

DR 79-19 - Consideration of
Revising of Filing Fees.

ACTION

DATE

| | | |
|------------------|-------|-------|
| COMMITTEE | _____ | _____ |
| M.A.P.C. | _____ | _____ |
| B.C.C./B. CO. C. | _____ | _____ |

WICHITA-SEDGWICK COUNTY

DATE

April 17, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO Eugene Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Amendment to Zoning Ordinance - Proposed Fee Increases

Attached is a delineated copy of the amendment to Sections 28.04.195 and 28.04.210 with the changes requested by the City Commission on April 15, 1980. The changes are marked with an asterisk in the left hand margin and are located on pages 1, 3 and 7.

The second reading of this ordinance is April 22, 1980.



Robert A. Lakin
Director of Planning

RAL:ADC:sad

Attachment

Delineated Copy

Additions - Underlined

Deletions - ~~Marked-thru~~

Ordinance No. _____

AN ORDINANCE AMENDING THE PROVISIONS OF SECTION 28.04.195 OF THE CODE OF THE CITY OF WICHITA; PERTAINING TO THE CHARGING OF APPLICATION FEES FOR REQUESTS FOR HISTORIC LANDMARK DESIGNATIONS ON PROPERTIES IN THE CITY OF WICHITA; AMENDING THE PROVISIONS OF SECTION 28.04.210(3) OF THE CODE OF THE CITY OF WICHITA; PERTAINING TO THE CHARGING OF APPLICATION FEES FOR REQUESTS FOR CHANGES IN ZONING; AND REPEALING THE ORIGINAL OF SAID SECTIONS 28.04.195 AND 28.04.210(3) OF THE CODE OF THE CITY OF WICHITA.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 28.04.195 of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"28.04.195 Historic landmark designation. The purpose and intent of this section is to provide means of designating on the official zoning map of the City of Wichita those properties determined to be historic landmarks by the Board of City Commissioners of the City of Wichita. The determination of eligibility for designation as a historic landmark shall be based on the conclusions and findings of fact of the historic landmark preservation committee as created and directed by Sections 2.12.1015 through 2.12.1025 inclusive of the Code of the City of Wichita and upon the recommendation of the Metropolitan Area Planning Commission following public hearing as hereinafter provided.

Upon recommendation of the historic landmark preservation committee, an application may be initiated for the designation of a historic landmark on legally described property or properties which have been incorporated into the historic landmark preservation plan of the City of Wichita.

The applicant shall provide the names of the owner(s) of record, together with an accurate legal description of the property proposed * to be designated, and from and after December 31, 1980, shall accompany the application with a fee of seventy-dollars \$200.00 when the application encompasses a single zoning lot as defined in

Section 28.04.020 of the zoning ordinance. An application for the designation of a Historic Landmark District, comprised of two (2) or more zoning lots, shall be accompanied by a fee of \$500.00 plus \$1.00 per zoning lot within the district. The fees shall be used to cover the expenses associated with the handling of the case.

The applicant shall also identify the specific criteria as set out in Sections 2.12.1019 and 2.12.1020(2) of this Code under which the described property is proposed to be designated as a historic landmark.

Upon receipt of the complete application and fee, the Metropolitan Area Planning Department shall establish a case file and proceed to prepare a notice for a public hearing before the Metropolitan Area Planning Commission. The notice shall be sent by certified mail with return receipt requested to the owner(s) of record of the property directly involved and shall be published once in the official city newspaper at least twenty days prior to the hearing date.

At the conclusion of the public hearing, the Metropolitan Area Planning Commission shall forward its recommendation for approval or disapproval of historic designation to the Board of City Commissioners. In the event the Board of City Commissioners takes action to approve the historic designation of the property involved, the Metropolitan Area Planning Department, on the basis of the public meeting record, shall set out on the official zoning map of the City of Wichita a designation corresponding to the case number and a delineation of the property involved.

The establishment of the historic landmark designation shall in no way alter the uses permitted by the zoning classification or districts of this chapter as previously established on the property. A desire to change permitted uses will require the filing of an application requesting a zoning change as provided for in Section 28.04.210.

In the event a permit is issued as provided for in Section 2.12.1024 of this Code, for the demolition or removal of a designated historic landmark structure not located within a landmark district, the superintendent of central inspection shall instruct the Metropolitan Area Planning Department to remove the designation from the official zoning map of the City; provided that, upon removal of a structure within an historic landmark district, the land shall retain its classification as, and remain a part of said designated historic landmark district."

Section 28.04.210(3) of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"3. Changes by other individuals or groups.

3.1 A proposal for an amendment or change in zoning may be initiated by the governing body without fee, the planning commission or upon application of the owner of the property affected. The application shall be filed with the planning commission upon forms and accompanied by such data and information as may be prescribed by the planning commission, so as to ensure the fullest practicable presentation of facts for the permanent record.

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classification as follows:

| Classification | Fee |
|---|-------|
| "AA"-----One-Family-Dwelling-District | \$70 |
| "A"-----Two-Family-Dwelling-District | \$70 |
| "RB"-----Four-Family-Dwelling-District | \$70 |
| "C"-----Mobile-Home-District | \$140 |
| "B"-----Multiple-Family-Dwelling-District | \$140 |
| "R-5"-----General-Dwelling-District | \$140 |
| "R-6"-----General-Dwelling-District | \$140 |
| "BB"-----Office-District | \$140 |

| | |
|--|-------|
| "LC"-----Light-Commercial-District | \$200 |
| {6-acres-and-under} | |
| "LC"-----Light-Commercial-District | \$400 |
| {over-6-acres} | |
| "C"-----Commercial-District | \$200 |
| {6-acres-and-under} | |
| "C"-----Commercial-District | \$400 |
| {over-6-acres} | |
| "B"-----Central-Business-District | \$200 |
| {6-acres-and-under} | |
| "B"-----Central-Business-District | \$400 |
| {over-6-acres} | |
| "I"-----Light-Industrial-District | \$200 |
| {6-acres-and-under} | |
| "I"-----Light-Industrial-District | \$400 |
| {over-6-acres} | |
| "H"-----Heavy-Industrial-District | \$200 |
| {6-acres-and-under} | |
| "H"-----Heavy-Industrial-District | \$400 |
| {over-6-acres} | |
| Community-Unit-Plan---Residential | \$400 |
| {original} | |
| Community-Unit-Plan---Residential | \$400 |
| {amendment} | |
| Community-Unit-Plan---Planned-Commercial-Develop- None | |
| ment-{original-as-required-by-ordinance} | |
| Community-Unit-Plan---Planned-Commercial-Develop-\$400 | |
| ment-{amendment} | |
| "U"-----University-District | \$140 |

Size of Application Area

| <u>Zoning</u> <u>Classification</u> <u>Requested</u> | <u>Up to &</u> <u>including</u> <u>3 acres</u> | <u>Over 3</u> <u>acres to</u> <u>6 acres</u> | <u>Over 6</u> <u>acres to</u> <u>15 acres</u> | <u>Over</u> <u>15</u> <u>acres</u> |
|--|--|--|---|--|
| <u>"AA" & "A"</u> | <u>\$200</u> | <u>\$300</u> | <u>\$400</u> | <u>\$500</u> |
| <u>"RB", "R-5",</u> <u>"R-6" & "U"</u> | <u>\$300</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> |
| <u>"G"</u> | <u>N/A</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> |
| <u>"B" & "BB"</u> | <u>\$350</u> | <u>\$450</u> | <u>\$550</u> | <u>\$650</u> |
| <u>"LC", "C", "D",</u> <u>"E" & "F"</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> | <u>\$700</u> |

Residential C.U.P.

Original-\$500 plus \$5 per acre for
each acre over 40 acres

Amendments

Major-(design or use change \$500
that would affect 50%
or more of the area contained
within the C.U.P.)

Minor-(design or use change \$200
that would affect less
than 50% of the area
contained within the C.U.P.)

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. ~~No fee shall be required when the application is submitted by any department of the city, county, state or federal government.~~ For the period commencing with the enactment * of this section to December 31, 1980, no fee shall be required for a case initiated by a department of the City for a historic designation.

3.3 No application for any change of zoning classification shall be filed within one year following a previous application on the same property or portion thereof; provided, however, the zoning committee of the planning commission, upon petition by the applicant, may permit a refiling of said application after six months of the original publication date, when significant physical, economic or land use changes have taken place within the immediate vicinity or a significant zoning ordinance text change has been adopted, or when the reapplication is for a change of zoning classification more restrictive than the original request. The applicant shall submit a statement in detail, setting out those changes which he deems significant and upon which he relies for refiling the original application."

The original Sections 28.04.195 and 28.04.210(3) of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas and be effective upon its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this ____ day of _____.

Mayor

ATTEST:

Donald Gissick, City Clerk

Approved as to form:

John Dekker, Director of Law

WICHITA-SEDGWICK COUNTY

DATE
April 4, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT DR-79-19(D) Ordinance Amendment Re: Board of Zoning Appeals -
filing fees.

Attached hereto is a delineated copy of a proposed ordinance amending the filing fees for applications to be heard by the City of Wichita Board of Zoning Appeals. This amendment is submitted for consideration by the City Commission at their regular meeting of April 15, 1980.

BACKGROUND

The last adjustment to filing fees was made in 1967. The fee at that time was established at \$50.00 for exceptions, variances, and appeals. It is estimated that the average cost of processing a Board of Zoning Appeals case is \$204.87. (See attachment).

There is also an indication that the majority of cases related to uses other than residential are generally more controversial and take more staff time in writing reports and answering inquiries of the neighborhood when notices of the meetings are mailed. It is on this basis that higher filing fees are recommended for all cases involving uses not deemed residential.

SUMMARY

The proposed filing fees for residential type exceptions would be increased to \$75.00, and for variances related to residential uses to \$75.00. This will keep the cost to individual home owners below actual cost.

The proposed filing fees for exceptions other than residential would be increased to \$200.00, and for variances not related to residential uses to \$150.00 which would be more in line with actual expenses.


It is proposed not to change the filing fees for any appeal of the interpretation of the zoning ordinance, and would therefore remain at \$50.00.

At the Regular meeting of the Board of Zoning Appeals on February 26, 1980, it was recommended unanimously by the Board that the fees as submitted be approved.

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April 4, 1980

RECOMMENDATION

1. Concur in the recommendation of the Board of Zoning Appeals and place the ordinance on first reading.
2. Take whatever action the Commission deems appropriate.


Robert A. Lakin
Director of Planning

RAL:GEL:sad

cc: John Dekker, Director of Law
Don Anderson, Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builder's Association
Wichita Board of Realtors

BOARD OF ZONING APPEALS

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|---|-----------|-------------|----------------|-----------------|
| Preapplication conference with applicant | SAZ** | 1/2 | \$18.74 | 9.37 |
| | JP | 1/4 | 14.01 | 3.50 |
| Receiving application - includes review application for legal description, ownership list, addresses, etc. | JP | 1/4 | 14.01 | 3.50 |
| Logging in application, setting up files, filing notices, agendas, mailouts Posting atlas, map creation, slide preparation | Sec.II | 1/2 | 7.58 | 3.79 |
| | Sec.II | 3/4 | 7.58 | 5.69 |
| | PA III | 1 | 10.85 | 10.85 |
| Inspect site | SAZ | 3/4 | 18.74 | 14.06 |
| Conferences - with applicant | SAZ | 1/4 | 18.74 | 4.69 |
| | JP | 2 | 14.01 | 7.00 |
| Staff review - includes intrastaff conferences, research, etc. | SAZ | 1/2 | 18.74 | 9.37 |
| | JP | 2 | 14.01 | 28.02 |
| Reports, followup correspondence, and final letters | SAZ | 1/4 | 18.74 | 4.69 |
| | JP | 2 | 14.01 | 28.02 |
| | Sec.II | 1 | 7.58 | 7.58 |
| BZA meetings - includes preparation, actual meeting time and taking minutes | CP | 1/4 | 20.86 | 5.22 |
| | SAZ | 1/2 | 18.74 | 9.37 |
| | Sec.II | 1/2 | 7.58 | 3.79 |
| Preparation of BZA Resolution - includes drafting and editing minutes | CP | 1/4 | 20.86 | 5.22 |
| | SAZ | 1/4 | 18.74 | 4.69 |
| | JP | 1 | 14.01 | 14.01 |
| | Sec.II | 1 | 7.58 | 3.79 |
| Legal Publications | | | | 7.50 |
| Mileage at 50¢ an hour and 17¢ per mile | | | | 2.30 |
| Materials, postage, zexoring, slides | | | | 8.85 |
| | | <u>16.5</u> | | <u>\$204.87</u> |

* 1980 Salaries plus benefits and burden rate

** Special Assistant for Zoning

Note: This reflects a typical variance application

Additions - underlined
Deletions - marked-thru

AN ORDINANCE AMENDING SECTION 2.12.580 TO THE CODE OF THE CITY OF WICHITA, KANSAS; PERTAINING TO THE PROCEDURE OF THE BOARD OF ZONING APPEALS, AND AMENDING THE FILING FEES FOR APPLICATIONS TO THE BOARD OF ZONING APPEALS; AND REPEALING SAID ORIGINAL SECTION 2.12.580 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 2.12.580 of the Code of the City of Wichita, Kansas is hereby amended to read as follows:

"2.12.580 Board of Zoning Appeals - Procedure.

(a) The board of zoning appeals shall adopt rules of procedure as may be necessary and proper to govern its own proceedings; such rules to be not in conflict with law or ordinance.

(b) All applications to the board of zoning appeals for any type of proceeding, shall be in writing and shall be filed at the office of the secretary of the board of zoning appeals. Applications shall be filed upon forms provided for that purpose by the secretary of the board and shall be accompanied by:

1. A fee as set forth herein payable to the City of Wichita.

| | |
|--|-----------------|
| <u>Appeals</u> | \$ <u>50.00</u> |
| <u>Variances for residential uses</u> | <u>75.00</u> |
| <u>All other variances</u> | <u>150.00</u> |
| | |
| <u>Exceptions for residential uses</u> | <u>75.00</u> |
| <u>All other exceptions</u> | <u>200.00</u> |

1. ~~A fee of fifty dollars payable to the City of Wichita.~~
A separate fee shall be required for each proceeding.

2. A current certified list, prepared by a local abstract firm, of the names and mailing addresses of all property owners

within two hundred feet of the exterior boundaries of the property to be considered in the application.

Any proceeding authorized hereunder may be initiated by the board itself (or any other governmental agency) in cases where the property is residential and occupied and the payment of the application fee and the cost of furnishing an ownership list would create a financial hardship on the property owner. In any such case the property owner may be relieved of such costs of the proceeding before the board, but shall not be relieved of the responsibility of complying with all of the approval conditions imposed by the board, including the expenses or costs thereof.

(c) The secretary of the board of zoning appeals shall cause to be published in the official paper of the City, a notice as to the time, place, date, and subject of hearing, of a public hearing for each application; such notice to appear once in the official city paper no less than twenty days prior to the date of hearing. The secretary shall also cause notice to be given by mail no less than twenty days prior to the date of the hearing, to each of the property owners within two hundred feet of the exterior boundaries of the property to be considered in the application; as such owners are listed on the current certified list accompanying the application, to each party to the appeal or other proceeding and to each member of the Metropolitan Planning Commission.

(d) Every decision or determination by the board shall be filed in the office of the city clerk not more than five working days following the date of hearing and shall become a public record."

The original Section 2.12.580 of the Code of the City of Wichita, Kansas is hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and

publication once in the official paper.

ADOPTED at Wichita, Kansas this ____ day of _____,
1980.

Mayor

ATTEST:

Donald C. Gissick, City Clerk

Approved as to form:

John Dekker, Director of Law

WICHITA-SEDGWICK COUNTY**DATE**

April 4, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 79-19(A) Possible Amendment to Zoning Ordinance
Re: Proposed Fee Increases for zoning, special permits,
Community Unit Plans and Historic Landmark Designations.

Attached hereto is a delineated copy of an amendment to the zoning ordinance. Please place this item on the agenda of April 15, 1980, for consideration by the City Commission.

BACKGROUND

During the review of the 1980 budget, the Metropolitan Area Planning Department (MAPD) was instructed to examine the filing fees charged for applications submitted for Metropolitan Area Planning Commission (MAPC) review. Approximately \$40,000 in additional revenue was to be generated by the increased fees in order to help defray current operating expenses of MAPD. Although it was not intended to raise fees to cover all of the Current Plans Division costs, it was recognized that the cost of processing an application is in excess of revenue received. In addition, due to rising salaries, supply costs and increasing demands on City and County revenues, there was the possibility of reducing MAPD staff. One other justification for increasing fees is that the existing fees reflect 1967 costs and have not been increased in the last thirteen years.

