

**ACITY OF WHITE SALMON WASHINGTON
ORDINANCE NO. 2016-12-1002**

**AN ORDINANCE AMENDING WSMC CH 3.36.010 REGARDING LAND USE FEES
AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, the City of White Salmon has reviewed the land use fees and compared them to nearby jurisdictions of Hood River, Stevenson, Washougal and Camas and has found that an increase in fees would bring it in line with other nearby cities; and

WHEREAS, the City feels that the increase and changes to the fee structure are necessary to ensure adequate funding of the department.

NOW, THEREFORE, the City of White Salmon do ordain as follows:

SECTION 1. WSMC Ch. 3.36.010 is hereby amended as follows:

Key: Deleted = ~~strikethrough~~

Added = **bold underlined**

3.36.010 Fees Imposed

The following fees shall be due and payable to the city upon filing of an application. **In the event the City needs to hire a consultant for additional assistance, those fees shall be passed on as per section 3.36.030.**

FEE SCHEDULE

Preliminary Review	
Zoning inquiry	\$65 per hour beyond first 1/4 hour
Pre-application conference	260 <u>300*</u> (General) <u>750*</u> (Subdivision)
Pre-application site visit	400*
* Pre-application fees shall be applied toward application fees if application submitted within six months of pre-application conference/site visit, as applicable	
Planning Permit Review	

Home occupation	200
Accessory dwelling units	260 <u>1,000</u>
Permitted use subject to standards	260
Variance	750
Conditional use permit	750 <u>1,500 (Major)</u> <u>1,100 (Minor)</u>
Site plan review/ critical area ordinance (CAO) review	750 <u>1,200 (Administrative)</u> <u>1,600 (Planning Commission)</u> <u>2,500 (Quasi-Judicial)</u>
<u>Critical Area Ordinance (CAO) review</u>	<u>650</u>
Zoning approval on a building or demolition permit	65
Zoning approval on a grading permit (per building codes and for disturbance of land greater than 10,000 s.f. for CAO)	130
SEPA Review	
Checklist—determination	400 <u>500</u>
Environmental impact statement	1,600 <u>2,500</u>
Subdivisions	
Preliminary plat	1,600 + \$40 <u>75</u> per lot
Final plat	1,000 <u>2,500 + \$75 per lot</u>
Plat alteration	750 <u>1,000</u>

Short plat	
Single-family	\$750 <u>1,500</u> + \$3075 per lot
Town house, multifamily	1,000 <u>2,000</u> + \$3075 per lot
Binding site plan	2,000 + <u>\$75 per lot</u>
Lot line adjustment	
Single-family	260
Town house, multifamily	525
Sign Permits	
Temporary	25
Permanent	100
Additional state surcharge for signs	4.50
Shoreline Permits	
Substantial shoreline development permit	
Single-family	650 <u>1,500</u>
Other	2,000
Shoreline conditional use	
Single-family	650 <u>1,500</u>
Other	1,200 <u>2,000</u>
Shoreline variance	
Single-family	650 <u>1,500</u>

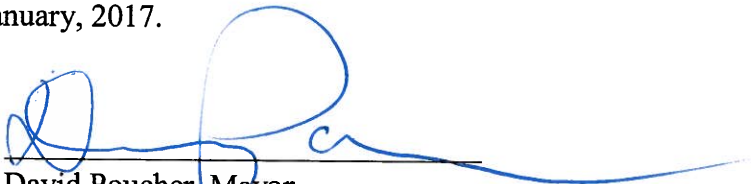
Other	1,200 2,000
Shoreline exemption	
Single-family	500 1,500
Other	1,200 2,000
Shoreline revision	
Single-family	500 1,500
Other	1,200 2,000
Policy Planning Review	
Comprehensive plan amendment	2,600
Property rezone	2,000 <u>2,500 (Text Amendments)</u> <u>3,200 (Text and Map Changes)</u>
Appeals	
Appeal	300 Equal to application fee
Miscellaneous	
Zoning verification letter	65
Extension requests	65 No Fee
Development or annexation agreement	Staff hours at \$ 65 <u>125</u> /hour, attorney fees at city attorney's standard hourly rate, <u>consultant fees as defined in 3.36.030</u>
Extended service fee	Staff hours at \$65/hour
Reproduction costs	Per council resolution

Site inspections*	Staff hours at \$65/hour
* Examples of site inspections include site visits necessary to inspect infrastructure installation, verify installation and maintenance of erosion control mechanisms, confirm compliance with landscaping standards and other standards and conditions.	
<u>Post Decision Review</u>	<u>250 (Minor)</u>
	<u>500 (Major)</u>
Consultant fees: as defined by 3.36.030 below**	Cost + 10%


SECTION 2- SEVERABILITY: If any section, sentence, or phrase of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence or phrase of this Chapter.

SECTION 3 - EFFECTIVE DATE. This ordinance shall become effective following passage and publication as provided by law.

PASSED in regular session this 4th day of January, 2017.




 David Poucher, Mayor



 Leana Johnson, Clerk/Treasurer

APPROVED AS TO FORM:



 Kenneth B. Woodrich, City Attorney