

ORDINANCE No. 118810

COUNCIL BILL No. 11885

Law Department

The City of

AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code, amending Chapter 22.901E and Table 6 of Section 22.901E.010, to add a new fee related to the provisions for the processing of applications for City permits.

OK

Honorable President:

Your Committee on _____

to which was referred the within Council report that we have considered the same

COMPTROLLER FILE No. _____

Introduced: <u>SEP 22 1997</u>	By: <u>CHOE</u>
Referred: <u>SEP 22 1997</u>	To: <u>Budget</u>
Referred:	To:
Referred:	To:
Reported: <u>11-13-97</u>	Second Reading:
Third Reading: <u>11-13-97</u>	Signed: <u>11-13-97</u>
Presented to Mayor: <u>11-13-97</u>	Approved: <u>NOV 21 1997</u>
Returned to City Clerk:	Published: <u>8pp. Full</u>
Vetoed by Mayor: <u>NOV 21 1997</u>	Veto Published:
Passed over Veto:	Veto Sustained:

11-12-97 Budget

11-13-97 Full Council

7-0

NO DISB

Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

President:

Committee on

was referred the within Council Bill No.

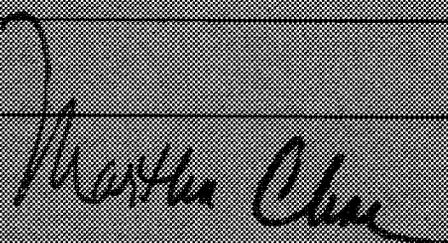
that we have considered the same and respectfully recommend that the same:

11-12-97 Budget Pass As Amended

7-97 Fall Council Action: Passed as Amended by Budget Committee

7-0

(Excused: Donaldson, Roland)



Committee Chair

Ordinance 118810

1 AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code,
2 amending Chapter 22.901E and Table 6 of Section 22.901E.010, to add a
new fee related to the provisions for the processing of applications for City
permits.

3 WHEREAS, in an attempt to: minimize the incidence of graffiti on large white
4 signs (Environmental Review Signs) used to provide public notice about
5 master use permits and Council land use applications, the City of Seattle
6 seeks to add an Environmental Review Sign fee for the fabrication,
installation and removal of signs; NOW THEREFORE

7 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

8 **Section 1.** As of January 1, 1998 Section 22.901E.010 of the Seattle
Municipal Code , which Section was last amended by Ordinance 118472, is
9 amended as follows:

10 **22.901E.010 Land use and zoning review fees.**

11 A. Zoning reviews for land use permits separate from a building permit shall be
12 charged according to Table 6. When more than one land use component is
13 included as part of an application, only one zoning review fee shall be charged, in
an amount equal to the greatest of the zoning review fees applicable to the land
use components included in the application. The minimum zoning review fee shall
be One Hundred Forty Dollars (\$140.00) unless otherwise specified.

14 B. The land use review fee for Master Use Permits, Council and Hearing
15 Examiner approvals and other miscellaneous reviews, research and services shall
be charged according to Table 6 unless otherwise specified.

16 C. The land use minimum review fee for Master Use Permits, Council and
17 Hearing Examiner approvals shall be One Thousand Four Hundred Thirty Dollars
(\$1,430.00) unless otherwise specified. The land use minimum review fee covers
18 administrative and public notice costs and the first eight (8) hours of review
associated with the application. For Master Use Permits, Council and Hearing
19 Examiner approvals subject to hourly fees in addition to the minimum review fee, an
hourly rate of One Hundred Twenty-five Dollars (\$125.00) per hour will be charged
20 for all review hours in excess of the eight (8) hours.

21 D. The land use minimum review fee for miscellaneous reviews, research and
22 services shall be as specified in Table 6. For miscellaneous reviews, research and
services subject to hourly fees in addition to the minimum review fee, an hourly rate
23 of One Hundred and Twenty-five Dollars (\$125.00) per hour shall be charged for all
review hours in excess of the hours covered by the minimum review fee.

24 E. When more than one (1) land use component is included as part of an
25 application, only one (1) minimum review fee shall be charged, in an amount equal
to the greater of the minimum review fees applicable to the land use components
26 included in the application.

1 F. The minimum review fee shall be paid at application submittal. For projects
2 entailing hourly charges in addition to the minimum review fee, the Director may
3 require an additional deposit to be made at application submittal and periodic
4 progress payments to be made during the application review process.

5 G. All outstanding land use and zoning review fees must be paid prior to the
6 publication of a decision on the application and prior to issuance of the permit. The
7 actual charges and fees paid shall be reconciled and all outstanding balances shall
8 be due and payable on demand. In cases where no published decision is required,
9 hourly fees owed must be paid prior to issuance of the permit, or issuance of a
10 letter.

11 H. For Council and Hearing Examiner approvals, the hourly fee due to date plus
12 an estimated charge for future work up to and through final Council or Hearing
13 Examiner action shall be collected at the time the recommendation of the Director is
14 available for public review and before it is forwarded for final action. After final
15 Council or Hearing Examiner action, the actual charges and estimated fee paid
16 shall be reconciled and all outstanding balances shall be due and payable upon
17 demand.

18 I. Additional Review. In addition to the fees set in Table 6, review time
19 required on a project prior to, or in lieu of, an application will be charged hourly as
20 determined by the Director.

21 J. Correction Penalty Fee. After written notice to the applicant, a penalty fee of
22 Two Hundred Fifty Dollars (\$250.00) will be charged for each additional correction
23 cycle required due to lack of response from the applicant.

24 K. When an Environmental Review sign is required pursuant to the Land Use
25 Code (Reference 23.76 SMC), a The minimum Environmental Review Sign fee of
26 Two Hundred and Ninety-Five Dollars \$(295.00) shall be charged for the
27 fabrication, installation and removal of the sign(s) according to Table 6 unless
28 otherwise specified.