As a basis for determining the amount of increase, MAPD staff prepared a time and cost analysis. Costs were assigned to each procedure involved in processing an "average" case and direct costs such as postage or printing. No costs were assigned to cover purchase of equipment such as typewriters, cameras, etc. Neither is any rent or prorated overhead for office administration assigned.

It was found, in comparing 1967 costs and 1979 costs, that the costs for handling cases have doubled or tripled. Since 1967 processing costs for zone changes have risen from \$112.84 to \$258.58; platting costs have risen from \$70.87 to \$509.10; vacation costs have risen from \$43.96 to \$93.73; conditional use permit costs have risen from \$84.42 to \$235.95; and Board of Zoning Appeals costs have risen from \$78.02 to \$204.87.

MAPC has reviewed the time and cost analyses and has held three informal work sessions to discuss the proposed fees. MAPD staff have also met with some groups and organizations, as well as individuals to discuss the proposed fees. Prior to the Planning Commission meeting on March 13, 1980, copies of the proposed

amendments were furnished to the Wichita Area Builder's Association, the Wichita Board of Realtors, the Wichita Chamber of Commerce, the Historic Preservation Office, and several City and County departments. Copies of excerpts of the minutes of that meeting are also attached.

During the informal work sessions MAPC members indicated that the fees for rezoning requests should be restructured so that higher fees would be charged for larger application areas. It was felt that larger application areas result in additional staff time to review the application, prepare correspondence, and higher postage costs. Therefore, the proposed fees vary as to the type of application and as to the size of the application area.

MAPC members felt that MAPD should not bear the entire cost of processing requests from governmental agencies such as the Public Works Department, Urban Renewal Agency, Historic Landmark Committee, etc. There was a general consensus that although it would involve only a shifting of funds, other governmental agencies should not utilize MAPD's budget for their activities and that MAPD should receive compensation for processing governmental applications.

MAPC feels that although there may be some hidden problems within the proposed fee structure, the proposed fees are satisfactory. It has been suggested by MAPC members that these fees be adopted and monitored for a year and then revised if problems or inequities are found. MAPC members also suggested that fees be reviewed every two or three years to determine if increases are needed.

Fees for County zoning, County BZA, platting, vacation, and lot splits are also being increased to reflect current costs and to generate additional revenue. Platting, vacation and lot split fees will be forwarded for your review at a later time. Proposed fees for County Zoning and County BZA have been scheduled for the April 9, 1980 Board of County Commissioners meeting.

SUMMARY

These amendments will make the following changes to the ordinance:

1. Increase filing fees for requests for historic landmark designation of a single structure from \$70 to \$200. Applications requesting the designation of a historic landmark district would be charged \$500 plus \$1.00 per zoning lot.
2. Revised fee schedule for rezoning applications reflecting increased fees is based on type of application and size of application area.
3. Add a required application fee for original commercial community unit plans. Reduce fees from \$400 to \$200 for amendments to community unit plans that affect less than 50% of the area of the plan.


Page 3
April 4, 1980

4. Addition of a \$150 application fee for special permit requests.
5. Addition of a \$50 fee to cover administrative cost when cases are deferred.
6. Deletion of the exemption from filing fees for City, County, State and the Federal Government applications.

By a unanimous vote (7-0, Cole moved, Shook seconded, with Goebel, Jones and Lofton absent) the Planning Commission recommends that these amendments be adopted.

RECOMMENDED ACTION:

1. Concur in the recommendation of the Planning Commission and place the ordinance on first reading.
2. Return the amendments to the Planning Commission for reconsideration. The City Commission states the following reasons for reconsideration.



Robert A. Lakin
Director of Planning

RAL:ADC:sad

cc: John Dekker, Director of Law
Don Anderson, Housing & Economic Development
Robert Feldner, Superintendent of Central Inspection
Wichita Area Builder's Association
Wichita Board of Realtors

Delineated Copy
Additions - Underlined
Deletions - Marked-thru

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BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

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"28.04.195 Historic landmark designation. The purpose and intent of this section is to provide means of designating on the official zoning map of the City of Wichita those properties determined to be historic landmarks by the Board of City Commissioners of the City of Wichita. The determination of eligibility for designation as a historic landmark shall be based on the conclusions and findings of fact of the historic landmark preservation committee as created and directed by Sections 2.12.1015 through 2.12.1025 inclusive of the Code of the City of Wichita and upon the recommendation of the Metropolitan Area Planning Commission following public hearing as hereinafter provided.

Upon recommendation of the historic landmark preservation committee, an application may be initiated for the designation of a historic landmark on legally described property or properties which have been incorporated into the historic landmark preservation plan of the City of Wichita.

The applicant shall provide the names of the owner(s) of record, together with an accurate legal description of the property proposed to be designated, and shall accompany the application with a fee of ~~seventy-dollars~~ \$200.00 when the application encompasses a single zoning lot as defined in Section 28.04.020 of the zoning ordinance.

An application for the designation of a Historic Landmark District, comprised of two (2) or more zoning lots, shall be accompanied by a fee of \$500.00 plus \$1.00 per zoning lot within the district. The Fees shall be used to cover the expenses associated with the handling of the case. The applicant shall also identify the specific criteria as set out in Sections 2.12.1019 and 2.12.1020(2) of this Code under which the described property is proposed to be designated as a historic landmark.

Upon receipt of the complete application and fee, the Metropolitan Area Planning Department shall establish a case file and proceed to prepare a notice for a public hearing before the Metropolitan Area Planning Commission. The notice shall be sent by certified mail with return receipt requested to the owner(s) of record of the property directly involved and shall be published once in the official city newspaper at least twenty days prior to the hearing date.

At the conclusion of the public hearing, the Metropolitan Area Planning Commission shall forward its recommendation for approval or disapproval of historic designation to the Board of City Commissioners. In the event the Board of City Commissioners takes action to approve the historic designation of the property involved, the Metropolitan Area Planning Department, on the basis of the public meeting record, shall set out on the official zoning map of the City of Wichita a designation corresponding to the case number and a delineation of the property involved.

The establishment of the historic landmark designation shall in no way alter the uses permitted by the zoning classification or districts of this chapter as previously established on the property. A desire to change permitted uses will require the filing of an application requesting a zoning change as provided for in Section 28.04.210.

In the event a permit is issued as provided for in Section 2.12.1024 of this Code, for the demolition or removal of a designated historic landmark structure not located within a landmark district, the superintendent of central inspection shall instruct the Metropolitan Area Planning Department to remove the designation from the official zoning map of the City; provided that, upon removal of a structure within an historic landmark district, the land shall retain its classification as, and remain a part of said designated historic landmark district."

Section 28.04.210(3) of the Code of the City of Wichita, Kansas, is hereby amended to read as follows:

"3. Changes by other individuals or groups.

3.1 A proposal for an amendment or change in zoning may be initiated by the governing body, the planning commission or upon application of the owner of the property affected. The application shall be filed with the planning commission upon forms and accompanied by such data and information as may be prescribed by the planning commission, so as to ensure the fullest practicable presentation of facts for the permanent record.

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classification as follows:

| Classification | Fee |
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| "G"-----Mobile-Home-District | \$140 |
| "B"-----Multiple-Family-Dwelling-District | \$140 |
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| "R-6"-----General-Dwelling-District | \$140 |
| "BB"-----Office-District | \$140 |

| | |
|---|-------|
| "LC"-----Light-Commercial-District {6-acres-and-under} | \$200 |
| "EC"-----Light-Commercial-District {over-6-acres} | \$400 |
| "C"-----Commercial-District {6-acres-and-under} | \$200 |
| "C"-----Commercial-District {over-6-acres} | \$400 |
| "D"-----Central-Business-District {6-acres-and-under} | \$200 |
| "D"-----Central-Business-District {over-6-acres} | \$400 |
| "P"-----Light-Industrial-District {6-acres-and-under} | \$200 |
| "P"-----Light-Industrial-District {over-6-acres} | \$400 |
| "F"-----Heavy-Industrial-District {6-acres-and-under} | \$200 |
| "F"-----Heavy-Industrial-District {over-6-acres} | \$400 |
| Community-Unit-Plan---Residential {original} | \$400 |
| Community-Unit-Plan---Residential {amendment} | \$400 |
| Community-Unit-Plan---Planned-Commercial-Develop- ment-{original-as-required-by-ordinance} | None |
| Community-Unit-Plan---Planned-Commercial-Develop- ment-{amendment} | \$400 |
| "U"-----University-District | \$140 |

Size of Application Area

| <u>Zoning Classification Requested</u> | <u>Up to & including 3 acres</u> | <u>Over 3 acres to 6 acres</u> | <u>Over 6 acres to 15 acres</u> | <u>Over 15 acres</u> |
|--|--------------------------------------|--------------------------------|---------------------------------|----------------------|
| <u>"AA" & "A"</u> | <u>\$200</u> | <u>\$300</u> | <u>\$400</u> | <u>\$500</u> |
| <u>"RB", "R-5", "R-6" & "U"</u> | <u>\$300</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> |
| <u>"G"</u> | <u>N/A</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> |
| <u>"B" & "BB"</u> | <u>\$350</u> | <u>\$450</u> | <u>\$550</u> | <u>\$650</u> |
| <u>"LC", "C", "D", "E" & "F"</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> | <u>\$700</u> |

Residential C.U.P. Original-\$500 plus \$5 per acre for each acre over 40 acres

Amendments

Major-(design or use change that would affect 50% or more of the area contained within the C.U.P.) \$500

Minor-(design or use change that would affect less than 50% of the area contained within the C.U.P.) \$200

Commercial C.U.P. Original - when filed with \$200 plus
rezoning application \$5 per acre
for each
acre over
15 acres

Original - when filed \$500 plus
separately \$5 per acre
for each
acre over
15 acres

Amendments

Major-(design or use change \$500
that would affect 50% or
more of the area contained
within the C.U.P.)

Minor-(design or use change \$200
that would affect less
than 50% of the area
contained within the C.U.P.)

A fee of \$150 shall be charged for those requests for special
permits or uses, where authorized by the Zoning Ordinance, that
are referred by the Board of City Commissioners to the Metropolitan
Area Planning Commission for public hearing and recommendation.
Said fee shall be paid by the applicant prior to the scheduling
of a hearing before the Metropolitan Area Planning Commission.

Any person requesting deferral of a case shall be charged
a fee of \$50 to cover administrative cost at such time that the
deferral is granted.

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. ~~No-fee-shall-be-required-when-the-application is-submitted-by-any-department-of-the-city,-county,-state-or federal-government.~~

3.3 No application for any change of zoning classification shall be filed within one year following a previous application on the same property or portion thereof; provided, however, the zoning committee of the planning commission, upon petition by the applicant, may permit a refiling of said application after six months of the original publication date, when significant physical, economic or land use changes have taken place within the immediate vicinity or a significant zoning ordinance text change has been adopted, or when the reapplication is for a change of zoning classification more restrictive than the original request. The applicant shall submit a statement in detail, setting out those changes which he deems significant and upon which he relies for refiling the original application."

The original Sections 28.04.195 and 28.04.210(3) of the Code of the City of Wichita, Kansas, are hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas and be effective upon its passage and publication once in the official City paper.

ADOPTED at Wichita, Kansas, this ____ day of _____.

Mayor

ATTEST:

Donald Gissick, City Clerk

Approved as to form:

John Dekker, Director of Law

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 13, 1980

- 20a. Case No. DR 79-19 (A) - Departmental Review - City Zone Amendments to Section 28.04.195 and 28.04.210 relating to fee increases for zoning, C.U.P.'s and special permit applications.
- 20b. Case No. DR 79-19 (B) - Departmental Review - County Zone and BZA Amendments to Section 13 and Section 14 relating to fee increases for zoning, conditional use and special permit requests and BZA applications.
- 20c. Case No. DR 79-19 (C) - Departmental Review - Amendment to County Zoning Resolution Section 10 relating to fees for special permits for uses in the "F" Heavy Industrial District.

ROBERT A. LAKIN, Director of Planning, stated that it has been quite a number of years since fees had been adjusted. He said that during the last budget session, staff was directed by the City Commission to revise fee structures to attempt to recoup more of the money than is spent in direct processing of regulatory type cases.

MOTION: That the Planning Commission recommend to the City Commission that the proposed amendments relating to fee increases be approved. Cole moved, Shook seconded and it carried unanimously. Goebel, Jones and Lofton were absent.

21. Other Matters.

GALBRAITH stated that concerning the discussion of fees that was held earlier in the meeting, John Oliphant, Wichita Homebuilders, wanted to make a statement regarding fees to the Commission.

JOHN OLIPHANT, representing the Wichita Area Builders Association, apologized for being late, and stated that they had discussed the fees in their meeting and they definitely support the need for more budget and they understand the problem. They felt that there might be a slight inequity in the arrangement of the increases in the area of "AA" Single Family; "A" Two-Family; and "RB" Four-Family zoning. He asked that, before this is submitted to the City Commission that the Planning Commission reconsider those fees. He said that those three areas have a 187 percent increase in the "AA" and "A", and 233 percent in the "RB". He said that they did not disagree that the increases were needed, but did have some concern that maybe some of the large developments in the area of six acres or over with 25 percent increases, indicated in the suggestions, might be looked at a little more equitably.

MARTENS stated that the Commission was disappointed that the rates had not been adjusted for such a length of time. He said that he hoped in the future they could adjust the fees without undue hardship on anyone.

GARDNER stated that one factor that the Commission considered substantially was the approximate expenses incurred for the approximate costs generated by consideration of certain categories of zoning requests, lot splits, etc. It was the Commission's feeling that as they reviewed the costs associated with the processes that rather than to request one group to subsidize

another group, everyone should bear their fair share commensurate with the estimated cost that they had been provided with in terms of the man hours, mailing and other factors involved in the fees.

DRAFT

Table 14

COMPARISON OF 1966 HOURS AND COSTS TO 1979 HOURS AND COSTS

| TYPE OF APPLICATION | 1966 HOURS | 1966 COST | 1979 HOURS | 1979 COST |
|-------------------------------|---------------|--------------|---------------|--------------|
| Lot Splits | - | \$ -- | 7.75 | \$ 97.12 |
| Vacations | 13 | 43.96 | 7.75 | 93.73 |
| Plats | 20 | 70.87 | 41 | 509.10 |
| CUP (Community Unit Plan) | 54.5 | 287.39 | 56.25 | 811.74 |
| Zone Change | 24 | 112.84 | 18 | 258.58 |
| BZA (Board of Zoning Appeals) | 17 | 78.02 | 16.5 | 204.87 |
| Conditional Use | 16 | 84.42 | 16 | 235.95 |
| Historic Landmark | - | -- | 14.75 | 238.82 |
| Special Permit | - | -- | 13.75 | 184.55 |

RECEIVED

MAR 24 1980

METROPOLITAN PLANNING

ROUTE _____

WICHITA AREA BUILDERS ASSOCIATION

730 N. MAIN SUITE I

WICHITA, KANSAS 67203

MEETING NOTICE

WHO: Developers Committee

WHAT: Meeting

WHEN: March 26, 1980 Noon

WHERE: WABA Conference Room

AGENDA

| | |
|---|--------------|
| I. Call to Order | Bob Fox |
| II. Approval of Minutes | Bob Fox |
| III. Introduction of Group and Guest | Bob Fox |
| IV. Sub Committee Chairman Introduction | Bob Fox |
| V. Proposed Zoning Fee Structure | Bob Lakin |
| VI. 3 Party Agreement | Joel Pollack |
| VII. New Member Solicitation | Bob Fox |
| VIII. New Business | Bob Fox |
| IX. Adjournment | Bob Fox |

TO: ALL MEMBERS (AND POTENTIAL MEMBERS) OF THE WABA DEVELOPERS COMMITTEE

Attached is a copy of the minutes of the first meeting of the Developers Committee and as you will see, the meeting was dedicated primarily to organization of the committee objectives and operational procedures.

The results of the Questionnaire Survey were as follows:

1. The objectives of the committee were adopted as read and as shown in the minutes.
2. Sub-committees are as follows:

CHAIRMAN'S COMMITTEE

Bob Fox, Chairman
Jim Gardner III
Bud Lacy
Jim Miner
Joel Pollack
Harold Warner

CONTRACTOR'S COMMITTEE

Si Womer, Chairman
Dick Bridgman
Edyth Flynn
Cliff Nies
Barney Truesdell
Deanna Wheeler

GOVERNMENTAL COMMITTEE

Alex Dean, Chairman
Bill Cox
Earl Graves
Wink Hartman
John Oliphant
Thurman Smith

3. The committee membership will encompass developers, builders and contractors.
4. Meetings will be held the 4th Tuesday of each month, at noon time in the Builders Association office.
5. Favored guests for the meeting programs in order or priority were City Department Administrators, City Manager, professional service people, City Commissioners, Public Utility Company officials and contractors.
6. Our next meeting is scheduled for Wednesday, March 26 (not on Tuesday, because of the guest we have invited) and our guest will be Bob Lakin and Jack Galbraith to discuss the proposed changes in the zoning ordinances and specifically, the new fee structure approved by the Planning Commission on March 13.

