constituting the Board of County Commissioners  
for Yakima County, Washington*