Table 6 LAND USE AND ZONING FEES				
Type	Minimum Review Fee	Hourly Fee ¹	Zoning Review Fee (See Chap. 22.901 C for explanation of DFI)	
MASTER USE PERMIT APPROVALS				
1. Administrative conditional uses (ACUs)	\$1,430	None	21% of DFI	
2. Design review ²	\$1,430	None	21% of DFI	

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Table 6 LAND USE AND ZONING FEES (Continued)			
3.	Environmental reviews (SEPA) ³ (including projects with more than one addressed site)		
	a. DNSs, mitigated DNSs, other lead agency project review	\$1,430	\$125 per hour 21% of DFI
	b. DSs and EISs	\$1,900	\$125 per hour in excess of 8 hours of review (40 hour deposit) 21% of DFI
	c. EIS addenda/SEIS	\$1,430	\$125 per hour (10-hour deposit) 21% of DFI
	d. EIS prepared by consultant	None	In addition to fees above, the contract amounts plus administration charge equal to 3.5% of total EIS contract amount including EIS addenda and SEIS work. N/A
	e. PEIS Latecomers fees	Reserved	Reserved Reserved
4.	General Development Plan	\$1,430	\$125 per hour 21% of DFI
5.	Lot boundary adjustment	\$625	None \$110
6.	Plan shoreline permit	See Council approvals	See Council approvals See Council approvals
7.	Public benefit feature review	\$250	\$125 per hour in excess of 1 hour of review \$125 per hour
8.	Shoreline permits		
	a. Substantial development permits	\$1,430	\$125 per hour 21% of DFI

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<p style="text-align: center;">Table 6 LAND USE AND ZONING FEES (Continued)</p>				
	b. Variances ⁵ and conditional uses	\$1,430	\$125 per hour	21% of DFI
	c. Revisions (not due to required conditions)	\$250	\$125 per hour in excess of 1 hour of review	\$125 per hour
9.	Short subdivisions ⁶	\$1,430	\$125 per hour	\$110 per lot
10.	Sidewalk cafés	\$1,430	\$125 per hour	None
11.	Special accommodation	None	None	\$250
12.	Special exceptions	\$1,430	\$125 per hour	21% of DFI
13.	Structural building overhangs and areaways	\$1,430	\$125 per hour	None
14.	Temporary uses			
	a. Temporary use permit for relocation of police and fire protection	None	None	21% of DFI
	b. Temporary use permit for more than 4 weeks	\$1,430	\$125 per hour	21% of DFI
15.	Variances ⁵	\$1,430	None	None
COUNCIL AND HEARING EXAMINER APPROVALS				
1.	Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	\$1,430	\$125 per hour	21% of DFI
2.	Council conditional uses	\$1,430	\$125 per hour	21% of DFI
3.	Full subdivisions ⁷	\$1,430	\$125 per hour	\$110 per lot
4.	Major Institution			
	a. Master Plans	\$1,900	\$125 per hour in excess of 8 hours of review (40 hour deposit)	21% of DFI

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<p align="center">Table 6 LAND USE AND ZONING FEES (Continued)</p>				
	b. Designation	\$1,430	\$125 per hour	21% of DFI
5.	Zoning map changes and rezones	\$1,430	\$125 per hour	21% of DFI
MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES				
1.	Accessory dwelling unit notification fee	\$50	None	N/A
2.	Certificate of land use	\$110	None	N/A
3.	Certificate of Occupancy Inspection	(Reserved)	(Reserved)	(Reserved)
4.	Concurrency	(Reserved)		
5.	Curbcuts ⁸	\$55.00 each commercial; \$26.00 each residential	None	N/A
6.	Development potential analysis	\$500.00	\$125 per hour in excess of 4 hours of review	N/A
7.	<u>Environmental Review Sign</u> ⁹	\$ 295.00 per sign	\$295.00 per sign	N/A
7.	<u>Establishing Use for the Record</u>	\$190	None	N/A
8.	<u>House barge license</u>	\$330	None	N/A
9.	<u>House barge license renewal</u>	\$165	None	N/A
10.	<u>Interpretations</u> ¹⁰			
10.	a. Interpretations	\$660	None	N/A
11.	b. Interpretations requested after publication of Director's report	\$880	None	N/A
	c. Major Institution Master Plan	\$250	\$125 per hour in excess of 2 hours of review	N/A

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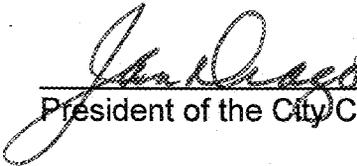
Table 6 LAND USE AND ZONING FEES (Continued)				
41. <u>12.</u>	Legal building site letters	\$375	None	N/A
42. <u>13.</u>	Liquor License Review	\$50	None	N/A
43. <u>14.</u>	Major institution – review of annual plan	\$1,300 per year	N/A	N/A
44. <u>15.</u>	Neighborhood planning	(Reserved)		
45. <u>16.</u>	Notice (additional) 40 <u>11</u>			
	a. Land use information bulletin	\$65	N/A	N/A
	b. Reposting large environmental review sign or placards land use signs	\$125	N/A	N/A
	c. Mailed notice	\$250	N/A	N/A
46. <u>17.</u>	Open space remainder lots and surplus state property	\$625	None	\$110
47. <u>18.</u>	Preapplication conference 44 <u>12</u>	\$100	N/A	None
48. <u>19.</u>	Rebuild letters	\$250	None	N/A
49. <u>20.</u>	Records research	\$125	\$125 per hour in excess of 1 hour of research	N/A
20. <u>21.</u>	Renewals including shoreline renewals	\$190	\$125 per hour in excess of 1-1/2 hours of review	\$125 per hour
24. <u>22.</u>	Revisions other than shoreline revisions	\$250	\$125 per hour in excess of 2 hours of review	\$125 per hour
22. <u>23.</u>	School use and school development advisory committee reviews	\$1,430 42 <u>13</u>	\$125 per hour	21% of DFI
23. <u>24.</u>	Soils analyses with M.U.P. (for projects not located in Environmentally Critical Areas)			
	Projects with EISs	\$500	None	None
	All others	\$250	None	None