You should plan to attend the meeting and be a part of structuring our support and/or opposition to the above mentioned changes to be heard by the City Commission on April 8, I think.

P.S. Joel Pollack will report on the City Commission's action on the tri-party engineering service policy which should be of interest to all of us.

DEVELOPER'S COMMITTEE MINUTES
WICHITA AREA BUILDERS ASSOCIATION
730 N. MAIN SUITE I
WICHITA, KANSAS 67203
February 27, 1980

PRESENT

James Gardner II
Jim Miner
Richard Bridgman
Earl Graves
Barney Truesdell
Bill Cox
Clifford Nies
Harold Warner
John Oliphant

Thurman Smith
Bud Lacy
Wink Hartman
Si Womer
Alex Dean
Edyth Tlynn
Joel Pollack
Box Fox
Deanna Wheeler

- I. CALL TO ORDER: The meeting was called to order at 12:20 P.M. by Bob Fox, chairman.
- II. Introduction of those present.
- III. STATEMENT OF COMMITTEE OBJECTIVES:

PRIME OBJECTIVE

To create an organized group effort to represent and preserve the rights of people and private enterprise in the business of land development in the Wichita SMSA... promote the adoption of reasonable standards which will gain peak efficiencies in the time and cost of producing new communities from raw land.

Objective #1

Organize and implement methods to monitor the activities of governmental agencies, public utility companies, professional services, contractors and suppliers related to land development programs.

Objective #2

Establish contact and lines of communications with other industry groups and committees to co-ordinate similar efforts within the community.

IV. COMMITTEE ORGANIZATION:

The purpose of the organization as shown below is to establish the areas of involvement of the committee and ensure the objectives of the committee are achieved through distribution of responsibility.

Chairmans Committee

City Commission
City Manager
FHA-VA
C.P.O.'s
Industry Groups
State & Federal Agencies

Contractors Committee

Underground Contractors
Paving Contractors
Utility Companies

Governmental Committee

Department of Planning
Department of Engineering
Department of Public Works
Water Department
Department of Housing and Economic Development
School Board

- V. COMMITTEE MEMBERSHIP: John Oliphant Executive Vice President of Wichita Area Builders Association presented criteria for membership.
1. For committee to fall under Wichita Area Builders Association umbrella. Committee members are required to be W.A.B.A. members.
 2. Committee members missing three meetings will be dropped from the mailing list.
- VI. QUESTIONNAIRE: A committee questionnaire was distributed for those attending to fill out, the purpose was to get a concenses of opinion on committee objectives, organization, membership criteria, time and frequency of meetings, programs, suggestions and comments.
- VII. THREE PARTY CONTRACT: Joel Pollack, member of the Board of Land Use Economics, reviewed the City's proposed Three Party Contract. A copy was distributed to those present and discussion of proposal followed.
- The proposed resolution will come before the City Commission on March 18, 1980.

March 27, 1980

Ms. Marion Cone
Historical Preservation Officer
204 South Main
Wichita, Kansas 67202

Re: DR 79-19 - Proposed Zoning and
Historical Landmark Application
Fee Increases.

Dear Ms. Cone:

We have been informed by the City Manager's office that the planning items heard by the Planning Commission on March 13 and scheduled for City Commission review on April 8, 1980, will not be on the April 8 agenda. The review of the proposed fee increases for city zoning and historic landmark designation applications will be heard at the regularly scheduled Board of City Commissioners' meeting on April 15, 1980.

If you have any questions, please call.

Sincerely,

Arthur D. Chambers, AICP
Junior Planner

ADC:el

cc: C. Bickley Foster, 2818 N. Edwards, 67204

March 17, 1980

Ms. Marion Cone
Historical Preservation Officer
204 South Main
Wichita, Kansas 67202

Re: Proposed Zoning and Historic Landmark
Application Fee Increases

Dear Ms. Cone:

On March 13, 1980, the Metropolitan Area Planning Commission (MAPC) considered proposed amendments to Sections 28.04.195 and 28.04.210 of the City Zoning Ordinance. The action of the MAPC was to recommend approval of the attached amendments. I have noted the paragraphs pertinent to your activities on the attached amendments. The proposed amendments have been scheduled for Board of City Commission review during their regular meeting on Tuesday, April 8, 1980.

If you have any questions, please call.

Sincerely,

Arthur D. Chambers, AICP
Junior Planner

ADC:el
Attachments
cc: C. Bickley Foster, 2818 N. Edwards, 67204

March 14, 1980

John Oliphant
Executive Director
Wichita Area Association
of Homebuilders
730 North Main Street, Suite A
Wichita, Kansas 67203

Re: Proposed Fee Increases -
City Zoning, County Zoning
and County BZA

Dear Mr. Oliphant:

On March 13, 1980, the Metropolitan Area Planning Commission (MAPC) considered proposed amendments to Sections 28.04.195 and 28.04.210 of the City Zoning Ordinance. MAPC also considered proposed amendments to Sections 10, 13, and 14 of the County Zoning Resolution. The action of the MAPC was to recommend approval of the proposed amendments.

The proposed amendments to the City Zoning Ordinance have been scheduled for review by the Board of City Commissioners during their regular meeting on Tuesday, April 8, 1980. The proposed amendments to the County Zoning Resolution have been scheduled for review by the Board of County Commissioners during their regular meeting on Wednesday, April 9, 1980.

If you have any questions, please call.

Sincerely,

Arthur D. Chambers, AICP
Junior Planner

ADC:el

cc: Bob Fox, Comotara Properties, 2421 Longwood Circle, 67226

February 29, 1980

John Oliphant
Wichita Area Builders Association
730 North Main Street, Suite A
Wichita, Kansas 67203

Re: DR 79-19
Proposed Increase in Fees

Dear Mr. Oliphant:

At your request, the Planning Commission deferred the above captioned matter on fees to their next regular meeting of March 13, 1980.

Would you please contact Bob Lakin if we can be of assistance in reviewing fees with you or a selected committee.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Richard Upton, Executive Director, Chamber of Commerce,
350 W. Douglas, 67202
Mike Wayne, Wichita Area Board of Realtors, 717 N. Emporia,
67214
Glen Dockery, Research and Budget Officer

WICHITA-SEDGWICK COUNTY

DATE

March 6, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT Proposed Fee Increases - DR79-19(A) City Zoning and Historic Landmark; DR79-19(B) County Zoning and County Board of Zoning Appeals; and DR79-19(C) County Special Permit for Uses in "F" Heavy Industrial District

Delineated copies of the proposed amendments to Sections 28.04.195 (Historic Landmark) and 28.04.210 (Zoning Fees) of the City Zoning Ordinance and to Sections 13 (BZA), 14 (County Zoning Fees), and 10 ("F" Heavy Industrial District) of the County Zoning Resolution are attached for your information and review. DR79-19(A) and DR79-19(B) were deferred to the March 13th meeting at the February 28th MAPC meeting.

DR79-19(C) is an amendment to paragraph 40 of Section 10 of the County Zoning Resolution. Paragraph 40 provides that an application must be filed and approved prior to the establishment of certain uses in the "F" Heavy Industrial District. The proposed amendment would permit a fee to be charged when the application is filed.



Robert A. Lakin
Director of Planning

Attachments

RAL:AC:sad

WICHITA-SEDGWICK COUNTY

DATE

February 20, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

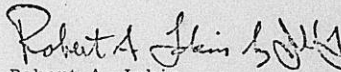
TO Metropolitan Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT Proposed Fee Increases - DR 79-19(A) City Zoning and Historic Landmark; and DR 79-19(B) County Zoning and Board of Zoning Appeals

A delineated copy of the proposed amendments to Sections 28.04.195 and 28.04.210 of the City Zoning Ordinance, increasing fees for Zone Change, C.U.P., Special Permit and Historic Landmark requests, is attached. Also attached is a delineated copy of the proposed amendments to Sections 13 and 14 of the County Zoning Resolution increasing fees for Special Permit, Conditional Use, Zone Change and Board of Zoning Appeals requests. Proposed fee increases for City BZA requests, platting, vacations and lot splits are being handled under separate amendments.

Copies of the proposed fee increases have been distributed to City and County Departments for informational purposes. The Chamber of Commerce, Wichita Area Builder's Association and the Wichita Area Board of Realtor's have also been furnished copies of the amendments.



Robert A. Lakin
Director of Planning

RAL:AC:sad

Encl.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

February 13, 1980

TO WHOM IT MAY CONCERN:

Re: Proposed Fee Increases - City Zoning, County Zoning
and County BZA

During the review of the 1980 budget, the Metropolitan Area Planning Department (MAPD) was instructed to examine the filing fees charged for applications submitted for Metropolitan Area Planning Commission (MAPC) review. Fees were to be increased in order to generate approximately \$40,000 in additional revenue from MAPD regulatory activities. Although it was not intended to raise the fees to cover all of the Current Plans Division costs, it was recognized that the cost of processing an application is in excess of revenue received. This is due primarily to the fact that current fees were last increased fourteen years ago to reflect 1966 costs.

A delineated copy of the proposed amendments to Sections 28.04.195 and 28.04.210 of the City Zoning Ordinance, increasing fees for zone change, C.U.P., special permits and historic landmark requests, is attached for your information and review. Also attached is a delineated copy of the proposed amendments to Sections 13 and 14 of the County Zoning Resolution increasing fees for special permit, conditional use, zone change and BZA requests. Proposed fee increases for City BZA requests, platting, vacation and lot splits are being handled under separate amendments and will be forwarded to you prior to the public hearing.

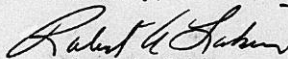
The fees included in the attached amendments are the result of a time and cost analysis of "typical" applications received by MAPD for C.U.P.'s, zone change, plats, etc., and discussions at two scheduled MAPC informal meetings held during January 1980. The proposed fees reflect an attempt to recover a portion of the processing costs associated with the various applications. It should be pointed out that where, in the past, no fee was required for those departments of the City, County, State or Federal Government, the Planning Commission has suggested that they should no longer be exempt from filing fees.

WICHITA - SEDGWICK COUNTY

Page Two
Re: Proposed Fee Increases
February 13, 1980

The public hearing, by the MAPC, has been scheduled for Thursday, February 28, 1980. Written comments should be submitted prior to February 22, 1980.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:ADC:e1

- cc: Board of County Commissioners (3 copies)
Ted Hill, County Counselor
Joe Freeman, Acting Director - County Public Works
Syd Werbin, County Director of Building, Planning & Codes
Don Anderson, Director of Housing and Economic Development
Ray Bruggeman, Director - Wichita Department of Public Works
Ken Kitchen, Director - Urban Renewal Agency
Robert B. Feldner, Superintendent of Central Inspection
Marion Cone, Historical Preservation Officer
204 South Main St., 67202
- ✓ Richard Upton, Executive Director - Chamber of Commerce
350 W. Douglas, 67202
 - ✓ John Oliphant, Wichita Area Builders Association
730 N. Main St., Suite A, 67203
 - ✓ Mike Wayne, Wichita Area Board of Realtors
717 N. Emporia, 67214
 - ✓ Glen Dockery, Research and Budget Officer

Additions underlined
Deletions ~~marked thru~~

DR79-19(B)

February 1, 1980

Possible Amendment to the Zoning Resolution
of Sedgwick County, Kansas scheduled for public
Hearing before the MAPC on Thursday, February 28, 1980

It is proposed to amend paragraph 3(a) of Section 13,
Board of Zoning Appeals, Sedgwick County; and paragraph C(2) of
Section 14, Administration related to the filing fees for zone
change applications, conditional use applications and applications
to the Board of Zoning Appeals.

Section 13, paragraph 3(a) shall be amended to read as follows:

3. Procedure

- a) Written applications for the approval of an appeal,
variance or exception referred to in this section
shall be filed in a manner prescribed by the Board.
A fee, ~~of fifty dollars (\$50.00)~~ as set forth herein,
shall be paid to the County Treasurer, or his agent,
upon the filing of each application for an appeal,
variance or exception, for the purpose of defraying
costs of the proceeding described herein. A written
receipt shall be issued to the person making such
payment, and records thereof shall be kept in such
manner as prescribed by law. Applications for appeals
from the decisions of the enforcing officer shall be
made within twenty (20) days of the date of such de-
cision.

Board of Zoning Appeals
Application Fees

| | |
|--|-----------------|
| <u>Appeals</u> | \$ 50.00 |
| <u>Variances for residential uses</u> | \$ 75.00 |
| <u> All other variances</u> | <u>\$150.00</u> |
| <u>Exceptions for residential uses</u> | \$ 75.00 |
| <u> All other exceptions</u> | <u>\$200.00</u> |

Section 14, paragraph C (2) shall be amended to read as follows:

2. Application: Application for any change of district
boundaries or reclassification of districts as shown on
the Zoning Map, shall be filed with the Commission upon
forms and accompanied by such data and information as may

be prescribed for that purpose by the Commission so as to assure the fullest practicable presentation of facts for the permanent record.

Each application shall be verified by at least one of the owners of property within the area proposed to be changed, attesting to the truth and correctness of all facts and information presented with the application.

Applications must be accompanied with a certified list of property owners of record and their addresses, if available, and if not available, then the address of the occupant of the premises, if tenanted, in all directions from the subject property for a distance of twice the frontage of the property included in the application; provided, no distance need be more than 1,000 feet and cannot be less than 200 feet.

For the purpose of defraying costs of proceedings prescribed herein, filing and publication fees shall be paid to the County Treasurer or his agent upon the filing of such application for change in district classification. The fee for such application is as follows:

| <u>Classification</u> | <u>Fee</u> |
|---|------------|
| "R"--Rural-Residential-District | \$-70-00 |
| "R-1"Suburban-Residential-District | \$-70-00 |
| "AA"--One-Family-Dwelling-District | \$-70-00 |
| "BB"--Office-District | \$140-00 |
| "LC"--Light-Commercial-District (6-acres-and-under) | \$200-00 |
| "LC"--Light-Commercial-District (over-6-acres) | \$400-00 |
| "C"--General-Commercial-District (6-acres-and-under) | \$200-00 |
| "C"--General-Commercial-District (over-6-acres) | \$400-00 |
| "E"--Light-Industrial-District (6-acres-and-under) | \$200-00 |
| "E"--Light-Industrial-District (over-6-acres) | \$400-00 |
| "F"--Heavy-Industrial-District (6-acres-and-under) | \$200-00 |
| "F"--Heavy-Industrial-District (over-6-acres) | \$400-00 |

Size of Application Area

| <u>Zoning Classification</u> | <u>up to & including 3 acres</u> | <u>over 3 acres to 6 acres</u> | <u>over 6 acres to 15 acres</u> | <u>over 15 acres</u> |
|----------------------------------|--|--|---|------------------------------|
| "R", "R-1" & "AA" | \$200 | \$300 | \$400 | \$500 |
| "BB" | \$350 | \$450 | \$550 | \$650 |
| "LC", "C", "E" & "F" | \$400 | \$500 | \$600 | \$700 |

"CU" Conditional Use Permit - Fee required is the same as for the District in which located.

Special Permit - as authorized by the Zoning Resolution \$150

Any person requesting deferral of a zoning case or a conditional use case shall be charged a fee of \$50 at such time that the deferral is granted to cover administrative costs.

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in a manner as prescribed by law. ~~No fee shall be required when said application is submitted by any department the City, County, State or Federal Government.~~

Additions underlined
Deletions ~~marked thru~~

DR79-19(A)

February 1, 1980

Possible Amendment to the Zoning
Ordinance of the City of Wichita, Kansas
scheduled for public hearing before the MAPC
on Thursday, February 28, 1980

It is proposed to amend section 28.04.195, Historic landmark designation and paragraph 3 of Section 28.04.210, changes in zoning classifications or districts to change the application fees for Historic landmark designations, zone or district changes, and community unit plans.

