

**RESOLUTION NO. R-2023-024**

**A RESOLUTION** amending the City of Yakima Master Fee Schedule – Land Use Fees.

**WHEREAS**, on February 15, 2022 the city entered into a contract with FCS group (hereinafter "Consultant") for a Community Development Services Fee Study to more accurately determine the cost of services and set an appropriate fee schedule for Land Use fees (Resolution R-2022-025); and

**WHEREAS**, a comprehensive fee analysis has not been conducted for City of Yakima land use fees since 2016; and

**WHEREAS**, at the October 4, 2022 council business meeting, the Consultant presented the fee study findings to Council including the existing cost of service, study methodology, and a fee schedule which represents 100% cost recovery; and

**WHEREAS**, at the October 11, 2022 council study session, the fee study results were discussed further by staff and council with council directing staff to prepare legislation for 100% fee recovery; and

**WHEREAS**, the land use development fees, as previously codified in YMC Ch. 15.26, were included in the Master Fee Schedule adopted by council resolution on December 6, 2022 (Resolution R-2022-169); and

**WHEREAS**, the Yakima City Council finds that it is in the best interest of the City of Yakima to amend the land use fees as proposed in Exhibit A to capture 100% fee recovery; now, therefore,

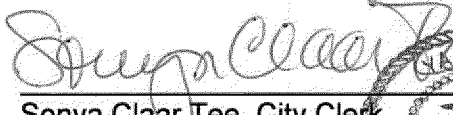
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:**

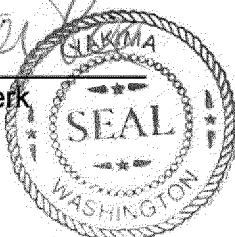
**Section 1.** The land use fees set forth in the attached Exhibit "A", which is incorporated herein, are hereby adopted by reference.

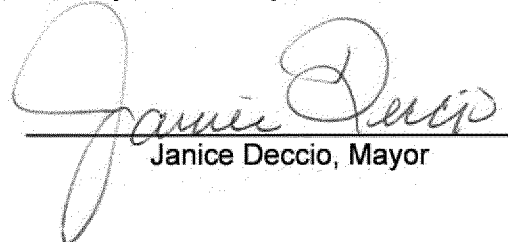
**Section 2.** This Resolution shall be in full force and effective March 1, 2023

**ADOPTED BY THE CITY COUNCIL** this 7th day of February, 2023.

ATTEST:

  
\_\_\_\_\_  
Sonya Claar Tee, City Clerk



  
\_\_\_\_\_  
Janice Deccio, Mayor

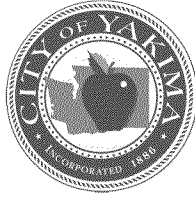
**Exhibit "A"**

Land Use Fees

<b>Item Description – YMC 15.26 and YMC 15.29</b>	<b>Fee Amount</b>
<b>Land Development Fees</b>	
Zoning Ordinance (YMC Title 15) and Shoreline Master Program (YMC Title 17)	
Administrative Adjustment	\$ 1,372.00
Class 1 Review	\$ 406.00
Class 2 Review	\$ 1,372.00
Class 3 Review	\$ 2,858.00
Critical Area Review	\$ 1,372.00
Interpretation with Hearing	\$ 3,309.00
Interpretation without Hearing	\$ 410.00
Modification of Approved Use	\$ 406.00
Nonconforming Use/Structure	\$ 2,858.00
Overlay District	\$ 2,665.00
Planned Development	\$ 3,367.00
Rezone	\$ 3,278.00
Shoreline Development Permit/Conditional Use or Variance	\$ 1,593.00
Shoreline Exemption	\$ 130.00
Variance	\$ 2,858.00
Wireless Communication Facilities	See wireless communication under LICENSE AND PERMIT
Zoning Verification Letter	\$ 130.00

- Fees for zoning applications under YMC Title 15 and shoreline permits under Title 17 are consolidated using the highest fee only.

<b>Item Description – YMC Title 14</b>	<b>Fee Amount</b>
<b>Subdivision Ordinance</b>	
Amended Binding Site Plan	\$ 1,196.00
Final Binding Site Plan	\$ 351.00
Final Long Plat	\$ 351.00
Final Short Plat	\$ 324.00
Long Plat Alteration/Vacation or Easement Release	\$ 2,236.00
Preliminary Binding Site Plan	\$ 1,372.00
Preliminary Long Plat	\$ 3,278.00
Preliminary Short Plat	\$ 1,372.00
Right-of-Way Vacation	\$ 1,801.00
Short Plat Alteration or Easement Release	\$ 566.00
Short Plat Exemption	\$ 546.00
<b>Item Description</b>	<b>Fee Amount</b>
<b>State Environmental Policy Act (YMC 6.88)</b>	
SEPA Review	\$ 813.00
Appeals to City Council	\$ 1,905.00
Appeals to Hearing Examiner	\$ 3,278.00
Comprehensive Plan Amendment—Map and Text	\$ 3,278.00
Development Agreement	\$ 2,858.00
Extension of Zoning and Subdivision Approvals	\$ 130.00
Follow-Up Pre-App Meeting	\$ 100.00
Large Maps	\$ 24.00
Small Maps	\$ 12.00
Text Amendment	\$ 1,625.00
Traffic Concurrency	\$ 325.00
Zoning Ordinance (CD)	\$ 1.00
Zoning Ordinance (Hardcopy)	\$ 16.00
<b>Wireless Communication Facilities</b>	
Modification (if minor)	\$ 300.00
Modification (if major)	\$ 500.00
Standard Wireless	\$ 500.00
Small Wireless (\$500 for the first five small wireless facilities in the same application, plus \$100 for each facility beyond five)	\$500/\$100
Wireless Variance	\$ 1,500.00
Wireless Conditional Use Permit	\$ 3,500.00



**BUSINESS OF THE CITY COUNCIL  
YAKIMA, WASHINGTON  
AGENDA STATEMENT**

Item No. 10.  
For Meeting of: February 7, 2023

**ITEM TITLE:** Resolution amending a Fee Schedule for Land Use Development Fees for the City of Yakima

**SUBMITTED BY:** Joan Davenport, AICP, Community Development Director  
\*Joseph Calhoun, Planning Manager

**SUMMARY EXPLANATION:**

City of Yakima land use fees have not been updated since 2016. In February 2022, the city entered into a contract with FCS group to accurately determine the cost of services and set an appropriate fee schedule (Resolution R-2022-025). The fee study results were presented at the October 4, 2022 Council business meeting, with further discussion occurring at the October 11, 2022 Council study session where Council directed staff to prepare legislation for 100% fee recovery.

The land use development fees, as previously codified in YMC Ch. 15.26, were included in the Master Fee Schedule adopted by council resolution on December 6, 2022 (Resolution R-2022-169). The attached Resolution and Exhibit "A" reflect the council direction to capture 100% fee recovery, consistent with the FCS Group's fee study.

**ITEM BUDGETED:** NA

**STRATEGIC PRIORITY:** Neighborhood and Community Building

**APPROVED FOR SUBMITTAL BY THE CITY MANAGER**

**RECOMMENDATION:**

Adopt Resolution

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution	1/18/2023	Resolution
Fee Study Chart	1/19/2023	Backup Material
Final Draft Fee Study	1/19/2023	Backup Material