1 **Notes to Table 6:**

- 2 1. The hourly fee will be charged for hours in excess of the review hours covered by the
3 minimum review fee except when an application includes both a land use component with an
4 hourly fee and either an administrative conditional use, design review, or variance
5 component. In that case, the hourly fee will be charged for all hours spent on the hourly
6 component.
- 7 2. Design review shall be collected as follows: 50% upon application for predesign process and
8 50% upon master use permit application.
- 9 3. A flat fee of Four Hundred Thirty Dollars (\$430) shall be assessed by DCLU for
10 Determinations of Non-Significance (DNSs) and Mitigated Determinations of Non-
11 Significance (MDNSs) for projects that include City of Seattle landmarks and projects located
12 within a special review or landmark district. No hourly fees shall be assessed for these types
13 of approvals.
- 14 4. The minimum review fee covers administrative costs and the first one (1) hour of review.
- 15 5. A fee for one (1) variance shall be charged for all variances associated with a project.
- 16 6. Includes short subdivisions in Environmentally Critical Areas.
- 17 7. Includes full subdivisions in Environmentally Critical Areas.
- 18 8. Curbcut fees are charged only when a separate curbcut permit is applied for, not when the
19 curbcut is part of a development permit application.
- 20 9. The minimum fee covers the cost to fabricate, install and remove the Environmental Review
21 Sign. If the sign is removed or defaced before the final City decision, the applicant will be
22 responsible for paying the vendor contracted with the City to replace the sign.
- 23 9. 10. The fees for interpretations of SMC Chapters 25.12, 25.16, 25.20, 25.22, and 25.24 shall be
24 collected by the Director of the Department of Neighborhoods.
- 25 40. 11. Additional notice may be given in circumstances including but not limited to the following:
26 inaccurate large signs, reinstallation of Environmental Review signs, reposting of the land
27 use review signs, new component reviews added subsequent to the original notice, revised
28 decisions, and changes to the scope of the project.
44. 12. To be paid no later than the time of the conference. This fee shall be applied towards the
permit application fee if an application for a permit is made within six (6) months of the date
of the preapplication conference and if the project is identified by address at the time of the
preapplication conference.
42. 13. The minimum review fee covers administrative and public notice costs and the first eight (8)
hours of review.

Section 2. This ordinance shall take effect and will be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by the Municipal Code Section 1.04.020.

Passed by the City Council the 13th day of Nov, 1997, and signed by me in open session in authentication of its passage the 13th day of Nov, 1997.



President of the City Council

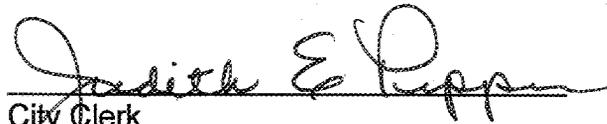
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Approved by me this 21st day of November, 1997.



Norman B. Rice, Mayor

Filed by me this 21 day of November, 1997.



City Clerk

Ordinance _____

1 AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code,
2 amending Chapter 22.901E and Table 6 of Section 22.901E.010, to add a
new fee related to the provisions for the processing of applications for City
permits.

3 WHEREAS, in an attempt to: minimize the incidence of graffiti on large white
4 signs (Environmental Review Signs) used to provide public notice about
5 master use permits and Council land use applications, the City of Seattle
6 seeks to add an Environmental Review Sign fee for the fabrication,
installation and removal of signs; NOW THEREFORE

7 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

8 Section 1. As of January 1, 1998 Section 22.901E.010 of the Seattle
9 Municipal Code, which Section was last amended by Ordinance 118472, is
10 amended as follows:

11 **22.901E.010 Land use and zoning review fees.**

12 A. Zoning reviews for land use permits separate from a building permit shall be
13 charged according to Table 6. When more than one land use component is
14 included as part of an application, only one zoning review fee shall be charged, in
15 an amount equal to the greatest of the zoning review fees applicable to the land
16 use components included in the application. The minimum zoning review fee shall
17 be One Hundred Forty Dollars (\$140.00) unless otherwise specified.

18 B. The land use review fee for Master Use Permits, Council and Hearing
19 Examiner approvals and other miscellaneous reviews, research and services shall
20 be charged according to Table 6 unless otherwise specified.

21 C. The land use minimum review fee for Master Use Permits, Council and
22 Hearing Examiner approvals shall be One Thousand Four Hundred Thirty Dollars
23 (\$1,430.00) unless otherwise specified. The land use minimum review fee covers
24 administrative and public notice costs and the first eight (8) hours of review
25 associated with the application. For Master Use Permits, Council and Hearing
26 Examiner approvals subject to hourly fees in addition to the minimum review fee, an
27 hourly rate of One Hundred Twenty-five Dollars (\$125.00) per hour will be charged
28 for all review hours in excess of the eight (8) hours.

D. The land use minimum review fee for miscellaneous reviews, research and
services shall be as specified in Table 6. For miscellaneous reviews, research and
services subject to hourly fees in addition to the minimum review fee, an hourly rate
of One Hundred and Twenty-five Dollars (\$125.00) per hour shall be charged for all
review hours in excess of the hours covered by the minimum review fee.

E. When more than one (1) land use component is included as part of an
application, only one (1) minimum review fee shall be charged, in an amount equal
to the greater of the minimum review fees applicable to the land use components
included in the application.

1 F. The minimum review fee shall be paid at application submittal. For projects
2 entailing hourly charges in addition to the minimum review fee, the Director may
3 require an additional deposit to be made at application submittal and periodic
4 progress payments to be made during the application review process.

5 G. All outstanding land use and zoning review fees must be paid prior to the
6 publication of a decision on the application and prior to issuance of the permit. The
7 actual charges and fees paid shall be reconciled and all outstanding balances shall
8 be due and payable on demand. In cases where no published decision is required,
9 hourly fees owed must be paid prior to issuance of the permit, or issuance of a
10 letter.