Section 28.04.195 shall be amended to read as follows:

28.04.195 Historic landmark designation. The purpose and intent of this section is to provide means of designating on the official zoning map of the city of Wichita those properties determined to be historic landmarks by the board of city commissioners of the city of Wichita. The determination of eligibility for designation as a historic landmark shall be based on the conclusions and findings of fact of the historic landmark preservation committee as created and directed by Sections 2.12.1015 through 2.12.1025 inclusive of the code of the city of Wichita and upon the recommendations of the Metropolitan Area Planning Commission following public hearing as hereinafter provided.

Upon recommendation of the historic landmark preservation committee, an application may be initiated for the designation of a historic landmark on legally described property or properties which have been incorporated into the historic landmark preservation plan of the city of Wichita.

The applicant shall provide the names of the owner(s) of record, together with an accurate legal description of the property proposed to be designated, and shall accompany the application with a fee of ~~seventy-dollars~~ \$200.00 when the application encompasses a single zoning lot as defined in Section 28.04.020 of the zoning ordinance. An application for the designation of a Historic Landmark District, comprised of two (2) or more zoning lots, shall be accompanied by a fee of \$500.00 plus \$1.00 per zoning lot within the district. The fees shall be used to cover the expenses associated with the handling of the case. The applicant shall also identify the specific criteria as set out in Sections 2.12.1019 and 2.12.1020(2) of this code under which the described property is proposed to be designated as a historic landmark.

Upon receipt of the complete application and fee, the Metropolitan Area Planning Department shall establish a case file and proceed to prepare a notice for a public hearing before the Metropolitan Area Planning Commission. The notice shall be sent by certified mail with return receipt requested to the owner(s) of record of the property directly involved and shall

be published once in the official city newspaper at least twenty days prior to the hearing date.

At the conclusion of the public hearing, the Metropolitan Area Planning Commission shall forward its recommendation for approval or disapproval of historic designation to the board of City Commissioners. In the event the Board of City Commissioners takes action to approve the historic designation of the property involved, the Metropolitan Area Planning Department, on the basis of the public meeting record, shall set out on the official zoning map of the City of Wichita a designation corresponding to the case number and a delineation of the property involved.

The establishment of the historic landmark designation shall in no way alter the uses permitted by the zoning classification or districts of this chapter as previously established on the property. A desire to change permitted uses will require the filing of an application requesting a zoning change as provided for in Section 28.04.210.

In the event a permit is issued as provided for in Section 2.12.1024 of this code, for the demolition or removal of a designated historic landmark structure not located within a landmark district, the superintendent of central inspection shall instruct the Metropolitan Area Planning Department to remove the designation from the official zoning map of the City; provided that, upon removal of a structure within an historic landmark district, the land shall retain its classification as, and remain a part of said designated historic landmark district.

Section 28.04.210 paragraph 3 shall be amended to read as follows:

3. Changes by other individuals or groups.

3.1 A proposal for an amendment or change in zoning may be initiated by the governing body, the planning commission or upon application of the owner of the property affected. The application shall be filed with the planning commission upon forms and accompanied by such data and information as may be prescribed by the planning commission, so as to ensure the fullest practicable presentation of facts for the permanent record.

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classification as follows:

| Classification | Fee |
|---|-------|
| "AA"-----One-Family-Dwelling-District | \$70 |
| "A"-----Two-Family-Dwelling-District | \$70 |
| "RB"-----Four-Family-Dwelling-District | \$70 |
| "C"-----Mobile-Home-District | \$140 |
| "B"-----Multiple-Family-Dwelling-District | \$140 |
| "R-5"-----General-Dwelling-District | \$140 |
| "R-6"-----General-Dwelling-District | \$140 |
| "BB"-----Office-District | \$140 |
| "LC"-----Light-Commercial-District (6-acres-and-under) | \$200 |
| "LC"-----Light-Commercial-District (over-6-acres) | \$400 |

| | | |
|------------------------|---|-------|
| "CU"----- | Commercial-District (6-acres-and-under) | \$200 |
| "CU"----- | Commercial-District (over-6-acres) | 400 |
| "DU"----- | Central-Business-District (6-acres-and-under) | 200 |
| "DU"----- | Central-Business-District (over-6-acres) | 400 |
| "EU"----- | Light-Industrial-District (6-acres-and-under) | 200 |
| "EU"----- | Light-Industrial-District (over-6-acres) | 400 |
| "FU"----- | Heavy-Industrial-District (6-acres-and-under) | 200 |
| "FU"----- | Heavy-Industrial-District (over-6-acres) | 400 |
| Community-Unit-Plan--- | Residential (original) | 400 |
| Community-Unit-Plan--- | Residential (amendment) | 400 |
| Community-Unit-Plan--- | Planned-Commercial-Develop- ment-(original-as-required-by-ordinance) | None |
| Community-Unit-Plan--- | Planned-Commercial-Develop- ment-(amendment) | 400 |
| "U"----- | University-District | 140 |

Size of Application Area

| <u>Zoning Classification Requested</u> | <u>Up to & including 3 acres</u> | <u>Over 3 acres to 6 acres</u> | <u>Over 6 acres to 15 acres</u> | <u>Over 15 acres</u> |
|--|--|--|---|------------------------------|
| "AA" & "A" | \$200 | \$300 | \$400 | \$500 |
| "RB", "R-5", "R-6" & "U" | \$300 | \$400 | \$500 | \$600 |
| "G" | N/A | \$400 | \$500 | \$600 |
| "B" & "BB" | \$350 | \$450 | \$550 | \$650 |
| "LC", "C", "D", "E" & "F" | \$400 | \$500 | \$600 | \$700 |

Residential C.U.P. Original-\$500 plus \$5 per acre for
each acre over 40 acres

Amendments

Major-(design or use change
that would affect over
50% of the area contained
within the C.U.P. \$500

Minor-(design or use change
that would affect less
than 50% of the area
contained within the C.U.P. \$200

Commercial C.U.P.

Original - when filed with
rezoning application

\$200 plus
\$5 per acre
for each
acre over
15 acres

Original - when filed
separately

\$500 plus
\$5 per acre
for each
acre over
15 acres

Amendments

Major-(design or use change
that would affect over
50% of the area contained
within the C.U.P.

\$500

Minor-(design or use change
that would affect less
than 50% of the area
contained within the C.U.P.

\$200

A fee of \$150 shall be charged for those requests for special permits or uses, where authorized by the Zoning Ordinance, that are referred by the Board of City Commissioners to the Metropolitan Area Planning Commission for public hearing and recommendation. Said fee shall be paid by the applicant prior to the scheduling of a hearing before the Metropolitan Area Planning Commission.

Any person requesting deferral of a case shall be charged a fee of \$50 to cover administrative cost at such time that the deferral is granted.

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. ~~No fee shall be required when the application is submitted by any department of the city, county, state or federal government.~~

3.3 No application for any change of zoning classification shall be filed within one year following a previous application on the same property or portion thereof; provided, however, the zoning committee of the planning commission, upon petition by the applicant, may permit a refiling of said application after six months of the original publication date, when significant physical, economic or land use changes have taken place within the immediate vicinity or a significant zoning ordinance text change has been adopted, or when the reapplication is for a change of zoning classification more restrictive than the original request. The applicant shall submit a statement in detail, setting out those changes which he deems significant and upon which he relies for refiling the original application.

January 10, 1980

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

Proposed Fee Increases

The attached tables reflect proposed fees discussed at the informal MAPC meeting on January 3, 1980. Table 1 shows the average cost for each type of application. During discussions of the proposed fees as they relate to costs, it should be remembered that there will be specific cases that will take less time and money, or more, to process. However, average costs were used in an attempt to arrive at a relatively equitable fee.

Table 2 is a list of proposed fees for all types of applications. The fees represent some of the consensus reached at the last MAPC informal meeting. They are not to represent final MAPD recommendations but are for discussion purposes.

Estimated revenue for the various types of applications, based on 1978 applications, is shown in Table 3. Also shown is the estimated total cost per category. As can readily be seen, the current fees only fund approximately 37% of the estimated cost. The estimated revenue would be lower if governmental agencies are not charged a fee, if platting fees are reduced when platting is a condition of zoning, or if the composition of the applications change.

Tables 4 and 5 show additional examples of the effects the proposed fees would have on zoning application and platting.

Robert A. Lakin
Director of Planning

RAL:ADC:e1
Attachments

WICHITA-SEDGWICK COUNTY

DATE

January 10, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT Proposed Fee Increases

The attached tables reflect proposed fees discussed at the informal MAPC meeting on January 3, 1980. Table 1 shows the average cost for each type of application. During discussions of the proposed fees as they relate to costs, it should be remembered that there will be specific cases that will take less time and money, or more, to process. However, average costs were used in an attempt to arrive at a relatively equitable fee.

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Tables 4 and 5 show additional examples of the effects the proposed fees would have on zoning application and platting.



Robert A. Lakin
Director of Planning

RAL:ADC:e1
Attachments

Table 1

SUMMARY OF AVERAGE COST

| | <u>HOURS</u> | <u>ESTIMATED COST</u> |
|-------------------------------|--------------|---------------------------|
| Lot Split | 7.75 | \$ 97.12 |
| Vacation | 7.75 | 93.73 |
| Final only Plat | 26.25 | 328.91 |
| Conventional Platting | | |
| Sketch | 10.5 | 133.29 |
| Preliminary | 18.5 | 236.86 |
| Final | 12.0 | 138.95 |
| | <hr/> | <hr/> |
| TOTAL | 41 | \$509.10 |
| | | |
| Zoning | 18 | 258.58 |
| C.U.P. | 56.25 | 811.74 |
| BZA | 16.5 | 204.87 |
| County Conditional Use | 16 | 235.95 |
| Historic Landmark Designation | 14.75 | 238.82 |
| Special Permit | 13.75 | 184.55 |

NOTE: Breakdown by personnel and action is available at the MAPD.

Table 2a

PROPOSED FEES

| | | | |
|---|-------------------------------|--------------|-------|
| Lot Splits | \$100 | | |
| Vacation | \$100 | | |
| Plats | | | |
| Final only - 3 acres or less | \$250 | over 3 acres | \$400 |
| Sketch (payable when sketch plat is filed) | \$100 | | |
| Preliminary or Final except Industrial | \$ 5 per lot \$ 5 per acre | | |

NOTE: Whenever a preliminary plat is finalized in portions, each final after the first would be assessed a \$100 fee for administrative purposes.

If, in the opinion of the Director of Planning, any revision on the preliminary plat after it has been approved by the subdivision committee substantially affects the plat, a \$100 fee will be charged. Any revisions that, in the opinion of the Planning Director, constitute a new preliminary plat, will be charged \$5 per lot.

Table 2b

ZONING

| City | 0-3 Acres | Over 3 to 6 Acres | Over 6 to 15 Acres | Over 15 Acres |
|--------------------------|-----------|----------------------|-----------------------|------------------|
| "AA", "A", "R-5" | 100 | 600 | 800 | 1000 |
| "RB", "R-6", "U" | 200 | 600 | 800 | 1000 |
| "G" | N/A | 600 | 800 | 1000 |
| "B", "BB" | 300 | 600 | 800 | 1000 |
| "LC", "C", "D", "E", "F" | 400 | 600 | 800 | 1000 |
| County | | | | |
| "R", "R-1", "AA" | 100 | 600 | 800 | 1000 |
| "BB" | 300 | 600 | 800 | 1000 |
| "LC", "C", "E", "F" | 400 | 600 | 800 | 1000 |

County Conditional Use

Same fee as required for the district in which the proposed Conditional Use is located. Except when a rezoning application and a conditional use application are filed together, the fee shall be only the higher fee.

Any requests for deferral will be charged \$50 to cover costs of readvertising and mailing new notices.

Table 2c

| | <u>Up to 40 Acres</u> | <u>Over 40 Acres</u> |
|---|---------------------------|--------------------------|
| C.U.P. - Residential original | \$500 | \$5 per acre |
| Major amendment | 500 | N/A |
| Minor amendment | 200 | N/A |
| | <u>Up to 15 Acres</u> | <u>Over 15 Acres</u> |
| - Commercial original | | |
| if filed with rezoning application | \$200 | \$5 per acre |
| if filed separately | 500 | 5 per acre |
| Major amendment design or use change affecting over 50% of area | 500 | N/A |
| Minor amendment design or use change affecting over 50% or less of area | 200 | N/A |
| Historical Landmark | | |
| Single zoning Lot | \$100 | |
| District | \$250 | plus \$1 per zoning lot |
| Special Permit by B.C.C. or B.Co.C. | \$150 | |
| BZA - City and County | | |
| Appeals | \$ 50 | |
| Variance for residential uses | 75 | |
| All others | 150 | |
| Exceptions | 200 | |

Table 3

ESTIMATED REVENUE

| <u>Action</u> | <u>No. of 1978 Cases</u> | <u>Estimated* Average Cost</u> | <u>Total Cost</u> | <u>1978 Revenue</u> | <u>Estimated Revenue Using Proposed Fees</u> |
|------------------------------|----------------------------------|--|-----------------------|-------------------------|--|
| Lot Splits | 50 | \$ 97.12 | \$ 4,856 | \$ 1,000 | \$ 5,000 |
| Vacations | 47 | 93.73 | 4,405 | 2,850 | 4,700 |
| Plats | | | | | |
| Sketch only | 8 | 133.29 | 1,066 | - | 800 |
| Small Tract-Up to 3 Acres | 53 | - | - | - | 13,250 |
| -Over 3 Acres | 13 | - | - | - | 5,200 |
| TOTAL | 66 | \$328.91 | \$21,708 | \$ 3,639 | \$18,450 |
| Conventional | 53 | - | - | - | 21,910 |
| Industrial | 6 | - | - | - | 1,642 |
| TOTAL | 50 | \$509.10 | \$30,037 | \$12,803 | \$23,552 |
| City and County Zone | | | | | |
| Up to 3 Acres - | | | | | |
| "R", "R-1", "AA", "A", "R-5" | 19 | | | | \$ 1,900 |
| "RB", "R-6, "U" | 13 | | | | 2,600 |
| "B", "BB" | 13 | | | | 3,900 |
| "LC", "C", "D", "E", "F" | 31 | | | | 12,400 |
| Over 3 to 6 Acres | 14 | | | | 8,400 |
| Over 6 to 15 Acres | 3 | | | | 2,400 |
| Over 15 Acres | 18 | | | | 18,000 |
| TOTAL | 111 | \$258.58 | \$28,702 | \$16,980 | \$49,600 |

Table 3
Page 2

| <u>Action</u> | <u>No. of 1978 Cases</u> | <u>Estimated* Average Cost</u> | <u>Total Cost</u> | <u>1978 Revenue</u> | <u>Estimated Revenue Using Proposed Fees</u> |
|--|----------------------------------|--|-----------------------|-------------------------|--|
| County Conditional Use Up to 3 Acres - | | | | | |
| "R", "R-1", "AA", Multiple Family, Mobile Home Parks, Extraction | 1 | | | | \$ 200 |
| "RB", "LC", "C", "E", "F" | 2 | | | | 800 |
| Over 3 to 6 Acres | 1 | | | | 600 |
| Over 6 to 15 Acres | 1 | | | | 800 |
| Over 15 Acres | 4 | | | | 4,000 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| TOTAL | 9 | \$235.95 | \$ 2,124 | \$ 1,020 | \$ 6,400 |
| CUP | | | | | |
| Residential | 4 | \$811.74 | \$ 3,247 | \$ 800 | \$ 2,322 |
| Commercial - Original | 4 | 811.74 | 3,247 | - | 1,005 |
| Major amendment | 2 | 600.00 | 1,200 | 800 | 1,000 |
| Minor amendment | 2 | 400.00 | 800 | 800 | 400 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| TOTAL | | | \$ 8,484 | \$ 2,400 | \$ 4,727 |
| Historical Landmark (Assume 6 were single zoning lots; 4 were for districts with 50 zoning lots.) | 10 | \$238.82 | \$ 2,388 | \$ - | \$ 1,800 |
| Special Permit - BCC or BCoC | 12 | \$184.55 | \$ 2,215 | \$ - | \$ 1,800 |

Table 3
Page 3

| <u>Action</u> | <u>No. of 1978 Cases</u> | <u>Estimated* Average Cost</u> | <u>Total Cost</u> | <u>1978 Revenue</u> | <u>Estimated Revenue Using Proposed Fees</u> |
|-----------------------------|----------------------------------|--|-----------------------|-------------------------|--|
| BZA | | | | | |
| Appeals | 0 | \$ | \$ | \$ | \$ |
| Variances - Residential Use | 12 | | | | 900 |
| - All other | 24 | | | | 3,600 |
| Exceptions | 19 | | | | 3,800 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| TOTAL | 55 | \$204.87 | \$11,268 | \$ 2,750 | \$ 8,300 |
| GRAND TOTAL | | | \$117,253 | \$43,442 | \$125,126 |

NOTE: Includes full platting fee when a condition of rezoning.

