



Memorandum

TO: Travis Parker, Planning Director *TP*
Jay N. Hutchison, Public Works Director *JNH*

FROM: Kathleen E. Hodgson, City Manager *KH*

DATE: September 2, 2014

SUBJECT: Land Development Fees Update

Per Section 14.25.120.10 of the Lakewood Municipal Code, which gives the City Manager the authority to establish fees for any permit or process relating to the Flood Plain Management Ordinance, the following are established effective October 1, 2014:

FLOOD PLAIN PERMITS	FEES
Flood Plain Permit - must be issued with public way, grading, fence, building or other permit	No fee
Floodway Use Permit	\$675.00
Floodway Use Permit Appeal	\$540.00
Variance	\$300.00

Per Section 17.1.10 of the Lakewood Zoning Ordinance, which gives the City Manager the authority to establish fees for any process relating to the Zoning Ordinance, the following are established effective October 1, 2014:

TYPE	FEES
Annexation	\$73.00 per acre of private property
	\$0 per acre of public right-of-way
Rezoning / Initial Zoning	\$1,250.00 per acre, for first 5 acres PLUS
	\$300.00 per each additional acre above 5 \$1250 minimum to \$12,500.00 maximum
Written Zoning Verification	\$50.00 per request

Modification to ODP	\$675.00 Administrative review \$1,015.00 Planning Commission review \$1,350.00 City Council review
Phased Site Plan in Planned Development	\$350.00 per acre \$350 minimum to \$12,500.00 maximum
Special Use Permits	\$ 675.00 per application
Site Plan	\$1,250.00 per acre, up to 5 acres PLUS \$400.00 per each additional acre > 5 acres and ≤ 15 acres PLUS \$250.00 per each additional acre > 15 acres \$1250 minimum to \$12,500.00 maximum
Variance/Appeals/Waivers	\$300.00 major variance/appeal \$150.00 minor variance/appeal
Pre-Application	\$150.00 Each
Preliminary Plat	\$675.00 per application PLUS For Single Family Residential \$300.00 per lot or tract up to 5 lots or tracts PLUS \$250.00 per lot or tract, > 5 and ≤ 15 lots or tracts PLUS \$200.00 per lot or tract > 15 For Multi-Family or Commercial \$300.00 per acre up to 5 acres PLUS \$250.00 Per each additional acre
Final Plat	\$675.00 per application PLUS For Single Family Residential \$300.00 per lot or tract up to 5 lots or tracts PLUS \$250.00 per lot or tract, >5 and ≤ 15 lots or tracts PLUS \$200.00 per lot or tract > 15 For Multi-Family or Commercial \$300.00 per acre up to 5 acres PLUS \$250.00 Per each additional acre
Subdivision Appeals	\$540.00 appeals to Planning Commission/City Council
Lot Line Adjustment Plat	\$540.00 per lot included
Major Error Correction Plat	\$540.00 per lot affected by major error correction
Vacation	\$675.00 per submittal
Small Animal Permit	\$15.00 per permit
Non-Conforming Use Certificate Application	\$115.00 each

Change of Address Upon request of Property Owner	\$115.00 per address changed
Historic Preservation	\$25.00 Landmark Designation, Individual Structure
	\$50.00 Landmark Designation, District
	No Charge Appeal of Denial of Designation
	No Charge Alteration Certificate
	No Charge Appeal of Denial of Alteration Certificate
No Charge Relocation Application	
Comprehensive Sign Plans	\$450 Each
Vesting	\$50.00 per application
* If a final plat application is submitted within 6 months after a preliminary map application is approved, the final plat application fee will be waived. If a preliminary map and final plat application are submitted for review at the same time, the final plat application fee will be waived.	

Acres are calculated to nearest 1/10 acre.

- c: Paul Rice, Manager, Planning-Development Assistance
Anne Heine, City Engineer
Karen Phillips, Permit Counter Supervisor