11 H. For Council and Hearing Examiner approvals, the hourly fee due to date plus
12 an estimated charge for future work up to and through final Council or Hearing
13 Examiner action shall be collected at the time the recommendation of the Director is
14 available for public review and before it is forwarded for final action. After final
15 Council or Hearing Examiner action, the actual charges and estimated fee paid
16 shall be reconciled and all outstanding balances shall be due and payable upon
17 demand.

18 I. Additional Review. In addition to the fees set in Table 6, review time
19 required on a project prior to, or in lieu of, an application will be charged hourly as
20 determined by the Director.

21 J. Correction Penalty Fee. After written notice to the applicant, a penalty fee of
22 Two Hundred Fifty Dollars (\$250.00) will be charged for each additional correction
23 cycle required due to lack of response from the applicant.

24 K. When an Environmental Review sign is required pursuant to the Land Use
25 Code (Reference 23.76 SMC), a The minimum Environmental Review Sign fee of
26 Two Hundred and Ninety-Five Dollars \$(295.00) shall be charged for the
27 fabrication, installation and removal of the sign(s) according to Table 6 unless
28 otherwise specified.

Table 6 LAND USE AND ZONING FEES				
Type	Minimum Review Fee	Hourly Fee ¹	Zoning Review Fee (See Chap. 22.901 C for explanation of DFI)	
MASTER USE PERMIT APPROVALS				
1. Administrative conditional uses (ACUs)	\$1,430	None	21% of DFI	
2. Design review ²	\$1,430	None	21% of DFI	

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Table 6 LAND USE AND ZONING FEES (Continued)				
3.	Environmental reviews (SEPA) ³ (including projects with more than one addressed site)			
	a. DNSs, mitigated DNSs, other lead agency project review	\$1,430	\$125 per hour	21% of DFI
	b. DSs and EISs	\$1,900	\$125 per hour in excess of 8 hours of review (40 hour deposit)	21% of DFI
	c. EIS addenda/SEIS	\$1,430	\$125 per hour (10-hour deposit)	21% of DFI
	d. EIS prepared by consultant	None	In addition to fees above, the contract amounts plus administration charge equal to 3.5% of total EIS contract amount including EIS addenda and SEIS work.	N/A
	e. PEIS Latecomers fees	Reserved	Reserved	Reserved
4.	General Development Plan	\$1,430	\$125 per hour	21% of DFI
5.	Lot boundary adjustment	\$625	None	\$110
6.	Plan shoreline permit	See Council approvals	See Council approvals	See Council approvals
7.	Public benefit feature review	\$250	\$125 per hour in excess of 1 hour of review	\$125 per hour
8.	Shoreline permits			
	a. Substantial development permits	\$1,430	\$125 per hour	21% of DFI

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Table 6 LAND USE AND ZONING FEES (Continued)				
	b. Variances ⁵ and conditional uses	\$1,430	\$125 per hour	21% of DFI
	c. Revisions (not due to required conditions)	\$250	\$125 per hour in excess of 1 hour of review	\$125 per hour
9.	Short subdivisions ⁶	\$1,430	\$125 per hour	\$110 per lot
10.	Sidewalk cafés	\$1,430	\$125 per hour	None
11.	Special accommodation	None	None	\$250
12.	Special exceptions	\$1,430	\$125 per hour	21% of DFI
13.	Structural building overhangs and areaways	\$1,430	\$125 per hour	None
14.	Temporary uses			
	a. Temporary use permit for relocation of police and fire protection	None	None	21% of DFI
	b. Temporary use permit for more than 4 weeks	\$1,430	\$125 per hour	21% of DFI
15.	Variances ⁷	\$1,430	None	None
COUNCIL AND HEARING EXAMINER APPROVALS				
1.	Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	\$1,430	\$125 per hour	21% of DFI
2.	Council conditional uses	\$1,430	\$125 per hour	21% of DFI
3.	Full subdivisions ⁷	\$1,430	\$125 per hour	\$110 per lot
4.	Major Institution			
	a. Master Plans	\$1,900	\$125 per hour in excess of 8 hours of review (40 hour deposit)	21% of DFI

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Table 6 LAND USE AND ZONING FEES (Continued)				
	b. Designation	\$1,430	\$125 per hour	21% of DFI
5.	Zoning map changes and rezones	\$1,430	\$125 per hour	21% of DFI
MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES				
1.	Accessory dwelling unit notification fee	\$50	None	N/A
2.	Certificate of land use	\$110	None	N/A
3.	Certificate of Occupancy Inspection	(Reserved)	(Reserved)	(Reserved)
4.	Concurrency	(Reserved)		
5.	Curbcuts ⁸	\$55.00 each commercial; \$26.00 each residential	None	N/A
6.	Development potential analysis	\$500.00	\$125 per hour in excess of 4 hours of review	N/A
7.	Environmental Review Sign ⁹	\$ 295.00 per sign	\$295.00 per sign	N/A
7.	Establishing Use for the Record	\$190	None	N/A
8.	House barge license	\$330	None	N/A
9.	House barge license renewal	\$165	None	N/A
10.	Interpretations ⁹ <u>10</u>			
	a. Interpretations	\$660	None	N/A
	b. Interpretations requested after publication of Director's report	\$880	None	N/A
	c. Major Institution Master Plan	\$250	\$125 per hour in excess of 2 hours of review	N/A