Includes charging fees to all governmental agencies.

* Breakdown by personnel and action is available at the MAPD.

Table 4

EXAMPLES OF ZONING COSTS

| | | | | <u>Total Estimated Cost</u> |
|------------------|-------------------------------|--------------------------|---|-------------------------------------|
| 1. "AA" to "A" | .46 Acres | No platting required | | \$ 258 |
| | Current fee | \$ 70 | | |
| | Proposed fee | \$100 | | |
| 2. "AA" to "R-5" | 8.2 Acres | Replatting required | 3 Lots | \$ 586 |
| | Current fee | Zoning \$140 | Platting \$56 Total \$ 196 | |
| | Proposed fee | Zoning \$800 | Platting-final only \$400 Total \$1,200 | |
| 3. "A" to "BB" | 3.4 Acres (changed to "B") | Replatting required | 1 Lot | \$ 586 |
| | Current fee | Zoning \$140 | Platting-final only \$ 50 Total \$190 | |
| | Proposed fee | Zoning \$600 | Platting-final only \$400 Total \$1,000 | |
| 4. "AA" to "E" | 25 Acres | Platting required | 1 Lot | \$ 767 |
| | Current fee | Zoning \$400 | Platting \$50 Total \$450 | |
| | Proposed fee | Zoning \$1,000 | Platting \$170 Total \$1,170 | |
| 5. "AA" to "C" | 17.2 Acres | Platting required | 1 Lot CUP required | \$1,589 |
| | Current fee | Zoning \$400 CUP \$0 | Platting \$50 Total \$450 | |
| | Proposed fee | Zoning \$1,000 CUP \$210 | Platting \$100 Total \$1,310 | |

Table 5

EXAMPLES OF PLATTING COSTS

| | | | | | | |
|----|--------------|-----------|-----------------|-----------------|----------------------|---------|
| 1. | 3.5 Acres | 1 Lot | Final only | | Total Estimated Cost | \$328 |
| | Current fee | \$50 | | | | |
| | Proposed fee | \$400 | | | | |
| 2. | 2.5 Acres | 9 Lots | | | Total Estimated Cost | \$381 |
| | Current fee | \$74 | | | | |
| | Proposed fee | \$140 | | | | |
| 3. | 38 Acres | 88 Lots | | | Total Estimated Cost | \$509 |
| | Current fee | \$311 | | | | |
| | Proposed fee | \$535 | | | | |
| 4. | 33 Acres | 6 Lots | with CUP | No rezoning | Total Estimated Cost | \$1,320 |
| | Current fee | CUP \$400 | Platting \$65 | Total | \$465 | |
| | Proposed fee | CUP \$565 | Platting \$125 | Total | \$690 | |
| 5. | 57.4 Acres | 4 Lots | Industrial Plat | Required zoning | Total Est. Cost | \$767 |
| | Current fee | \$400 | Platting \$59 | Total | \$459 | |
| | Proposed fee | \$1,000 | Platting \$385 | Total | \$1,385 | |

December 28, 1979

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

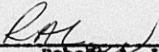
Fee Revisions

During the last budget session we were instructed to examine our fees and increase them by approximately 40,000 dollars. One justification for increasing fees is that they have not been increased since 1966 while inflation has more than doubled. During that period the costs for processing a zone change have risen from \$112.84 to \$258.58; platting costs have risen from \$70.87 to \$328.91; vacation costs have risen from \$43.96 to \$93.73; conditional use permit costs have risen from \$84.42 to \$235.95; C.U.P. costs have risen from \$287.38 to \$811.74; and SEA case costs have risen from \$78.02 to \$204.87.

As a basis for reexamining fees, we have attempted to assign costs to each procedure based on the time spent by staff and direct costs (printing, postage) in handling an "average" case. No costs have been assigned to cover purchase of equipment such as typewriters, cameras, etc. Neither is any rent or prorated overhead for office administration assigned.

Our final recommendations are not completed as to fees. The cost information is being shared with you at the Commission's request. At our work session I will be prepared to furnish recommendations as to fees and show you how this might impact the various categories of projects. In general, I believe these activities should carry fees sufficient to pay their own way as they are specific services for individuals. As to plats, I am thinking of fees at the submission of a sketch, preliminary and final plat rather than a large lump fee to cover all at the beginning. This would take into account the simple one lot final only plats, and the more complex plats. The result would be a fairer fee in my opinion.

After the work session, I would like to proceed to advertise, where needed, for public hearing on the various fee schedules. Other changes, i.e., vacations, can be approved by formal action of the MAPC and the governing bodies.



Robert A. Lakin
Director of Planning

RAL:rne
Attachments

cc: John Philbrick, County Department of Administration
Glen Dockery, Research and Budget Officer

WICHITA-SEDGWICK COUNTY

DATE

December 28, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

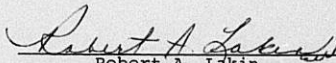
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FROM Robert A. Lakin, Director of Planning
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Robert A. Lakin
Director of Planning

RAL:rme
Attachments

cc: John Philbrick, County Department of Administration
Glen Dockery, Research and Budget Officer

LOT SPLIT

AFT # 2

TABLE 1

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Cost |
|--|-----------|---------------|-------------------|-------------------|
| Receiving application - includes reviewing application for legal description; also preapplication conference | JP | 1/2 | \$12.41 | \$ 6.20 |
| Logging in application, setting up file, filing | Sec.II | 1/2 | 8.23 | 4.12 |
| Conferences, interdepartmental and with applicant | JP | 2-1/2 | 12.41 | 31.02 |
| Staff Review - includes intra-MAPD staff conferences | CP | 1/4 | 20.86 | 5.22 |
| | SP | 1/4 | 13.07 | 3.27 |
| | JP | 1-3/4 | 12.41 | 21.72 |
| Follow-up correspondence, and final letter to City Clerk | JP | 1-1/2 | 12.41 | 18.62 |
| | Sec.II | 1/2 | 8.90 | 4.45 |
| Materials, postage, xeroxing | | | | 2.50 |
| | | 7.75 | | \$97.12 |

* 1980 Salaries plus benefits and burden rate.

NOTE: Lot splits for land zoned industrial will generally require higher amounts of time.

LOT SPLIT

Time and cost estimates, shown in Table _____ reflect a lot split in a residential area. No major problems such as access or utility service to the new created lots would have to be resolved. Generally, commercial lot splits will take slightly longer. Industrial lot splits, likewise, will take additional time due to increased size of the original lot, drainage problems, utility service, etc.

VACATION

DRAFT
#2

TABLE 2

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Cost |
|--|-----------|------------|----------------|----------------|
| Receiving application - includes reviewing application for legal description, ownership list, and addresses; also preapplication conference with applicant. | JP | 1/4 | \$12.41 | \$ 3.10 |
| Logging in application, posting cards, setting up files and filing | Sec. II | 1/2 | 8.90 | 4.45 |
| Post to atlas, map creation, slide preparation | PA III | 3/4 | 10.85 | 8.14 |
| Conferences - Interdepartmental and with applicant | SP | 1/4 | 13.07 | 3.27 |
| | JP | 1/2 | 12.41 | 6.20 |
| Notices, agendas and mailouts | Sec. II | 1 | 8.90 | 8.90 |
| Staff review | CP | 1/4 | 20.86 | 5.22 |
| | SP | 3/4 | 13.07 | 9.80 |
| Correspondence, reports and final letters | SP | 1/2 | 13.07 | 6.54 |
| | Sec. II | 1 | 8.90 | 8.90 |
| Hearings - Subdivision Committee, MAPC, BCC or BCoC includes preparation, actual meeting time, drafting of ordinance, referral sheets; taking, drafting, and typing of minutes, etc. | Dir/CP | 1/4 | 20.86 | 5.22 |
| | SP | 1/4 | 13.07 | 3.27 |
| | Sec. II | 3/4 | 8.90 | 6.68 |
| Map updating, posting on official base maps and zoning maps | PA III | 3/4 | 9.92 | 7.44 |
| Materials, postage, xeroxing, slides | | | | 6.60 |
| | | 7.75 | | \$93.73 |

* 1980 Salaries including benefits and burden rate

NOTE: Times reflect a "typical" vacation of easement or setback. Time for street or alley vacation would be higher.

VACATION

Approximately 7.75 hours are needed to process a typical easement or setback vacation. Estimated cost, as shown in Table ____, to process a vacation request is \$93.73. Generally the process of setback or easement vacations take less processing time than street or alley vacations. This is due in part to the amount of area covered, number of adjoining properties affected, increased interdepartmental conferences and additional notices. As in all tables, a "typical" application was used in determining estimated time and cost since a few cases will take a minimum of time to process while others will take considerably longer due to protest, size, drainage problems, amended applications, etc.

SMALL TRACT PLAT

DRAFT
#2

TABLE 3A

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|--|-----------------|--------------|----------------|-----------------|
| Receiving application, reviewing application for completeness and preapplication conference | JP | 1 | 12.41 | \$ 12.41 |
| Logging in application, posting cards setting up file, filing | Sec. II | 1 | 8.90 | 8.90 |
| Posting to atlas, map creation, slide preparation | PA III | 3/4 | 10.85 | 8.14 |
| Conferences - Interdepartment | SP | 1/2 | 13.07 | 6.53 |
| | JP | 1-1/2 | 12.41 | 18.62 |
| Conferences - with applicant | CP | 1/2 | 20.86 | 10.43 |
| | SP | 1 | 13.07 | 13.07 |
| | JP | 1/2 | 12.41 | 6.20 |
| Staff review includes intra-MAPD staff conferences | CP | 1/2 | 20.86 | 10.43 |
| | SP | 3 | 13.07 | 39.21 |
| | JP | 2 | 12.41 | 24.82 |
| Reports, followup correspondence, final letters agendas, mailouts, folding plats, etc. | CP | 1/4 | 20.86 | 5.22 |
| | SP | 2 | 13.07 | 26.14 |
| | JP | 2 | 12.41 | 24.82 |
| | Sec. II | 3 | 8.90 | 26.70 |
| Hearings, Subdivision Committee (twice) MAPC BCC or BcoC includes preparation, actual meeting time, taking, typing and editing minutes, etc. | Dir/CP | 3/4 | 20.86 | 15.65 |
| | SP | 1 | 13.07 | 13.07 |
| | JP | 1 | 12.41 | 12.41 |
| | Sec. II minutes | 2 | 8.90 | 17.80 |
| Updating of official base maps and zoning maps | PA III | 2 | 9.92 | 19.84 |
| Prints for department | | | | 2.00 |
| Materials, postage, zeroxing | | | | 6.50 |
| | | <u>26.26</u> | | <u>\$328.91</u> |

* 1980 Salaries plus benefits and burden rate

Note: Small tract plats are residential with less than 30 lots and less than 10 acres or commercial with less than 5 acres.

DRAFT

The time and cost estimates shown in Table 2A reflect a small acre (less than 10 acres for residential, or less 5 acres for commercial) plat that can be filed without a sketch plat under provisions of the subdivision regulations. The filing of a small tract plat allows the developer to reduce his or her costs somewhat. Costs to MAPD also run less since the area to be reviewed is less than 10 acres. Generally, the problems associated with a small tract plat, drainage, access, utilities, etc., are not as severe and do not require as much time to resolve as those encountered in a plat encompassing 100 acres.

SKETCH PLAT

DRAFT
#2

TABLE 3 B

| Action | Personnel | Time Hours | Salaries* Hourly | Estimated Costs |
|--|-----------|---------------|---------------------|--------------------|
| Receiving application - includes reviewing application for completeness and also preapplication conference | JP | 1/2 | \$12.41 | 6.20 |
| Logging in application, posting cards, setting up file, filing, etc. | Sec.II | 1/2 | 8.90 | 4.45 |
| Post to Atlas, map creation | PA III | 1/2 | 10.85 | 5.43 |
| Conferences - Interdepartment | SP | 1/4 | 13.07 | 3.27 |
| | JP | 1 | 12.41 | 12.41 |
| Conferences - with applicant | SP | 3/4 | 13.07 | 9.80 |
| | JP | 1/2 | 12.41 | 6.20 |
| Staff Review includes intra MAPD-staff conferences | CP | 1/2 | 20.86 | 10.43 |
| | SP | 2 | 13.07 | 26.14 |
| | JP | 2 | 12.41 | 24.82 |
| Reports, followup correspondence, agendas, mail-outs folding plats, etc. | SP | 1/2 | 13.07 | 6.54 |
| | JP | 1/2 | 12.41 | 6.20 |
| | Sec.II | 1 | 8.90 | 8.90 |
| Materials, postages, zexxing | | | | 2.50 |
| | | <u>10.5</u> | | <u>\$133.29</u> |

* 1980 Salaries plus benefits and burden rate
 Note: The time shown for the sketch, preliminary and final plats reflect a twenty acre, 50-70 lot plat. Times would be higher for plats with more acres.

DRAFT #2

TABLE 3C

PRELIMINARY PLAT

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|--|-----------|-------------|----------------|-----------------|
| Receiving plat - brief review and conference with applicant | JP | 1/4 | \$12.41 | \$ 3.10 |
| Map creation and slide preparation | PA III | 1/2 | 10.85 | 5.43 |
| Logging, posting cards, filing | Sec.II | 1/2 | 8.90 | 4.45 |
| Conferences - Interdepartment | SP | 1/2 | 13.07 | 6.54 |
| Conferences - with applicant | JP | 3/4 | 12.41 | 9.31 |
| | CP | 1/2 | 20.86 | 10.43 |
| | SP | 1 | 13.07 | 13.07 |
| | JP | 1/4 | 12.41 | 3.10 |
| Staff review includes intra-MAPD staff conferences | CP | 1/2 | 20.86 | 10.43 |
| | SP | 2-1/2 | 13.07 | 32.68 |
| | JP | 2 | 12.41 | 24.82 |
| Reports, followup correspondence, mailouts, agendas, folding of plats, etc. | CP | 1/4 | 20.86 | 5.22 |
| | SP | 2 | 13.07 | 26.14 |
| | JP | 2 | 12.41 | 24.82 |
| | Sec.II | 3 | 8.90 | 26.70 |
| | | | | |
| Hearings - Subdivision Committee - includes preparation, actual meeting time, taking, typing and editing minutes, etc. | CP | 1/2 | 20.86 | 10.43 |
| | SP | 1/2 | 13.07 | 6.54 |
| | JP | 1/2 | 12.41 | 6.20 |
| | Sec.II | 1/2 | 8.90 | 4.45 |
| Materials, postage, zexxing | | | | 3.00 |
| | | <u>18.5</u> | | <u>236.86</u> |

* 1980 Salaries plus benefits and burden rate

FINAL PLATS

DRAFT #2 TABLE 3D

| <u>Action</u> | <u>Personnel</u> | <u>Time Hours</u> | <u>Salary* Hourly</u> | <u>Estimated Costs</u> |
|--|------------------|-------------------|-----------------------|------------------------|
| Receiving and logging in, posting cards, filing | Sec.II | 1/2 | 8.90 | 4.45 |
| Conferences - Interdepartmental | SP | 1/4 | 13.07 | 3.27 |
| | JP | 1/4 | 12.41 | 3.10 |
| Conferences - with applicant | SP | 1/2 | 13.07 | 6.54 |
| | JP | 1/2 | 12.41 | 6.20 |
| Staff review includes intra-MPAD staff conferences | CP | 1/4 | 20.86 | 5.22 |
| | SP | 3/4 | 13.07 | 6.54 |
| | JP | 1-1/4 | 12.41 | 12.41 |
| Reports, follow up correspondence, final letters agendas, mailouts, folding plats, closing files etc. | CP | 1/4 | 20.86 | 5.23 |
| | SP | 1/2 | 13.07 | 6.54 |
| | JP | 1/2 | 12.41 | 6.20 |
| | Sec.II | 2 | 8.90 | 17.80 |
| Hearings, Subdivision Committee, MAPC, BCC or BCoC-includes preparation, actual meeting time, taking, typing and editing minutes, etc. | Dir/CP | 1/4 | 20.86 | 5.23 |
| | SP | 1/2 | 13.07 | 6.14 |
| | JP | 1/2 | 12.41 | 6.20 |
| | Sec.II | 1/2 | 8.90 | 4.45 |
| Updating official base maps and zoning maps | PA III | 2-3/4 | 9.92 | 27.28 |
| Prints for department files | | | | 2.00 |
| Materials, postage, zeroxing | | | | 3.75 |
| | | <u>12.00</u> | | <u>\$138.95</u> |
| Total for Sketch | | 10.5 | | 133.29 |
| Total for Preliminary | | 18.5 | | 236.86 |
| Total for Final | | <u>12.0</u> | | <u>138.95</u> |
| Grand Total | | 41 | | 509.10 |

* 1980 Salaries plus benefits and burden rate

DRAFT

Tables 3B through 3D show the estimated time and cost attributable to the processing of a residential twenty acre, 50-70 lot, plat. The time and costs are broken down into the three phases of plat review, sketch (Table ____), preliminary (Table ____), and final (Table ____). Total estimated time is 41 hours with a cost of \$509.10 to process a plat from the time an application is filed until it is recorded. In estimating the processing time, it was assumed that there would not be any major drainage problems or other substantial difficulties in providing service to the site.

