



Legislation Text

File #: CB 118909, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE related to fees and charges for permits and activities of the Seattle Department of Construction and Inspections; amending Section 22.900C.010 of the Seattle Municipal Code.
BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.900C.010 of the Seattle Municipal Code, last amended by Ordinance 125184, is amended as follows:

22.900C.010 Land use fees

* * *

Table C-1 for 22.900C.010-LAND USE FEES**A. MASTER USE PERMIT, ENVIRONMENTAL CRITICAL AREAS, CITY COUNCIL APPROVALS**

Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unless otherwise specified in the time of invoice.

Type of Land Use Review	Minimum Fee
General-first 10 hours of review	Land Use Hourly × 10
Low-Income Housing-first 24 hours of review ¹	Land Use Hourly × 10

1. Administrative conditional uses (ACUs) ACUs for community centers, child care centers, adult day care facilities, and public and private libraries in single-family and multi-family zones shall be charged at a minimum of 20 hours. Additional hours shall be charged at the rate of \$315 an hour. This exception applies if the ACU is combined with a variance application.

2. Design Review The minimum fee for Administrative Design Review, Master Planned Community Design Review is (((\$3,450)) \$3,150). The minimum fee for full Design Review is (((\$6,900)) \$6,300). Refer to subsection 15 of this Table C-1 for 22.900C.010 for fees related to Design Review.

3. Environmental reviews (SEPA), including projects with more than one addressed site.

4. Environmentally critical areas (ECA)

a. Environmentally Critical Areas variance²

b. ECA Exception	
c. Environmentally Critical Areas Administrative Conditional Use	
5. Shoreline permits	
a. Substantial development permits	
b. Variances ² and conditional uses	
6. Short subdivisions ³ ; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees th	
7. Special exceptions	
8. Variances ² Variances for community centers, child care centers, adult care centers, private sch private libraries in single-family and multi-family zones shall be charged a minimum fee of \$1,7 hours shall be charged at the rate of \$315 an hour. This exception applies if the application is for only with an ACU application.	
9. Type II land use approvals such as, but not limited to, planned community/residential develop other Type II approvals that are not categorized otherwise in this Table C-1 for 22.900C.010.	
10. The minimum fee for Council conditional uses, Rezones, Public Projects, and all other Type be ((\$6,900)) <u>\$6,300</u> , which covers the first 20 hours of review.	
11. Full subdivisions ⁴ ; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees th	
12. Reserved	
13. Reserved	
B. MISCELLANEOUS HOURLY LAND USE REVIEWS, RESEARCH, AND OTHER S	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unles of invoice.	
Type of Land Use Review	Minimum Land Use Review Fee
14. Concurrency	Reserved
15. Design Review for Tree Protection ⁵	
a. Design review required by Section 25.11.070 25.11.080 to protect exceptional tree if no other required	Land Use Hourly × 10
b. Design review elected by applicant for tree p	Land Use Hourly × 10
16. Other Environmentally Critical Area (ECA) Chapter 25.09 or Chapter 23.60A	Land Use Hourly × 1
a. ECA review for Wetlands, Fish, & Wildlife H Areas on land use or construction permits shall b hourly basis	
b. Review to determine Environmentally Critical for Wetlands and Riparian Corridor and Shorelin charged on an hourly basis	

17. Early design guidance	Land Use Hourly × 10
18. Establishing use for the record: Refer to sub D-2 for 22.900D.010 for additional fees that may apply to this permit type	Land Use Hourly × 2
19. Extensions of Type IV Council Land Use Decision	Land Use Hourly × 2
20. Land Use Code Interpretations ⁶	Land Use Hourly × 10
21. Letters for detailed zoning analysis or permit	Land Use Hourly × 4
22. Lot Boundary Adjustment, Temporary Use or other subsection 10 of Table D-2 for 22.900D.010 for which may apply to this permit type	Land Use Hourly × 5
23. Major Institution - review of annual plan	Land Use Hourly × 6
24. Major phased development permit - minor amendment	Land Use Hourly × 2
25. Neighborhood planning	Reserved
26. Noise survey review and variance	See Table F-2 for 22.900F.020 Noise Fees
27. Open space remainder lots and surplus state	Land Use Hourly × 4
28. Pre-application conference ⁷	Land Use Hourly × 2
29. Property Use and Development Agreement (PUDA) amendment	Land Use Hourly × 2
30. Public benefit feature review	Land Use Hourly × 2
31. Renewals	Land Use Hourly × 2
32. Revisions other than shoreline revisions	Land Use Hourly × 1
33. School use and school development advisory	Land Use Hourly × 10
34. Shoreline exemptions	Land Use Hourly × 1
35. Shoreline permit revisions not due to required	Land Use Hourly × 2
36. Special accommodation	Land Use Hourly × 2
37. Structural building overhangs and areaways component	Land Use Hourly × 2
38. Tree and Vegetation Restoration Review in minimum threshold where SEPA is not required restoration (subsection 25.09.320.A.3.c(2)(b))	Land Use Hourly × 2
39. Street Improvement Exceptions on a Land Use	Land Use Hourly × 2
C. NON-HOURLY LAND USE FEES	
Type of Land Use Review	Fee
40. Curb cuts as a separate component	
a. Single-family residential	\$86 each

b. Other than single-family residential	\$170 each
41. File Management	SDCI Base Fee \times 1
a. Placing projects on hold at applicant request	
b. Splitting or combining projects	
42. Intake appointments for land use reviews; fee occurrence	SDCI Base Fee \times 1
43. Notice. All notice is charged based upon type for each occurrence. ⁸	
a. Land use information bulletin (GMR notice)	SDCI Base Fee \times 1
b. Posting large sign or placards	\$130
c. Mailed notice	SDCI Base Fee per 500 pieces of mail or portions thereof
d. DJC decision publication	\$204
e. Neighborhood newspaper publication	Rate charged by newspaper
f. Public meeting room rental	\$131
44. Rebuild Letters	
a. With Research	SDCI Base Fee \times 1
b. Without Research	\$44
45. Records research by the Public Resource Center	SDCI Base Fee \times 1
46. Recording Fees, for LBA or Short Subdivisions	Rate charged by King County ⁹
47. Shoreline Extensions	SDCI Base Fee \times 1

Footnotes to Table C-1 for 22.900C.010: ¹For purposes of these land use fees, low-income housing definition of “housing, low income” in Section 23.84A.016; and (2) where at least 50 percent of structure on the site is committed to low-income housing use for at least 20 years. ²The single variance project requires one or multiple variances. ³Includes short subdivisions in environmentally critical areas and full subdivisions in environmentally critical areas. ⁵This fee applies if design review is initial application has no other review under Items 1-14. ⁶The fees for interpretations of Chapters 25.12 collected by the Director of the Department of Neighborhoods. ⁷The pre-application conference is one hour of research and/or follow-up review time that normally occurs, for a total of two hours. Additional fees may be charged at the Land Use hourly rate. See also Section 22.900C.010.E. ⁸Additional notice may not be limited to the following: reinstallation of environmental review signs, reposting of the land use component reviews added subsequent to the original notice, revised decisions, and changes to the notice. ⁹Additional fees will be charged the current rate as established and charged by King County at the time of document.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2017,
and signed by me in open session in authentication of its passage this ____ day of _____,
2017.

President _____ of the City Council

Approved by me this ____ day of _____, 2017.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2017.

Monica Martinez Simmons, City Clerk

(Seal)