**Table 6
LAND USE AND ZONING FEES
(Continued)**

41. <u>12.</u>	Legal building site letters	\$375	None	N/A
42. <u>13.</u>	Liquor License Review	\$50	None	N/A
43. <u>14.</u>	Major institution – review of annual plan	\$1,300 per year	N/A	N/A
44. <u>15.</u>	Neighborhood planning	(Reserved)		
45. <u>16.</u>	Notice (additional) 40 <u>11</u>			
	a. Land use information bulletin	\$65	N/A	N/A
	b. Reposting large environmental review sign or placards land use signs	\$125	N/A	N/A
	c. Mailed notice	\$250	N/A	N/A
46. <u>17.</u>	Open space remainder lots and surplus state property	\$625	None	\$110
47. <u>18.</u>	Preapplication conference 44 <u>12</u>	\$100	N/A	None
48. <u>19.</u>	Rebuild letters	\$250	None	N/A
49. <u>20.</u>	Records research	\$125	\$125 per hour in excess of 1 hour of research	N/A
20. <u>21.</u>	Renewals including shoreline renewals	\$190	\$125 per hour in excess of 1-1/2 hours of review	\$125 per hour
24. <u>22.</u>	Revisions other than shoreline revisions	\$250	\$125 per hour in excess of 2 hours of review	\$125 per hour
22. <u>23.</u>	School use and school development advisory committee reviews	\$1,430 42 <u>13</u>	\$125 per hour	21% of DFI
23. <u>24.</u>	Soils analyses with M.U.P. (for projects not located in Environmentally Critical Areas)			
	Projects with EISs	\$500	None	None
	All others	\$250	None	None

Notes to Table 6:

1. The hourly fee will be charged for hours in excess of the review hours covered by the minimum review fee except when an application includes both a land use component with an hourly fee and either an administrative conditional use, design review, or variance component. In that case, the hourly fee will be charged for all hours spent on the hourly component.
2. Design review shall be collected as follows: 50% upon application for predesign process and 50% upon master use permit application.
3. A flat fee of Four Hundred Thirty Dollars (\$430) shall be assessed by DCLU for Determinations of Non-Significance (DNSs) and Mitigated Determinations of Non-Significance (MDNSs) for projects that include City of Seattle landmarks and projects located within a special review or landmark district. No hourly fees shall be assessed for these types of approvals.
4. The minimum review fee covers administrative costs and the first one (1) hour of review.
5. A fee for one (1) variance shall be charged for all variances associated with a project.
6. Includes short subdivisions in Environmentally Critical Areas.
7. Includes full subdivisions in Environmentally Critical Areas.
8. Curbcut fees are charged only when a separate curbcut permit is applied for, not when the curbcut is part of a development permit application.
9. The minimum fee covers the cost to fabricate, install and remove the Environmental Review Sign. If the sign is removed or defaced before the final City decision, the applicant will be responsible for paying the vendor contracted with the City to replace the sign.
9. 10. The fees for interpretations of SMC Chapters 25.12, 25.16, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.
40. 11. Additional notice may be given in circumstances including but not limited to the following: inaccurate large signs, reinstallation of Environmental Review signs, reposting of the land use review signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.
44. 12. To be paid no later than the time of the conference. This fee shall be applied towards the permit application fee if an application for a permit is made within six (6) months of the date of the preapplication conference and if the project is identified by address at the time of the preapplication conference.
42. 13. The minimum review fee covers administrative and public notice costs and the first eight (8) hours of review.

Section 2. This ordinance shall take effect and will be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by the Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 1997, and signed by me in open session in authentication of its passage the _____ day of _____, 1997.

President of the City Council

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Approved by me this _____ day of _____, 1997.

Norman B. Rice Mayor

Filed by me this _____ day of _____, 1997.

City Clerk

Ordinance _____

1 AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code,
2 amending Chapter 22.901E and Table 6 of Section 22.901E.010, to add a
new fee related to the provisions for the processing of applications for City
permits.

3 WHEREAS, in an attempt to: minimize the incidence of graffiti on large white
4 signs (Environmental Review Signs) used to provide public notice about
5 master use permits and Council land use applications, the City of Seattle
6 seeks to add an Environmental Review Sign fee for the fabrication,
installation and removal of signs; NOW THEREFORE

7 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

8 **Section 1.** As of January 1, 1998 Section 22.901E.010 of the Seattle
9 Municipal Code, which Section was last amended by Ordinance 118472, is
amended as follows:

10 **22.901E.010 Land use and zoning review fees.**

11 A. Zoning reviews for land use permits separate from a building permit shall be
12 charged according to Table 6. When more than one land use component is
13 included as part of an application, only one zoning review fee shall be charged, in
an amount equal to the greatest of the zoning review fees applicable to the land
use components included in the application. The minimum zoning review fee shall
be One Hundred Forty Dollars (\$140.00) unless otherwise specified.

14 B. The land use review fee for Master Use Permits, Council and Hearing
15 Examiner approvals and other miscellaneous reviews, research and services shall
be charged according to Table 6 unless otherwise specified.

16 C. The land use minimum review fee for Master Use Permits, Council and
17 Hearing Examiner approvals shall be One Thousand Four Hundred Thirty Dollars
18 (\$1,430.00) unless otherwise specified. The land use minimum review fee covers
19 administrative and public notice costs and the first eight (8) hours of review
20 associated with the application. For Master Use Permits, Council and Hearing
Examiner approvals subject to hourly fees in addition to the minimum review fee, an
hourly rate of One Hundred Twenty-five Dollars (\$125.00) per hour will be charged
for all review hours in excess of the eight (8) hours.

21 D. The land use minimum review fee for miscellaneous reviews, research and
22 services shall be as specified in Table 6. For miscellaneous reviews, research and
23 services subject to hourly fees in addition to the minimum review fee, an hourly rate
of One Hundred and Twenty-five Dollars (\$125.00) per hour shall be charged for all
review hours in excess of the hours covered by the minimum review fee.

24 E. When more than one (1) land use component is included as part of an
25 application, only one (1) minimum review fee shall be charged, in an amount equal
26 to the greater of the minimum review fees applicable to the land use components
27 included in the application.
28

1 F. The minimum review fee shall be paid at application submittal. For projects
2 entailing hourly charges in addition to the minimum review fee, the Director may
require an additional deposit to be made at application submittal and periodic
progress payments to be made during the application review process.

3 G. All outstanding land use and zoning review fees must be paid prior to the
4 publication of a decision on the application and prior to issuance of the permit. The
5 actual charges and fees paid shall be reconciled and all outstanding balances shall
6 be due and payable on demand. In cases where no published decision is required,
hourly fees owed must be paid prior to issuance of the permit, or issuance of a
letter.