In most cases there would not be a significant difference in time to process a twenty acre residential plat or a twenty acre commercial plat. Factors that would increase processing time of plats, including industrial, include drainage, utilities and other problems unique to the site, not the development. These problems would result in an increase of time spent by MAPD staff conferring with other departments and the applicant.

TYPICAL ZONE CASE

DRAFT #2

TABLE 4

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|--|-----------|------------|----------------|-----------------|
| Preapplication conferences with applicant | CP | 1/2 | \$ 20.86 | \$ 10.43 |
| | JP | 3/4 | 13.83 | 10.37 |
| Receiving application - includes review of application for legal description, ownership list, addresses, etc. | JP | 1/4 | 13.83 | 3.46 |
| Logging in application, setting up file, posting cards and filing | Sec.II | 1 | 8.23 | 8.23 |
| Post to Atlas and map creation | PA III | 1/2 | 10.85 | 5.43 |
| Field check, take pictures and slide preparation | PA III | 1 | 10.85 | 10.85 |
| Typing, mailing and filing notice of hearings, legal notices and ordinances | Sec.II | 2 | 8.23 | 16.46 |
| Conferences - interdepartmental | JP | 1/2 | 13.83 | 6.92 |
| Staff review - includes historical research, surrounding land use and zoning, intrastaff conferences | CP | 1/2 | 20.86 | 10.43 |
| | JP | 1-1/2 | 13.83 | 20.75 |
| Reports, follow-up correspondence, agendas, final letters, drafting ordinances | CP | 1/2 | 20.86 | 10.43 |
| | JP | 3 | 13.83 | 41.49 |
| | Sec.II | 2-1/2 | 8.23 | 20.58 |
| Hearings - MAPC and BCC, or BCoC includes preparations, actual meeting time, referral sheets; taking, typing and editing minutes, etc. | Dir. | 1/2 | 26.07 | 13.04 |
| | CP | 3/4 | 20.86 | 15.65 |
| | JP | 1/4 | 13.83 | 6.92 |
| | Adm. Sec. | 1 | 9.74 | 9.74 |
| Updating official zoning maps | PA III | 1 | 9.92 | 9.92 |
| Materials, supplies, postage, xeroxing, slides, etc. | | | | 13.28 |
| Mileage - 50¢ an hour and 17¢ a mile (for field check, taking slides) | | | | 4.20 |
| Legal Publications | | | | 10.00 |
| | | 18 | | \$258.58 |

* 1980 Salaries plus benefits and burden rates
 NOTE: "Typical" zoning case "AA" to "BB" or "LC", approximately 2 acres, no major protest of surrounding property owners.

NOTE: Generally County Zoning Case would require similar amounts of time. However, in many cases the Chief Planner is required to spend 2-3 hours driving to and attending Planning Commission meeting of the small cities. This also increases mileage costs. Some additional time is also spent by Graphic personnel preparing maps.

ZONING

Table ____ reflects the estimated time and cost to process an application to rezone a two acre area from "AA" to "BB" or "LC". In determining the time, it was assumed that there would not be any large amount of protest by surrounding property owners. Many times there is protest and staff spends additional time talking to property owners prior to the MAPC hearing, talking to the applicant, and in processing protest petitions. In addition, MAPC meeting time would be increased if there are people present speaking for or against the application at the MAPC meeting. Thus, the estimates for time and cost reflect a relatively simple case and do not take into account those cases such as Central State Bank that require extreme amounts of time.

DRAFT

Costs and times shown in Table ____ reflect a rezoning case that encompasses approximately two acres. Times would be about the same whether the case was inside Wichita or in the county with the exception of driving and meeting time required of the Chief Planner to attend Planning Commission meetings of the smaller cities. It was assumed, in estimating time requirements, that there would not be a large amount of protest; although one or two people could be expected to call the MAPD and/or speak at the MAPC meeting. Time required to process an application for an area less than one acre could involve somewhat less time, however, the time required for many of the actions, such as notices, meeting time and agendas, would not be reduced.

Rezoning applications, other than to "LC" or "C" will, on the average, take slightly less time since there tend to be fewer protesters for residential requests. However, many of the actions require the same amount of time to accomplish no matter what zoning classification is requested.

CUP

DRAFT
#2

TABLES

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|--|-----------|------------|----------------|-----------------|
| Preapplication conferences with applicant | CP | 2 | \$ 20.86 | \$ 41.72 |
| | JP | 3 | 11.99 | 32.97 |
| Receiving application - includes review for legal description, ownership lists, addresses, etc. | JP | 1/4 | 11.99 | 3.00 |
| Logging in application, posting cards, setting up file and filing | Sec. II | 1 | 8.23 | 8.23 |
| Post to atlas, map creation | PA III | 1/2 | 10.85 | 5.43 |
| Field check, take pictures and slide preparations | CP | 1 | 20.86 | 20.86 |
| | PA III | 1 | 10.85 | 10.85 |
| Notices, agendas and mailouts | Sec. II | 2 | 8.23 | 16.46 |
| Review of preliminary plans and correspondence - includes intrastaff conferences | CP | 2 | 20.86 | 41.72 |
| | JP | 18 | 11.99 | 215.82 |
| Review of revised plans includes intrastaff conferences | CP | 1 | 20.86 | 20.86 |
| | JP | 3 | 11.99 | 35.97 |
| Review of landscape plan includes intrastaff conferences | CP | 1/4 | 20.86 | 5.22 |
| | PP | 2 | 17.73 | 35.46 |
| | JP | 1/4 | 11.99 | 3.00 |
| Conferences - interdepartmental with applicant | JP | 2 | 11.99 | 23.98 |
| | CP | 1/2 | 20.86 | 10.43 |
| | PP | 1/2 | 17.73 | 17.73 |
| | JP | 2 | 11.99 | 23.98 |
| Reports, follow-up correspondence and final letters | CP | 1-1/2 | 20.86 | 31.29 |
| | PP | 1/4 | 17.73 | 4.43 |
| | JP | 7 | 11.99 | 83.93 |
| | Sec. II | 2 | 8.23 | 16.46 |
| Hearings, MAPC, BCC or BCoC Includes preparation, actual meeting time, referral sheets; taking, typing and editing minutes, etc. | Dir. | 1 | 26.07 | 26.07 |
| | CP | 1 | 20.86 | 20.86 |
| | JP | 1/2 | 11.99 | 6.00 |
| | Adm. Sec. | 1 | 9.74 | 9.74 |
| | | | | |

CUP

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|--------------------------------------|-----------|------------|----------------|-----------------|
| Update official zoning maps | PA III | 1/4 | 9.92 | 2.48 |
| Materials, postage, xeroxing, slides | | | | 22.13 |
| Mileage @ 50¢ hr. & 17¢ mile | | | | 4.66 |
| Legal publications for notices | | | | 10.00 |
| | | 56.25 | | \$811.74 |

* 1980 Salaries plus benefits and burden rate.

NOTE: This reflects a 15 acre original commercial C.U.P. with no major opposition. Requires rezoning and platting.

CUP

A commercial Community Unit Plan, approximately 15 acres in size, will take approximately 56.25 hours to process. Estimated cost is \$811.74, as shown in Table _____. In processing a C.U.P., a substantial amount of time is required to review the proposed plans and then meeting with the applicant to discuss the C.U.P. In addition, C.U.P.'s require additional MAPC meeting time due to the size of the C.U.P., explanation by staff of the C.U.P. provisions and presentation by the applicant. Generally, a C.U.P. covers an area that requires sending notices to all property owners in a 1000 foot radius, which increases secretarial time and also increases the possibility of protest. A residential C.U.P. proposing apartments around a sand pit would take approximately the same amount of time.

DRAFT # 2 TABLE 6

BOARD OF ZONING APPEALS

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|---|-----------|------------|----------------|-----------------|
| Preapplication conference with applicant | SAZ** | 1/2 | \$18.74 | 9.37 |
| | JP | 1/4 | 14.01 | 3.50 |
| Receiving application - includes review application for legal description, ownership list, addresses, etc. | JP | 1/4 | 14.01 | 3.50 |
| Logging in application, setting up files, filing notices, agendas, mailouts Posting atlas, map creation, slide preparation | Sec.II | 1/2 | 7.58 | 3.79 |
| | Sec.II | 3/4 | 7.58 | 5.69 |
| | PA III | 1 | 10.85 | 10.85 |
| Inspect site | SAZ | 3/4 | 18.74 | 14.06 |
| Conferences - with applicant | SAZ | 1/4 | 18.74 | 4.69 |
| | JP | 2 | 14.01 | 7.00 |
| Staff review - includes intrastaff conferences, research, etc. | SAZ | 1/2 | 18.74 | 9.37 |
| | JP | 2 | 14.01 | 28.02 |
| Reports, followup correspondence, and final letters | SAZ | 1/4 | 18.74 | 4.69 |
| | JP | 2 | 14.01 | 28.02 |
| | Sec. II | 1 | 7.58 | 7.58 |
| BZA meetings - includes preparation, actual meeting time and taking minutes | CP | 1/2 | 20.86 | 5.22 |
| | SAZ | 1/2 | 18.74 | 9.37 |
| | Sec. II | 1/2 | 7.58 | 3.79 |
| Preparation of BZA Resolution - includes drafting and editing minutes | CP | 1/4 | 20.86 | 5.22 |
| | SAZ | 1/2 | 18.74 | 4.69 |
| | JP | 1 | 14.01 | 14.01 |
| | Sec. II | 1 | 7.58 | 3.79 |
| Legal Publications | | | | 7.50 |
| Mileage at 50¢ an hour and 17¢ per mile | | | | 2.30 |
| Materials, postage, zeroxing, slides | | | | 8.85 |
| | | 16.5 | | \$204.87 |

* 1980 Salaries plus benefits and burden rate

** Special Assistant for Zoning

Note: This reflects a typical variance application

DRAFT

Table ____ shows the times and costs incurred in the processing of a typical application requesting a variance of the off-street parking requirements. Requests for exceptions take approximately the same amount of time as a variance. However, it should be remembered that some cases will require a substantial amount of time to process due to unique circumstances. Conversely, some cases, such as a variance of a setback line, will take relatively little time to process. In all cases there is a certain amount of time required to receive and log in the application, prepare and mail notices, and present at the BZA meeting.

COUNTY CONDITIONAL USE PERMIT

DRAFT #2 TABLE 7

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|---|-----------|------------|----------------|-----------------|
| Preapplication conference with applicant | CP | 1/2 | \$20.86 | 10.43 |
| | JP | 1/2 | 14.01 | 7.00 |
| Receiving application - includes review of application for legal description, ownership list, addresses, etc. | JP | 1/4 | 14.01 | 3.50 |
| Logging in application, posting cards, setting up file, filing, notices, agendas, mailouts | Sec.II | 1 | 8.23 | 8.23 |
| | Sec.II | 1 | 8.23 | 8.23 |
| Post to atlas, map creation, slide preparation Filed check for land use and taking photographs of area | PA III | 1/2 | 10.85 | 5.43 |
| | PA III | 3/4 | 10.85 | 8.14 |
| Conferences - Interdepartmental Conferences - with applicant | JP | 1/2 | 14.01 | 7.00 |
| | CP | 1/2 | 20.85 | 10.43 |
| | JP | 1 | 14.01 | 14.01 |
| Staff review includes intra staff conferences, research etc. | CP | 1/4 | 20.86 | 5.22 |
| | JP | 2 | 14.01 | 28.02 |
| Reports, followup correspondence, final letters | CP | 1/2 | 20.86 | 10.43 |
| | JP | 2 | 14.01 | 28.02 |
| | Sec.II | 2 | 8.23 | 16.46 |
| Hearings MAPC and BCoC, includes, preparation actual meeting time, referral sheets, taking, typing and editing minutes, etc | Dir | 3/4 | 26.07 | 19.55 |
| | CP | 3/4 | 20.86 | 15.65 |
| | JP | 1/4 | 14.01 | 3.50 |
| | Adm.Sec | 1 | 9.74 | 9.74 |
| Legal publications | | | | 10.00 |
| Mileage at 50¢ hour and 17¢ per mile | | | | 6.96 |
| | | | 16 | \$235.95 |

* 1980 Salaries plus benefits and burden rate

Note: This reflects a typical conditional use application for a 4 acre mobile home park in a "AA" district.

HISTORIC LANDMARK DESIGNATION

DRAFT #2 TABLE 8

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|--|-------------------------------|------------------------|---------------------------------|--------------------------------|
| Preapplication conference with applicant | PP | 1/2 | \$ 17.73 | \$ 8.86 |
| Receiving application - includes review of application for legal description, ownership list, addresses, etc. | PP | 1/4 | 18.83 | 4.43 |
| Logging in application, posting cards, setting up files, filing | Sec. II | 1 | 8.23 | 8.23 |
| Post to Atlas, map creation, slide preparation | PA III | 1 | 10.85 | 10.85 |
| Field check for land use, taking photographs | PP PA III | 1/2 1/2 | 17.73 10.85 | 8.86 5.43 |
| Conferences - interdepartmental with applicant | PP CP PP | 1/2 1/2 1/2 | 17.73 20.86 17.73 | 8.86 10.43 8.86 |
| Staff review-includes research and intrastaff conferences | CP PP | 1/4 2 | 20.86 17.73 | 5.22 35.46 |
| Reports, follow-up correspondence, final letters | CP PP Sec. II | 1/4 1 1-1/2 | 20.86 17.73 8.23 | 10.43 17.73 12.35 |
| Notice of hearing, agendas, mailouts | Sec. II | 1-1/2 | 8.23 | 12.35 |
| Hearings - MAPC, BCC or BCoC - includes preparation, actual meeting time, referral sheets, legal notices and ordinances; taking, typing and editing minutes. | Dir. CP JP Adm. Sec. | 1/2 1/2 1/2 1 | 26.07 20.86 13.83 9.74 | 13.04 10.43 6.92 9.74 |
| Updating official maps | PA III | 1/2 | 9.92 | 4.96 |
| Materials, postage, xeroxing, slides | | | | 13.28 |
| Mileage at 50¢ hour and 17¢ per mile | | | | 2.10 |
| Publications | | | | 10.00 |
| | | 14.75 | | \$238.82 |

* 1980 Salary plus benefits and burden rate.

NOTE: Times reflect a typical application for a one or two lot area.

SPECIAL PERMIT

DRAFT
#2

TABLE 9

| Action | Personnel | Time Hours | Salary* Hourly | Estimated Costs |
|---|-----------|------------|----------------|-----------------|
| Preapplication conference with applicant | CP | 1/2 | \$ 20.86 | \$ 10.43 |
| | JP | 1/2 | 14.01 | 7.00 |
| Receiving application - includes review of application for legal description, ownership lists, addresses, etc. | JP | 1/4 | 14.01 | 3.50 |
| Logging in application, posting cards, setting up file, filing, etc. | Sec.II | 1 | 8.23 | 8.23 |
| Post to Atlas, map creation, slide preparation | PA III | 1 | 10.85 | 10.85 |
| Conferences - interdepartmental with applicant | JP | 1/2 | 14.01 | 7.00 |
| | CP | 1/4 | 20.86 | 5.22 |
| | JP | 1/4 | 14.01 | 3.50 |
| Staff review-includes research and intra-staff conferences | CP | 1/4 | 20.86 | 5.22 |
| | JP | 1-1/2 | 14.01 | 21.02 |
| Reports, follow-up correspondence, final letters, agendas, mailouts, notices, etc. | CP | 1/2 | 20.86 | 10.43 |
| | JP | 1-1/2 | 14.01 | 21.02 |
| | Sec.II | 3 | 8.23 | 24.69 |
| Hearings, MAPC and BCC - includes preparation, actual meeting time, referral sheets; taking, typing and editing minutes | Dir. | 1/2 | 26.07 | 13.04 |
| | CP | 1/2 | 20.86 | 10.43 |
| | JP | 1/2 | 14.01 | 7.00 |
| | Adm.Sec. | 1 | 9.74 | 9.74 |
| Updating official maps | PA III | 1/4 | 9.92 | 2.48 |
| Materials, postage, xeroxing, slides, etc. | | | | 3.75 |
| | | 13.75 | | \$184.55 |

* 1980 Salary plus benefits and burden rate.

