

CITY OF LANGLEY, WASHINGTON

RESOLUTION NO. 765

**A RESOLUTION OF THE CITY OF LANGLEY,
WASHINGTON**, Amending the Land Use Fee
Schedule, Chapter 3.26 of the Langley Municipal
Code.

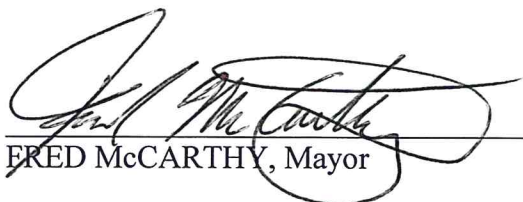
WHEREAS, the City Council of the City of Langley has previously adopted a Land Use Fee Schedule which includes every fee charged by the City relating to Land Use and development; and

WHEREAS, the Council finds that it is in the best interests of the City and its citizens to amend that fee schedule;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Langley, Washington as follows:

The current Land Use Fee Schedule is contained in Exhibit A, (Revised 09/29/14) attached hereto and incorporated herein by reference.

PASSED BY THE CITY COUNCIL OF THE CITY OF LANGLEY and approved by the Mayor at a regularly scheduled public meeting this 20th day of October, 2014.


FRED McCARTHY, Mayor

ATTEST:


DEBBIE L. MAHLER, Clerk/Director of Finance

EXHIBIT A to Resolution No. 765 Land Use Fee Schedule – 2014

Type of Application	Base Fee (\$)¹	Engineering Hours included in Base Fee²
Accessory Dwelling Unit	200	1
Annexation	3000	10
Administrative Appeal – Hearing Examiner	840	2
Bed & Breakfast Rooms	300	1
Bed & Breakfast Inns	700	1
Binding Site Plan – Preliminary*	2,900-5 or 6 units 3,800-7 to 10 units 4,800-over 10 units	10
Binding Site Plan - Final	1,700	5
Binding Site Plan Amendment	1000	2
Boundary Line Adjustment	400	1
Occupancy Review (zoning compliance)	100	1
Code Interpretation-Written	No Charge	0
Comprehensive Plan Amendment	No Charge	0
Conditional Use Permit-Minor*	300	0
Conditional Use Permit – Major*	2000	2
Cottage Housing Development*	2,900-6 units or fewer 3,800-7 to 10 units 4,800-over 10 units	10
Design Review³	50-paint color only 100-\$20,000 or less 200-\$20,000 to \$50,000 250-\$50,000 to \$100,000 350-\$100,000 or more	0
Sign Permit	50	0
Sign Permit – After the fact	100	
Site Plan Review – Type I	\$750	2
Site Plan Review – Type II	\$1400	4
Site Plan Amendment	\$250	1
Clearing and Grading	300	0
Home Occupation-Class I	100	0
Home Occupation-Class II	250	0
Home Occupation-Class III	500	1
Nonconforming Use/Building Review	200	0
Other Applications	400	1
Open Space Taxation	No charge	0

¹ Fee amounts listed cover staff costs accrued during land use application review only. This fee does not cover other costs that must be borne by the applicant, such as the costs of outside consultants hired by the City to perform peer or specialized reviews, staff or outside consultant costs associated with inspection during plan review and construction inspection and legal costs incurred by the City during project review, appeals and inspection. All such additional costs are subject to a 10% administrative fee.

² Engineering hours in excess of the hours listed shall be billed at the engineer's hourly rate plus 10% administrative fee.

³ Dollar ranges are based on building permit valuation as determined by the Langley Building Official.

Planned Unit Development**	2,900-5 or 6 units 3,800-7 to 10 units 4,800-over 10 units	
Pre-application Conference	570	1
Rezone – Lower Classification	200	0
Rezone – Higher Classification	1,200	0
Critical Area Permit	400	0
Critical Area Permit Amendment	200	
Shoreline Substantial Development	1,500 – upland 3000 - overwater	10
Shoreline Conditional Use**	1500	0
Shoreline Variance**	1500	0
Shoreline Exemption	300	0
Shoreline Permit Amendment	1000	0
Short Plat Preliminary	1,700-2 lots 2,700-3 or 4 lots 3800 - 5 to 9 lots	5 10
Short Plat Final	600	2
Short Plat Amendment	1,000	5
SEPA Review – DNS, MDNS, DS**	400	5
SEPA – DS Scoping and Impact Statement Preparation	1000 + actual cost	2
Street Vacation	680 + appraisal	1
Long Plat Preliminary**	2,900-5 or 6 lots 3,800-7 to 10 lots 4,800-over 10 lots	10
Long Plat Final	1,700	5
Long Plat Alteration	2,000	5
Temporary Use	250	0
Time Extension Request	200	0
Variance**	1500	0
Zoning Text Amendment	No Charge	0
HOURLY CHARGES (subject to 10% administrative fee)		
City Staff	City Hired Consultants	
\$4555/hour	Actual Costs	

*Applications requiring a public hearing before the hearing examiner shall include the fee as identified in Exhibit A of the Agreement for Professional Services between the City of Langley and Sound Law Center dated September 1, 2011 or as amended. The fee for an administrative appeal shall include only the fee as described above (\$840). Direct costs above and beyond the base fee will be charged to the applicant at the rates described in the Exhibit A of the professional services agreement.

**SEPA review (DNS, MDNS, or DS) associated with land divisions, binding site plans, or shoreline permits, included in project application. SEPA threshold decisions on clearing and grading, building permits, or other nonexempt project to be billed separately per the fee schedule.