7 H. For Council and Hearing Examiner approvals, the hourly fee due to date plus
8 an estimated charge for future work up to and through final Council or Hearing
9 Examiner action shall be collected at the time the recommendation of the Director is
10 available for public review and before it is forwarded for final action. After final
Council or Hearing Examiner action, the actual charges and estimated fee paid
shall be reconciled and all outstanding balances shall be due and payable upon
demand.

11 I. Additional Review. In addition to the fees set in Table 6, review time
12 required on a project prior to, or in lieu of, an application will be charged hourly as
determined by the Director.

13 J. Correction Penalty Fee. After written notice to the applicant, a penalty fee of
14 Two Hundred Fifty Dollars (\$250.00) will be charged for each additional correction
cycle required due to lack of response from the applicant.

15 K. When an Environmental Review sign is required pursuant to the Land Use
16 Code (Reference 23.76 SMC), a The minimum Environmental Review Sign fee of
17 \$(To Be Determined) shall be charged for the fabrication, installation and removal
18 of the sign(s) according to Table 6 unless otherwise specified.

18 **Table 6**
19 **LAND USE AND ZONING FEES**

Type	Minimum Review Fee	Hourly Fee ¹	Zoning Review Fee (See Chap. 22.901 C for explanation of DFI)
MASTER USE PERMIT APPROVALS			
1. Administrative conditional uses (ACUs)	\$1,430	None	21% of DFI
2. Design review ²	\$1,430	None	21% of DFI

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Table 6 LAND USE AND ZONING FEES (Continued)				
3.	Environmental reviews (SEPA) ³ (including projects with more than one addressed site)			
	a. DNSs, mitigated DNSs, other lead agency project review	\$1,430	\$125 per hour	21% of DFI
	b. DSs and EISs	\$1,900	\$125 per hour in excess of 8 hours of review (40 hour deposit)	21% of DFI
	c. EIS addenda/SEIS	\$1,430	\$125 per hour (10-hour deposit)	21% of DFI
	d. EIS prepared by consultant	None	In addition to fees above, the contract amounts plus administration charge equal to 3.5% of total EIS contract amount including EIS addenda and SEIS work.	N/A
	e. PEIS Latecomers fees	Reserved	Reserved	Reserved
4.	General Development Plan	\$1,430	\$125 per hour	21% of DFI
5.	Lot boundary adjustment	\$625	None	\$110
6.	Plan shoreline permit	See Council approvals	See Council approvals	See Council approvals
7.	Public benefit feature review	\$250	\$125 per hour in excess of 1 hour of review	\$125 per hour
8.	Shoreline permits			
	a. Substantial development permits	\$1,430	\$125 per hour	21% of DFI

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Table 6 LAND USE AND ZONING FEES (Continued)				
	b. Variances ⁵ and conditional uses	\$1,430	\$125 per hour	21% of DFI
	c. Revisions (not due to required conditions)	\$250	\$125 per hour in excess of 1 hour of review	\$125 per hour
9.	Short subdivisions ⁶	\$1,430	\$125 per hour	\$110 per lot
10.	Sidewalk cafés	\$1,430	\$125 per hour	None
11.	Special accommodation	None	None	\$250
12.	Special exceptions	\$1,430	\$125 per hour	21% of DFI
13.	Structural building overhangs and areaways	\$1,430	\$125 per hour	None
14.	Temporary uses			
	a. Temporary use permit for relocation of police and fire protection	None	None	21% of DFI
	b. Temporary use permit for more than 4 weeks	\$1,430	\$125 per hour	21% of DFI
15.	Variances ⁵	\$1,430	None	None
COUNCIL AND HEARING EXAMINER APPROVALS				
1.	Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	\$1,430	\$125 per hour	21% of DFI
2.	Council conditional uses	\$1,430	\$125 per hour	21% of DFI
3.	Full subdivisions ⁷	\$1,430	\$125 per hour	\$110 per lot
4.	Major Institution			
	a. Master Plans	\$1,900	\$125 per hour in excess of 8 hours of review (40 hour deposit)	21% of DFI

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Table 6 LAND USE AND ZONING FEES (Continued)				
	b. Designation	\$1,430	\$125 per hour	21% of DFI
5.	Zoning map changes and rezones	\$1,430	\$125 per hour	21% of DFI
MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES				
1.	Accessory dwelling unit notification fee	\$50	None	N/A
2.	Certificate of land use	\$110	None	N/A
3.	Certificate of Occupancy Inspection	(Reserved)	(Reserved)	(Reserved)
4.	Concurrency	(Reserved)		
5.	Curbcuts ⁸	\$55.00 each commercial; \$26.00 each residential	None	N/A
6.	Development potential analysis	\$500.00	\$125 per hour in excess of 4 hours of review	N/A
7.	<u>Environmental Review Sign</u> ⁹	\$ TBD	\$TBD per sign	N/A
7. 8.	Establishing Use for the Record	\$190	None	N/A
8. 9.	House barge license	\$330	None	N/A
9. 10.	House barge license renewal	\$165	None	N/A
10. 11.	Interpretations ^{9 10}			
	a. Interpretations	\$660	None	N/A
	b. Interpretations requested after publication of Director's report	\$880	None	N/A
	c. Major Institution Master Plan	\$250	\$125 per hour in excess of 2 hours of review	N/A

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**Table 6
LAND USE AND ZONING FEES
(Continued)**