NOTE: This reflects the time used to process a special permit request for a neighborhood swimming pool in an "AA" district, or an auto salvage yard in an "E" district.

JL
Larkin

1/14/79

Talked to Doug King in Budget.
The national consumer price index to wage
earners was 227.6 with 1967 as the base year
as of Nov 79.

The Consumer Price Index for the North Central
Region city size C was 12.5 from Oct 78
to Oct 79. The index has only been
kept by the feds since 1977.

He has other info that I can look at if we
need to.

Act

ESTIMATED REVENUE

Table 3

DRAFT

| <u>Action</u> | <u>No. of 1978 Cases</u> | <u>Estimated* Average Cost</u> | <u>Total Cost</u> | <u>1978 Revenue</u> | <u>Estimated Revenue Using Proposed Fees</u> |
|---|----------------------------------|--|-----------------------|-------------------------|--|
| Lot Splits | 50 | \$ 97.12 | \$ 4,856 | \$ 1,000 | \$ 5,000 |
| Vacations | 47 | 93.73 | 4,405 | 2,850 | 4,700 |
| Plats | | | | | |
| Sketch only | 8 | 133.29 | 1,066 | - | 800 |
| Small Tract-Up to 3 Acres | 53 | - | - | - | 13,250 |
| -Over 3 Acres | 13 | - | - | - | 5,200 |
| TOTAL | 66 | \$328.91 | \$21,708 | \$ 3,639 | \$18,450 |
| Conventional | 53 | - | - | - | 21,910 |
| Industrial | 6 | - | - | - | 1,642 |
| TOTAL | 50 | \$509.10 | \$30,037 | \$12,803 | \$23,552 |
| City and County Zone Up to 3 Acres - | | | | | |
| "R", "R-1", "AA", "A", "R-5" | 19/6 | | | | \$ 1,900 |
| "RB", "R-6, "U" RS | 13/6 | | | | 2,600 |
| "B", "BB" | 13 | | | | 3,900 |
| "LC", "C", "D", "E", "F" | 31 | | | | 12,400 |
| Over 3 to 6 Acres | 14 | | | | 8,400 |
| Over 6 to 15 Acres | 3 | | | | 2,400 |
| Over 15 Acres | 18 | | | | 18,000 |
| TOTAL | 111 | \$258.58 | \$28,702 | \$16,980 | \$49,600 |

Table 3
Page 2

| <u>Action</u> | <u>No. of 1978 Cases</u> | <u>Estimated* Average Cost</u> | <u>Total Cost</u> | <u>1978 Revenue</u> | <u>Estimated Revenue Using Proposed Fees</u> |
|--|----------------------------------|--|-----------------------|-------------------------|--|
| County Conditional Use Up to 3 Acres - | | | | | |
| "R", "R-1", "AA", Multiple Family, Mobile Home Parks, Extraction | 1 | | | | \$ 200 |
| "RB", "LC", "C", "E", "F" | 2 | | | | 800 |
| Over 3 to 6 Acres | 1 | | | | 600 |
| Over 6 to 15 Acres | 1 | | | | 800 |
| Over 15 Acres | 4 | | | | 4,000 |
| | | | | | |
| TOTAL | 9 | \$235.95 | \$ 2,124 | \$ 1,020 | \$ 6,400 |
| CUP | | | | | |
| Residential | 4 | \$811.74 | \$ 3,247 | \$ 800 | \$ 2,322 |
| Commercial - Original | 4 | 811.74 | 3,247 | - | 1,005 |
| Major amendment | 2 | 600.00 | 1,200 | 800 | 1,000 |
| Minor amendment | 2 | 400.00 | 800 | 800 | 400 |
| | | | | | |
| TOTAL | | | \$ 8,484 | \$ 2,400 | \$ 4,727 |
| Historical Landmark (Assume 6 were single zoning lots; 4 were for districts with 50 zoning lots.) | 10 | \$238.82 | \$ 2,388 | \$ - | \$ 1,800 |
| Special Permit - BCC or BCOC | 12 | \$184.55 | \$ 2,215 | \$ - | \$ 1,800 |

Table 3
Page 3

| <u>Action</u> | <u>No. of 1978 Cases</u> | <u>Estimated* Average Cost</u> | <u>Total Cost</u> | <u>1978 Revenue</u> | <u>Estimated Revenue Using Proposed Fees</u> |
|-----------------------------|----------------------------------|--|-----------------------|-------------------------|--|
| BZA | | | | | |
| Appeals | 0 | \$ | \$. | \$ | \$ |
| Variances - Residential Use | 12 | | | | 900 |
| - All other | 24 | | | | 3,600 |
| Exceptions | 19 | | | | 3,800 |
| | <hr/> | <hr/> | <hr/> | <hr/> | <hr/> |
| TOTAL | 55 | \$204.87 | \$11,268. | \$ 2,750 | \$ 8,300 |
| | | | | | |
| GRAND TOTAL | | | \$117,253 | \$43,442 | \$125,126 |

NOTE: Includes full platting fee when a condition of rezoning.

Includes charging fees to all governmental agencies.

* Breakdown by personnel and action is available at the MAPD.

Attached Tables 10-18
distributed at the 1/3/80
MAPC informal ~~mtg~~
They were not mailed at all

Arthur D. Chambers

DRAFT

Table 10

| | MAPC | | | | | | |
|--|---------------------------|--------------------------|---------------------------|--------------------------------------|-----------------------------|-----------------------|----------------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| | 1978 Cases (Number) | Current Fee | Fees Collected 1978 | Proposed Fee | Potential Fee Revenue | \$ Amount Increase | Total Per Type |
| Lot Splits | 50 | \$20 | \$ 1,000 | \$ 50 | \$ 2,500 | \$ 1,500 | \$ 1,500 |
| Vacation | | | | | | | |
| Setbacks | 8 | 50 | 400 | 75 | 600 | 200 | |
| Access Control Provisions | 2 | 50 | 100 | 75 | 150 | 50 | |
| Easements | 25 | 50 | 1,250 | 75 | 1,875 | 625 | |
| Streets/Alleys | 22 | 50 | 1,100 | 100 | 2,200 | 1,100 | |
| | | | \$ 2,850 | | \$ 4,825 | \$ 1,975 | 1,975 |
| Plats (2 by Government not included) | 128 | \$50 + \$3 Lot over 1 | 16,768 | \$100 + \$15 Acre* over 1 Acre | 47,760** | 30,992 | 30,992 |
| | | | | | | | \$34,467 |

* \$100 fee would be required at the time of sketch plat application, and the \$15 per acre would be required at the time the preliminary plat is filed.

** Reflects 4 sketch plats that were not finalized .

AFT

Table 11

| | CITY | | | | | | |
|--|--------------------------------|---------------------|--------------------------------|------------------------------|----------------------------------|----------------------------|---------------------------|
| | 1 1978 Cases (Number) | 2 Current Fee | 3 Fees Collected 1978 | 4 Proposed Fee | 5 Potential Fee Revenue | 6 \$ Amount Increase | 7 Total Per Type |
| City Zone Changes | | | | | | | |
| "AA" | 1 | \$ 70 | \$ 70 | \$ 25 | \$ 25 | (\$ 45) | |
| "A" & "RB" | 26 | 70 | 1,820 | 150 | 3,900 | 2,080 | |
| "R-5", "R-6" & "B" | | | | | | | |
| 0-6 Acres | 9 | 140 | 1,260 | 250 | 2,250 | 990 | |
| Over 6 acres | 6 | 140 | 840 | 350 | 2,100 | 1,260 | |
| "BB" 0-6 Acres | 13 | 140 | 1,820 | 300 | 3,900 | 2,080 | |
| Over 6 acres | 1 | 140 | 140 | 400 | 400 | 260 | |
| "LC", "C", "D", "E" & "F" 0-6 Acres | 30 | 200 | 6,000 | 400 | 12,000 | 6,000 | |
| 6-15 Acres | - | - | - | 600 | - | - | |
| 15-25 Acres | 2 | 400 | 800 | 800 | 1,600 | 800 | |
| Over 25 Acres | 2 | 400 | 800 | 1,000 | 2,000 | 1,200 | |
| "G" | - | - | - | 300 | - | - | |
| "U" | - | - | - | 200 | - | - | |
| | | | \$13,550 | | \$28,175 | \$14,625 | \$14,825 |
| CUP - Residential | | | | | | | |
| Original | 4 | 400 | 800 | \$500+\$5 acre over 20 | 2,493 | 1,693 | |
| Amendment | - | 400 | - | \$500+\$5 acre over 20 | - | - | |
| CUP - Commercial | | | | | | | |
| Original | 4 | - | - | \$500+\$25 Acre over 6 | 3,803 | 3,803 | |
| Amendment-Major | 2 | 400 | 800 | \$500+\$25 Acre over 6 | 1,758 | 958 | |
| -Minor | 2 | 400 | 800 | 500 | 1,000 | 200 | |
| | | | \$ 2,400 | | \$ 9,054 | \$ 6,654 | 6,654 |
| Historic Landmark Designation | 10 | 70 | - | 100 | - | - | |
| Special Permit by BCC | 12 | 0 | - | 150 | 1,800 | 1,800 | 1,800 |

DRAFT

Table 12

| | COUNTY | | | | | | |
|--|---------------------------|----------------|---------------------------|-----------------|-----------------------------|-----------------------|----------------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| | 1978 Cases (Number) | Current Fee | Fees Collected 1978 | Proposed Fee | Potential Fee Revenue | \$ Amount Increase | Total Per Type |
| County Zone Changes | | | | | | | |
| "R", "R-1", "AA" | 9 | \$ 70 | \$ 630 | \$ 150 | \$1,350 | \$ 720 | \$ |
| "BB" - less than 6 acres | - | 140 | - | 300 | - | - | |
| More than 6 acres | - | 140 | - | 400 | - | - | |
| "LC", "C", "E", "F"-0-6 Acres | 10 | 200 | 2,000 | 400 | 4,000 | 2,000 | |
| 6-15- Acres | - | 400 | - | 600 | - | - | |
| 15-25 - Acres | - | 400 | - | 800 | - | - | |
| Over 25 Acres | 2 | 400 | 800 | 1,000 | 2,000 | 1,200 | |
| | | | \$3,430 | | \$7,350 | \$3,920 | 3,920 |
| Conditional Uses | | | | | | | |
| "R", "R-1", "AA" Multiple Fam., Mobile Home Parks, or Ex- traction | 3 | 70 | 210 | 300 | 900 | 690 | |
| "BB", "LC", "C", "E", "F" - less than 6 acres | 3 | 200 | 600 | 400 | 1,200 | 600 | |
| 6-15 Acres | - | 400 | - | 600 | - | - | |
| 15-25 Acres | - | 400 | - | 800 | - | - | |
| More than 25 Acres | - | 400 | - | 1,000 | - | - | |
| | | | \$1,020 | | \$2,550 | \$1,530 | 1,530 |
| Special Permits by BCOC | | | | | | | |
| | 0 | 0 | 0 | 150 | - | - | \$5,450 |

SUMMARY OF FEE REVENUE

DRAFT

Table 13

| | Fees Collected 1978 | Estimated Fees 1980 | Amount Increase |
|--|---------------------------|---------------------------|--------------------|
| Subdivision activities (Platting, Lot Splits and Vacations) | \$20,618 | \$ 55,085 | \$34,467 |
| City Zoning | 13,550 | 28,175 | 14,825 |
| City CUP | 2,400 | 9,054 | 6,654 |
| City Special Permit | 0 | 1,800 | 1,800 |
| City BZA | 2,750 | 5,175 | 2,425 |
| County Zoning | 3,430 | 7,350 | 3,920 |
| County Conditional Uses | 1,020 | 2,550 | 1,530 |
| TOTAL | \$43,768 | \$109,189 | \$65,621 |

DRAFT

Table 14

COMPARISON OF 1966 HOURS AND COSTS TO 1979 HOURS AND COSTS

| <u>TYPE OF APPLICATION</u> | <u>1966 HOURS</u> | <u>1966 COST</u> | <u>1979 HOURS</u> | <u>1979 COST</u> |
|-------------------------------|-----------------------|----------------------|-----------------------|----------------------|
| Lot Splits | - | \$ -- | 7.75 | \$ 97.12 |
| Vacations | 13 | 43.96 | 7.75 | 93.73 |
| Plats | 20 | 70.87 | 41 | 509.10 |
| CUP (Community Unit Plan) | 54.5 | 287.39 | 56.25 | 811.74 |
| Zone Change | 24 | 112.84 | 18 | 258.58 |
| BZA (Board of Zoning Appeals) | 17 | 78.02 | 16.5 | 204.87 |
| Conditional Use | 16 | 84.42 | 16 | 235.95 |
| Historic Landmark | - | -- | 14.75 | 238.82 |
| Special Permit | - | -- | 13.75 | 184.55 |

DRAFT

Table 15

EXAMPLES OF FEE INCREASE

1. Five (5) gross acres, one (1) lot plat

| | | |
|-----------------|-------------------------------------|-----------|
| Current Cost - | \$50 + \$3 per lot over one (1) lot | \$ 50.00 |
| Proposed Cost - | \$100 + \$15 per acre | \$ 175.00 |

Note: In 1978, 41 one (1) lot plats were filed--
19 were less than 1 acre.

2. Echo Hills Addition

No rezoning costs:

140.45 gross acres, 422 lots

| | | |
|----------------|---|------------|
| Current Cost - | \$50 + \$3 per lot | \$1,316.00 |
| Proposed Cost | \$100 + \$15 per acre (possibly \$100 for Sketch Plat) | \$2,106.75 |

Approximately \$2/lot increase.

3. Town West Square

90.10 gross acres, six (6) lots in 1st Addition - eleven (11) in
2nd Addition (replat).

| | | |
|---------------------------|------------------------------------|-----------|
| Current Cost - Rezoning - | \$400 | \$ 400.00 |
| CUP - | -0- for first, \$400 for amendment | \$ 400.00 |
| Platting - | 65 1st Addition/\$83 2nd Addition | \$ 148.00 |

(There may be some small rezoning that could be attributed
to this).

| | | |
|--------------------------------------|---------------------------------------|------------|
| Proposed Cost - Rezoning - | \$1,000 | \$1,000.00 |
| CUP - | \$ 500 + \$25/acre over six (6) acres | \$2,602.00 |
| Platting - | \$100 + \$15/acre | \$1,552.00 |
| TOTAL if no amendments or replatting | | \$5,154.00 |
| CUP amendment | | \$2,602.00 |
| Replat | | \$1,552.00 |
| | | \$9,308.00 |

DRAFT #2 TABLE 16

FEE CHANGES - METROPOLITAN AREA PLANNING COMMISSION (MAPC) Action

Plats - § 3-301(A) and Lot Splits § 3-301(B)

MAPD - Propose dollar amount, advertise.

MAPC - Public hearing, review, adopt amended Subdivision Regulations.

BCC - Concur

BCoC - Concur

Vacations - Ordinance No. 20.122 (Published August 2, 1968)

MAPD - Propose wording and dollar amount, advertise.

MAPC - Public hearing, review, adopt vacation resolution.

BCC - Concur

BCoC - Concur

Variance to Subdivision Regulations - § 10-104

MAPD - Propose dollar amount, advertise.

MAPC - Public hearing, review, adopt amended Regulations.

BCC - Concur

BCoC - Concur

Request for Legal Opinion § 10-106

MAPD - Propose dollar amount, advertise.

MAPC - Public hearing, review, adopt amended Regulations.

BCC - Concur

BCoC - Concur

These would go to MAPC as part of the fee package and then to BCC and BCoC on a regular meeting date. The Board of Realtors and Builders Association would be sent copies prior to MAPC meeting and would be asked to provide written comments. Any suggested changes would be reviewed and could be incorporated into the final proposal.

FEE CHANGES - BOARD OF CITY COMMISSION ACTION

DRAFT #2

TABLE 17

Board of Zoning Appeals (BZA) - §2.12.580(B) includes variances, exceptions and appeals.

- BCC - Designates MAPC as body to hold public hearing.
- MAPD - Propose dollar amount, advertise.
- MAPC - Public hearing, review, recommend.
- BCC - Review and adopt changed fee.
- BZA - Amend bylaws.

Historic Landmark Designation - §28.04.195 - Third Paragraph

- MAPD - Proposed dollar amount, advertise.
- MAPC - Public hearing, review, recommendations.
- BCC - Review and adopt.

