

CITY OF GRANITE FALLS

ORDINANCE NO. 741-07

AN ORDINANCE OF THE CITY OF GRANITE FALLS AMENDING ORDINANCE NO. 679-03 (LAND USE FEES), ADDING ADDITIONAL FEES AND DEPOSITS FOR VARIOUS SERVICES, ACTIONS AND PERMITS REGARDING LAND USE AS PER THE UNIFIED DEVELOPMENT CODE, AND REPEALING ALL OTHER ORDINANCES AND SECTIONS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Ordinance No. 740-07, known as the Unified Development Code, was adopted by the City Council on May 2, 2007;

WHEREAS, the fees and expenses established under previous ordinances no longer meet the cost of operating expenses:

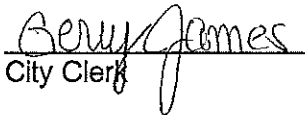
NOW, THEREFORE, BE IT ODAINED by the City Council

1. The Schedule of Land Use Fees and Deposits shall be as shown on pages 2, 3 and 4 of this Ordinance.
2. This Ordinance shall be in full force and effect upon its approval, passage, posting and publication.
3. All other Ordinances and Sections of Ordinances in conflict therewith are hereby repealed.

Said Ordinance was passed in open session by the City Council of the City of Granite Falls on the 2 day of May, 2007.


MAYOR

Attest:


City Clerk

FIRST READING:	April 18, 2007
SECOND READING:	May 2, 2007
DATE OF PUBLICATION:	April 28, 2007
EFFECTIVE DATE:	May 3, 2007

Fees and deposits for various services, actions and permits regarding land use as per the Unified Development Code, shall be as listed in: Schedule of Land Use Fees and Deposits.

Schedule of Land Use Fees and Deposits

Action	Fee (\$)	Deposit (\$)	Engr Fees
Preliminary Plats			
Conditional Use Permit for a Major Plat	600	4,000	
Zoning Permit for a Short Plat	400	2,500	
Construction Permits and Inspection of Improvements			
Preliminary and Short Plats	200/lot	2,500	\$1,000 short plat \$200/lot long plats
Site Plans and Other	2.5% of estimated construction costs	3,000	Inspector \$96/hr 3 hr/day, incl travel for duration of construction plus \$500 office time (\$300/lot)
Septic Review	50	0	Sno Co
Final Plats			
Preliminary Plat	400	2,000	\$100/lot
Short Plat	250	1,000	500
Forest Practices Permits			
Permit Review	100	300	
Forest Practices Permit Application Fee	100	100 per acre	
Review Fee For Conservation Option Harvest Plan Approval	100	100 per acre	
Review Fee To Lift FPA Moratorium	300		
Inspection Fee	50	100 per acre	Hourly for required subconsultants
Appeals			
To City Council	100	150	
To Planning Commission	100	150	
To Hearing Examiner	100	500	
To Shorelines Hearing Board	100	500	
Reconsideration of Decision By: (§19.4.080.D)			
Hearing Examiner	100	150	
City Council	100	150	200
Permit Extension			
	100	0	

Action	Fee (\$)	Deposit (\$)	Engr Fees
Amendment to or Modification of Permit (\$19.4.0130)			
Minor Amendments	50	1,000	500
Major Amendments	500	1,500	1,500
Boundary Line Adjustment			
Boundary Line Adjustment	350	1,000	0
Land Use Ordinance Amendment			
Amendment to text of Land Use Ordinance	100	600	
Amendment to Zoning Map (rezone)			
< 5 acres	250	800	
> or = 5 acres	350	1,500	
Comprehensive Plan Amendment			
Minor Amendment (annual cycle)	350	1,000	1,000
Major Amendment (5-year cycle)	500	1,500	1,500
Action	Fee (\$)	Deposit (\$)	
Annexations			
Submission of 10% Petition	350		
Submission of 60% Petition	350	1,000	
Right-of-Way Construction Permit			
Per Ordinance No. 733-06			
Shoreline Development Permit			
SDP in conjunction with a Land Use Permit	350	1,000	
SDP not in conjunction with a Land Use Permit	650	1,500	
Vacations of:			
Right-of-Way	250	300	300
Plats	250	300	
Variance			
Administrative	300	1,000	
If it goes to hearing (fee/dep. In addition to that paid for Administrative Decision)	200	1,500	1,000

Action	Fee (\$)	Deposit (\$)	Engr Fees
Miscellaneous Actions/Items			
Public Notice Signs	50	0	
Zoning Interpretation	50	0	
Miscellaneous Engineering Review (e.g., storm drainage plans for Single-Family Residential & Duplexes)		Staff hourly wage x est'd hours	Single Family exempt form Development Guidelines but not ROW permit
Miscellaneous Research or other staff time		Staff hourly wage x est'd hours	Staff hourly wage x est'd hours
Pre-Application Meetings			
1 st two hours	0	0	\$100/hr plus travel one way approx \$200
Subsequent pre-apps	40/staff/hr	0	\$100/hr plus travel one way approx \$200
Review of Other Studies			
Review of requested studies (other than traffic)	100/study	125/study	150
Review of requested traffic studies	100	350	500
Request of Utility Services Outside City			
Single-Family Residence/Duplex	100	0	
Other Development	100	1,000	
Environmental Review			
SEPA Required with Residential Building Permit	350	500	
Critical Area Study Review	250	350	Hourly for Extended Reviews
Habitat Management Plan Review	250	350	Hourly for Extended Reviews
Residential Building Permit Fees and Deposits/ Miscellaneous Fees			
Site Review	100	150	
Drainage Review			
Plan Review	225	325	
Inspection	125	200	
Pre-Application Review			
Up to two hours	250	250	
Business License	65		