41. <u>12.</u>	Legal building site letters	\$375	None	N/A
42. <u>13.</u>	Liquor License Review	\$50	None	N/A
43. <u>14.</u>	Major institution -- review of annual plan	\$1,300 per year	N/A	N/A
44. <u>15.</u>	Neighborhood planning	(Reserved)		
45. <u>16.</u>	Notice (additional) 10 <u>11</u>			
	a. Land use information bulletin	\$65	N/A	N/A
	b. Reposting large environmental review sign or placards land use signs	\$125	N/A	N/A
	c. Mailed notice	\$250	N/A	N/A
46. <u>17.</u>	Open space remainder lots and surplus state property	\$625	None	\$110
47. <u>18.</u>	Preapplication conference 14 <u>12</u>	\$100	N/A	None
48. <u>19.</u>	Rebuild letters	\$250	None	N/A
49. <u>20.</u>	Records research	\$125	\$125 per hour in excess of 1 hour of research	N/A
20. <u>21.</u>	Renewals including shoreline renewals	\$190	\$125 per hour in excess of 1-1/2 hours of review	\$125 per hour
21. <u>22.</u>	Revisions other than shoreline revisions	\$250	\$125 per hour in excess of 2 hours of review	\$125 per hour
22. <u>23.</u>	School use and school development advisory committee reviews	\$1,430 12 <u>13</u>	\$125 per hour	21% of DFI
23. <u>24.</u>	Soils analyses with M.U.P. (for projects not located in Environmentally Critical Areas)			
	Projects with EISs	\$500	None	None
	All others	\$250	None	None

Notes to Table 6:

1. The hourly fee will be charged for hours in excess of the review hours covered by the minimum review fee except when an application includes both a land use component with an hourly fee and either an administrative conditional use, design review, or variance component. In that case, the hourly fee will be charged for all hours spent on the hourly component.
2. Design review shall be collected as follows: 50% upon application for predesign process and 50% upon master use permit application.
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9. The minimum fee covers the cost to fabricate, install and remove the Environmental Review Sign. If the sign is removed or defaced before the final City decision, the applicant will be responsible for paying the vendor contracted with the City to replace the sign.
9. 10. The fees for interpretations of SMC Chapters 25.12, 25.16, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.
40. 11. Additional notice may be given in circumstances including but not limited to the following: inaccurate large signs, reinstallation of Environmental Review signs, reposting of the land use review signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.
44. 12. To be paid no later than the time of the conference. This fee shall be applied towards the permit application fee if an application for a permit is made within six (6) months of the date of the preapplication conference and if the project is identified by address at the time of the preapplication conference.
42. 13. The minimum review fee covers administrative and public notice costs and the first eight (8) hours of review.

Section 2. This ordinance shall take effect and will be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by the Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 1997, and signed by me in open session in authentication of its passage the _____ day of _____, 1997.

President of the City Council

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Approved by me this _____ day of _____, 1997.

Norman B. Rice, Mayor

Filed by me this _____ day of _____, 1997.

City Clerk

Seattle
Department of Construction and Land Use

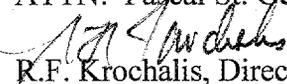


R. F. Krochalis, Director
Norman B. Rice, Mayor

MEMORANDUM

TO: Jan Drago, President, City Council

VIA: Judy Bunnell, Director
Office of Management and Planning
ATTN: Pascal St. Gerard

FROM: 
R.F. Krochalis, Director

Contact Staff: Jeanette Martin
Management Systems Analyst, Sr.

DATE: August 28, 1998

RE: Proposed New Fee SMC Subtitle 22.901E Land Use and Zoning
Review Fees: Environmental Review Sign (formerly known as Large
White Sign)

Attached for your consideration is an ordinance containing amendments to the Permit Fee Subtitle. The ordinance includes a proposal to add a new fee to Chapter 22.901E Land Use and Zoning Review Fees to charge applicants for the cost to fabricate, install and remove the Environmental Sign (formerly known as the large white sign) used to provide public notice about most master use permits and Council land use applications.

Currently, applicants are responsible for working with sign companies to prepare and install these signs. Unfortunately, signs are often not removed from sites when projects are finished, and become targets for graffiti. To avoid such occurrences, DCLU is planning to charge applicants a fee to have the signs removed as well as prepared and installed.

We have submitted a request to the Executive Services Department for a blanket contract to procure the services of a sign contractor to perform the necessary work. We expect to identify a contractor before the 1998 budget is adopted in early November, 1997. Based on a survey of several sign vendors, the average cost for the sign is \$450. This is consistent with the cost applicants have noted they have paid for the signs. We anticipate, however, the actual cost will be lower. It is our hope the successful bidder will charge a lesser amount than estimated so applicants can also benefit from this arrangement. The estimated value of the blanket contract is between \$90,000 to \$135,000 annually.

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Maxine Chase

Budget Committee

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE

97-241



City of Seattle

Norman B. Rice, Mayor

Executive Department - Office of Management and Planning
Judy Bunnell, Director

SEATTLE CITY ATTORNEY

97 SEP -2 AM 10:23

COPY RECEIVED

August 29, 1997

The Honorable Mark Sidran
City Attorney
City of Seattle

*OK as to title only
NA 9/9/97
OK as resubmitted
JB 9-25-97*

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT: Construction and Land Use

SUBJECT AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code, amending Chapter 22.901E and Table 6 of Section 22.901E.010, to add a new fee related to the provisions for the processing of applications for City permits.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Pascal St. Gerard at 684-8085.

Sincerely,

Norman B. Rice
Mayor

by

*Cyndi Edinger
for*

JUDY BUNNELL
Director

h:\legis\lawltr\gerard4b

Enclosure

*Needs actual
figures inserted
for new fees.
Now says "to be determined"
inserted
as of 9/23/97
CS*

Seattle Municipal Building, 600 Fourth Avenue, Seattle, WA 98104-1826
Tel: (206) 684-8080, TDD (206) 684-8118, FAX: (206) 233-0085

An equal-employment opportunity, affirmative action employer. Accommodations for people with disabilities provided on request.



STATE OF WASHINGTON - KING COUNTY

87636
City of Seattle, City Clerk

—ss.

No. _____ ORDINANCE IN

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORD 118810

was published on

12/17/97

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

Subscribed and sworn to before me on

[Handwritten Signature]

12/17/98

Notary Public for the State of Washington,
residing in Seattle

NON-PROBATE NOTICE TO CREDITORS

Estate of **EDWARD C. WALLER**
IN THE SUPERIOR COURT
 Washington, County of King.
 In the Matter of Edward C. Waller, Deceased. No. 97-4-553-2 SEA. Nonprobate Notice to Creditors. (RCW 42.070.)

I, Jean G. Waller, the undersigned Notice Agent, has elected to give notice to creditors of the decedent above named under RCW 11.42.020. As of the date of the filing of a copy of this notice with the Clerk of this Court, the Notice Agent has no knowledge of the appointment or qualification of a personal representative in the decedent's estate in the State of Washington or of any other person being a Notice Agent. According to the records of the Clerk of this Court, as of 8:00 a. m. on the date of filing of this notice with the Clerk, no personal representative of the decedent's estate had been appointed and no cause number regarding the decedent had been issued to any other Notice Agent by the Clerk of this Court under RCW 11.42.010.

Persons having claims against the decedent named above must, before the time the claims could be barred by any other

Court: The 2nd day of December, 1997.

Date of first publication: The 3rd day of December, 1997.
PATRICIANNE RALLIS, Personal Representative.
REGHEIMBAL & CASTAGNA, P. L. L. C., By **MICHAEL V. REGHEIMBAL**, WSBA No. 20031, Attorney for the Personal Representative, P. O. Box 98702, Des Moines, WA 98198. (206) 824-9808. 12/17(87283)

NONPROBATE NOTICE TO CREDITORS

Estate of **ARTHUR L. GYPIN**
SUPERIOR COURT OF THE
 State of Washington in and for the County of King.

In the Matter of Arthur L. Gypin, Deceased. No. 97-4-05657-5SEA. Nonprobate Notice to Creditors.

Mary L. Gypin, the undersigned Notice Agent, has elected to give notice to creditors of the decedent above named under RCW 11.42.020. As of the date of filing of a copy of this notice with the Clerk of this Court, the Notice Agent has no knowledge of the appointment and qualification of a personal representative in the decedent's estate in the state of Washington or of any other person becoming a Notice Agent. According to the records of the Clerk of this Court as of 8:00 a. m. on the

notice court, w cept un cluded 11.40.0: forever tive as the pr probate Date Creditor member Date member KAY GRAD RIDDE tentico, AVENU ington, 3600.

NOT A SUP Washi Esta Decea 05371 Credit RCW The name: pointe ceaser

1. The hourly fee will be charged for hours in excess of the review hours except when in circumstances including but not limited to the following: (a) emergency repairs; (b) representation of the land use review board; (c) reporting of the land use review board; (d) new component review added and request to the original notice; (e) revised scope of the project; and (f) changes to the scope of the project.

2. Design review shall be collected as follows: 50% upon application for pre-design process and 50% upon master use permit application.

3. A flat fee of Four Hundred Thirty Dollars (\$430) shall be assessed by DCLM for Determinations of Non-Significance (DNS) and Mitigated Determinations of Non-Significance (MDNS) for projects that include City of Seattle landmarks and projects located within a special review or landmark district. No hourly fees shall be assessed for these types of approvals.

4. The minimum review fee covers administrative costs and the first one (1) hour of review.

5. A fee for one (1) variance associated with a project.

6. Includes short subdivisions in Environmentally Critical Areas.

7. Includes full subdivisions in Environmentally Critical Areas.

8. Current fees are charged only when a separate current permit is applied for, not when the current permit is re-applied for.

9. The minimum fee covers the cost to fabricate, install and remove the lawn markers. If the sign is removed, the applicant will be responsible for paying the vendor contracted with the City to replace the sign.

(B) The fee for interpretations of SMC Chapters 26.12, 26.16, 26.20, 26.22, and 26.24 shall be collected by the Director 1997.

Date of official publication in Daily Journal of Commerce, Seattle, December 17, 1997. (Notice denotes deletion)

Filed by me this 21st day of November, 1997.
 (Seal) JUDITH E. PIPPIN, City Clerk.

Approved by me this 21st day of November, 1997.
 NOMAN B. RICE, Mayor.

President of the City Council
 JAN DIAGO
 Filed by me this 21st day of November, 1997.

open session in substitution of its regular session on the 13th day of November, 1997.

Passed by the City Council the 13th day of November, 1997, and signed by me in its official session in substitution of its regular session on the 13th day of November, 1997.

City Clerk

NOTES TO TABLE 4

23.	Sole analyses with M.U.P. (for projects not located in Environmentally Critical Areas)	\$250
24.	Projects with EIS	\$500
	All others	None

Item	Description	Rate	Unit	Total
1.	Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	\$1,430	hour	\$1,430
2.	Council conditional uses	\$1,430	hour	\$1,430
3.	Full subdivisions	\$1,430	hour	\$1,430
4.	Major institution	\$1,430	hour	\$1,430
5.	Master Plans	\$1,430	hour	\$1,430
6.	Zoning map changes and rezones	\$1,430	hour	\$1,430
7.	Public benefit feature review	\$250	hour	\$250
8.	Shoreline permits	\$1,430	hour	\$1,430
9.	Short subdivisions	\$1,430	hour	\$1,430
10.	Sidewalk cafes	\$1,430	hour	\$1,430
11.	Special accommodation	None	hour	None
12.	Special exceptions	\$1,430	hour	\$1,430
13.	Structural building overhangs and areaways	\$1,430	hour	\$1,430
14.	Temporary uses	None	hour	None
15.	Temporary use permit for relocation of police and fire protection	None	hour	None
16.	Temporary use permit for more than 4 weeks	\$1,430	hour	\$1,430
17.	Variances	\$1,430	hour	\$1,430
18.	General Development Plan	\$1,430	hour	\$1,430
19.	Lot boundary adjustment	\$625	hour	\$625
20.	Plan shoreline permit	See Council	See Council	See Council
21.	Reserved	Reserved	Reserved	Reserved
22.	EIS Latecomer's fees	Reserved	Reserved	Reserved
23.	In addition to WA fees above, the contract amounts plus administrative charges equal to 3.5% of total EIS amount including EIS addenda and SEIS work.	None	None	None
24.	EIS prepared by consultant	None	None	None