Zoning and CUP - §28.04.120 (3.2)

- MAPD - Propose dollar amounts, advertise.
- MAPC - Public hearing, review, recommendations.
- BCC - Review and adopt.

Annexations §28.04.160

- MAPD - Propose dollar amount, advertise.
- MAPC - Public hearing, review, recommendations.
- BCC - Review and adopt.

Special Permits Granted by BCC - §28.04.180 (4) and (6), §28.04.182(1), and §28.04.184 (possibly 28.04.181(3) oil well)

- MAPD - Propose dollar amount, advertise.
- MAPC - Public hearing, review, recommendation.
- BCC - Review and adopt.

These would go to the MAPC as part of the fee package and then to BCC on a regular meeting day. The Board of Realtors and Homebuilders Association, would receive copies prior to MAPC hearing and asked to provide written comments. Any suggested changes would be reviewed and could then be incorporated, if deemed appropriate, into the final MAPD proposal.

DRAFT #2

TABLE 18

FEE CHANGES - COUNTY

Special Permit Granted by BCoC §11(F)

- MAPD - Propose wording and dollar amount; advertise.
- MAPC - Public hearing, review and recommendation.
- BCoC - Review and adopt

BZA - § 13 (3)(a)

- MAPD - Propose dollar amount; advertise.
- MAPC - Public hearing, review, recommendation.
- BCoC - Review and adopt.

Zoning, Conditional Uses and Planned Development § 14 (C)(2)

- MAPD - Propose dollar amount; advertise.
- MAPC - Public hearing, review, recommendation.
- BCoC - Review and adopt.

These would go to MAPC as part of the fee change package and then to BCoC on a regular meeting day. The Board of Realtors and Homebuilders Association would receive copies prior to MAPC hearing and asked to provide written comments. Any suggested changes would be reviewed and could be incorporated if deemed appropriate, into the final MAPD proposal.

CURRENT PLANS DIVISION
 METROPOLITAN PLANNING DEPARTMENT

| | No. | Private | City | County | Other Government | Total |
|---|-----|------------|-----------|----------|---------------------|------------|
| Annexations | 11 | 10,854.69 | | | | 10,854.69 |
| Historic | 10 | | | | 2,501.90 | 2,501.90 |
| Plats & Zoning | 4 | | 1,302.98 | | | 1,302.98 |
| Regulatory | 440 | 127,594.85 | | | | 127,594.85 |
| Special Permits | 12 | 2,251.71 | 250.19 | 250.19 | 250.19 | 3,002.28 |
| Zoning Policy Studies | 8 | | 18,497.44 | | | 18,497.44 |
| Street Name Change | 5 | | 273.30 | 409.95 | | 683.25 |
| Zoning Ordinance & Resolution Amendmts | 8 | | 3,580.62 | 4,774.16 | 1,193.54 | 9,548.32 |
| Special Studies | 8 | | 9,809.60 | | | 9,809.60 |
| Telephone/Counter | | 22,258.60 | | | | 22,258.60 |
| Small Cities Planning | | | | | 14,450.00 | 14,450.00 |
| | | 162,959.85 | 33,714.13 | 5,434.30 | 18,395.63 | 220,503.91 |
| Approx. Revenue | | 48,500.00 | 0 | 0 | 0 | 48,500.00 |
| Total Cost | | 114,459.85 | 33,714.13 | 5,434.30 | 18,395.63 | 172,003.91 |

110
and 755 RECORDING OF LEGAL INSTRUMENTS
FEES FROM APPLICATIONS--PLANNING DEPARTMENT
1978

| | |
|--|----------|
| 110 Account (Zone Changes, Vacations, Lot Splits) | \$43,142 |
| 755 Account (BZA) | 6,236 |

FEES - CURRENT PLANS DIVISION
Metropolitan Planning

| | CITY | |
|---|-----------------------------|--|
| | EXISTING FEES | PROPOSED FEES |
| Lot Splits | \$ 20 | \$ 50 |
| Vacations | 50 | 75 |
| Plats | 50 + \$3 | 100 + \$15 per acre over one |
| Sketch Plat | 0 | 100 ²⁰ |
| All fees for plats to be paid at time preliminary plat is filed | | |
| BZA | | |
| Variance | 50 | 75 Residential District 150 All Other Districts |
| Appeal | 50 | 50 |
| Exceptions | 50 | 75 MH, RH & Child Care 200 All Other Districts |
| Zoning | | |
| "AA" | 70 | 25 |
| "A" & "RB" | 70 | 150 |
| "R5", "R6", "B" | 140 | 250 0-6 Acres 350 Over 6 Acres |
| "BB" | 140 | 300 0-6 Acres 400 Over 6 Acres |
| "LC", "C", "D", "E", "F" | 200 6 & Under 400 Over 6 | 400 0-6 Acres 600 Over 6 to 15 Acres 800 Over 15 to 25 Acres 1000 Over 25 Acres |
| "G" | 140 | 300 |
| "U" | 140 | 200 |
| CUP | | |
| Residential | 400 Original | 500 + \$5 per gross acre over 20 acres |
| Amendments proposing redesign | 0 | Same as above |
| Minor amendments | 0 | 200 |
| Commercial | 0 Original | 500 + \$25 per gross acre over 6 acres |
| Amendments proposing redesign | 0 | Same as above |
| Minor Amendments | 0 | 300 |
| Special Permits | 0 | 150 |

All casework undertaken for other agencies (Urban Renewal, Historical Wichita, etc.) are done at no expense to the initiating agency; MAPD budget covers total cost.

ESTIMATED COSTS FOR PROCESSING AN APPLICATION FOR VACATION

| No. | Nature of Process | Personnel | Time | Hourly Wage Ins., Benefits | Estimated Cost |
|-----|---|---|--|--------------------------------------|------------------------------|
| 1. | Receiving and logging in correspond- ence; posting files and cards, filing | Secretary II | 1-1/2 hrs. | \$ 6.0803 | \$ 9.12 |
| 2. | Post to atlas and various matters | P.A. III | 1/2 hr. | 9.131 | 4.56 |
| 3. | Inspect site | Junior Planner | 1 hr. | 12.048 | 12.05 |
| 4. | Conferences - inter-staff | Chief Planner Junior Planner | 1/2 hr. 1 hr. | 18.2867 12.048 | 9.14 12.05 |
| 5. | Notices | Secretary II | 1 hr. | 6.0803 | 6.08 |
| 6. | Department reports and other correspondence | Chief Planner Junior Planner Secretary II | 1/2 hr. 1 hr. 1 hr. | 18.2867 12.048 6.0803 | 9.14 12.05 6.08 |
| 7. | Agendas and mailout | Secretary II | 1-1/2 hrs. | 6.0803 | 9.12 |
| 8. | Hearings | Chief Planner Senior Planner Junior Planner Secretary II | 1/2 hr. 1/2 hr. 1/2 hr. 1 hr. | 18.2867 12.10 12.048 6.0803 | 9.14 6.05 6.02 6.08 |
| 9. | Map updating | P.A. III | 1 hr. | 9.131 | 9.13 |
| 10. | Materials and mailing | | | | 6.64 |
| 11. | Mileage at 50¢/hr and 17¢/mile | | | | 4.20 |
| | Total | | | | \$ 136.65 |

ESTIMATED COSTS FOR PROCESSING A SUBDIVISION PLAT

| No. | Nature of Process | Personnel | Time | Hourly Wage Ins. Benefits | Estimated Cost |
|-----------------|--|---|--|--|--|
| 1. | Receiving and logging in correspondence; posting cards and files, filing | Junior Planner Secretary II | 1 hr. 1 hr. | \$ 9.9184 6.4146 | \$ 9.92 6.41 |
| 2. | Post to atlas and review various matters | Junior Planner P.A. III | 6-1/2 hrs. 1/2 hr. | 9.9184 9.131 | 64.47 9.13 |
| 3. | Inspect plat site | - | - | - | - |
| 4. | Conferences - inter-staff and applicant | Chief Planner Senior Planner Junior Planner | 4 hrs. 5 hrs. 5 hrs. | 18.2867 10.795 9.9184 | 73.15 53.98 49.59 |
| 5. | Department reports and other correspondence | Chief Planner Senior Planner Secretary II | 1/2 hr. 1 hr. 1-1/2 hrs. | 18.2867 10.795 7.3419 | 9.14 10.80 11.01 |
| 6. | S/D report preparing and marking | Senior Planner | 1-1/2 hrs. | 10.795 | 16.19 |
| 7. | Agendas and plat mailout | Secretary II | 3 hrs. | 7.3419 | incl. in No. 8 |
| 8. | Hearings | Chief Planner Senior Planner Junior Planner Secretary II P.A. III | 1/4 hr. 1/2 hr. 1-1/4 hrs. 1 hr. 1/2 hr. | 18.2867 10.795 9.9184 7.3419 9.131 | 4.57 5.40 12.40 29.37 4.56 |
| 9. | Map updating | P.A. III | 2 hrs. | 9.131 | 18.26 |
| 10. | Prints for department files (2 prints) | | | | 2.00 |
| 11. | Materials and mailing costs | | | | 8.85 |
| 12. | Mileage at 50¢/hr. and 17¢/mile | | | | 2.10 |
| Total | | | | | \$ 401.30 |

ESTIMATED COSTS FOR PROCESSING AN APPLICATION FOR ZONE CHANGE

| No. | Nature of Process | Personnel | Time | Hourly Wage Ins. Benefits | Estimated Cost |
|-----|--|--|--|---|---|
| 1. | Conference with applicant | Chief Planner Junior Planner | 1 hr. 1 hr. | \$ 18.2867 12.048 | \$ 18.29 12.05 |
| 2. | Secretarial work (exclusive of report writing) | Secretary II | 3 hrs. | 6.4146 | 19.24 |
| 3. | Posting cards and files, filing | Included in item No. 2. | | | |
| 4. | Post to atlas (related activities) | P.A. III | 1/2 hr. | 9.131 | 4.57 |
| 5. | Field check and take pictures | P.A. III | 1 hr. | 7.9635 | 7.96 |
| 6. | Zoning Committee field inspection | Senior Planner | 1/2 hr. | 12.10 | 6.05 |
| 7. | Staff conferences | Chief Planner Junior Planner | 1/4 hr. 1/4 hr. | 18.2867 12.048 | 4.57 3.01 |
| 8. | Planning Commission report | Chief Planner Junior Planner | 1 hr. 2-1/2 hrs. | 18.2867 12.048 | 4.57 30.12 |
| 9. | Presentation map preparation | P.A. III | 1 hr. | 7.9635 | 7.96 |
| 10. | Notices of hearing | Secretary II | 1/2 hr. | 6.4146 | 3.21 |
| 11. | MAPC meetings | Director Chief Planner Senior Planner Junior Planner Adm. Sec. | 1/4 hr. 3/4 hr. 1/4 hr. 1 hr. 2-1/2 hrs. | 23.0732 18.2867 12.10 12.048 8.1096 | 5.77 13.67 3.02 12.05 20.27 |
| 12. | Planning Commission correspondence | Secretary II | 2-1/2 hrs. | 6.0803 | 15.20 |
| 13. | Legal notices and ordinances | Secretary II | 1 hr. | 6.4146 | 6.41 |
| 14. | City or County Commission referral sheets | Adm. Sec. | 1/2 hr. | 8.1096 | 4.05 |

ESTIMATED COSTS FOR PROCESSING AN APPLICATION FOR ZONE CHANGE (continued)

| No. | Nature of Process | Personnel | Time | Hourly Wage Ins. Benefits | Estimated Cost |
|-----|---------------------------------|-----------|---------|------------------------------|----------------|
| 15. | BCC and BCC meetings | Director | 1/2 hr. | \$ 23.0732 | \$ 11.54 |
| 16. | Map updating | P.A. III | 1 hr. | 9.131 | 9.13 |
| 17. | Materials and mailing costs | | | | 13.28 |
| 18. | Mileage at 50¢/hr. and 17¢/mile | | | | 4.20 |
| 19. | Legal publications | | | | <u>10.00</u> |
| | Total | | | | \$ 250.19 |

ESTIMATED COSTS FOR PROCESSING A COMMUNITY UNIT PLAN

| No. | Nature of Process | Personnel | Time | Hourly Wage Ins. Benefits | Estimated Cost |
|-----------------|--|--|--|---|--|
| 1. | Conference with applicant | Chief Planner | 20 hrs. | \$ 18.2867 | \$ 365.73 |
| 2. | Log in application, posting cards and files, filing | Secretary II | 1 hr. | 6.4146 | 6.41 |
| 3. | Inspect site in field | Chief Planner | 1 hr | 18.2867 | 18.29 |
| 4. | Review of preliminary plans and correspondence | Chief Planner Junior Planner Secretary II | 8 hrs. 16 hrs. 1/2 hr. | 18.2867 12.048 6.4.46 | 146.29 192.77 3.21 |
| 5. | Review of revised plan and recommenda- tion to MAPC | Chief Planner Junior Planner | 2 hrs. 7 hrs. | 18.2867 12.048 | 36.57 84.64 |
| 6. | Notice of hearing | Secretary II | 1 hr. | 6.4146 | 6.41 |
| 7. | Planning Commission hearing | Director Chief Planner Junior Planner Senior Planner Adm. Sec. | 1 hr. 1 hr. 1 hr. 1 hr. 2-1/2 hrs. | 23.0732 18.2867 12.10 9.9184 8.1096 | 23.07 18.29 12.10 9.92 20.27 |
| 8. | Planning Commission correspondence | Secretary II | 1/2 hr. | 6.0803 | 3.04 |
| 9. | Referral sheets to BCC | Adm. Sec. | 1/2 hr. | 8.1096 | 4.05 |
| 10. | BCC meeting | Director | 1 hr. | 23.0732 | 23.07 |
| 11. | Materials and mailing costs | | | | 22.13 |
| 12. | Mileage at 50¢/hr. and 15¢/mile | | | | 4.20 |
| 13. | Legal publications | | | | 10.00 |
| Total | | | | | \$ 937.87 |

ESTIMATED COSTS FOR PROCESSING A BOARD OF ZONING APPEALS CASE

| No. | Nature of Process | Personnel | Time | Hourly Wage Ins. Benefits | Estimated Cost |
|-----|------------------------------------|---|-----------------------------|---------------------------------|---------------------------|
| 1. | Conference with applicant | Chief Planner Sp. Asst. Zoning Junior Planner | 1/4 hr. 1/2 hr. 1 hr. | \$ 18.2867 16.3627 12.048 | \$ 4.57 8.18 12.048 |
| 2. | Logging in application and notices | Secretary II | 2 hrs. | 6.0803 | 12.16 |
| 3. | Posting | P.A. III | 1/2 hr. | 9.131 | 4.57 |
| 4. | Inspect site in field | Sp. Asst. Zoning | 1 hr. | 16.3627 | 16.36 |
| 5. | Staff conference | Sp. Asst. Zoning Junior Planner | 1/2 hr. 1/2 hr. | 16.3627 12.048 | 16.36 6.02 |
| 6. | Staff report | Sp. Asst. Zoning Junior Planner | 1/2 hr. 4 hrs. | 16.3627 12.048 | 8.18 48.16 |
| 7. | BZA meeting | Chief Planner Sp. Asst. Zoning Secretary II | 1/4 hr. 1 hr. 1 hr. | 18.2867 16.3627 6.0803 | 4.57 16.26 6.08 |
| 8. | Preparation of BZA Resolution | Sp. Asst. Zoning Junior Planner Secretary II | 1/4 hr. 1 hr. 1/2 hr. | 16.3627 12.048 6.0803 | 4.09 12.05 3.04 |
| 9. | Legal publications | | | | 7.50 |
| 10. | Mileage at 50¢/hr. and 15¢/mile | | | | 2.10 |
| 11. | Materials and mailing costs | | | | <u>8.85</u> |
| | Total | | | | \$193.07 |

ESTIMATED COSTS FOR PROCESSING A CONDITIONAL USE PERMIT

| No. | Nature of Process | Personnel | Time | Hourly Wage Ins. Benefits | Estimated Cost |
|-----------------|------------------------------------|---------------------------------|----------------|------------------------------|-------------------|
| 1. | Conference with applicant | Chief Planner Junior Planner | 1 hr. 1 hr. | \$ 18.2867 12.048 | \$ 18.29 12.05 |
| 2. | Logging in application | Secretary II | 1/2 hr. | 6.0803 | 3.04 |
| 3. | Post to atlas (related activities) | P.A. III | 1/2 hr. | 9.131 | 4.57 |
| 4. | Inspect site in field | Chief Planner | 1 hr. | 18.2867 | 18.29 |
| 5. | Staff conference | Chief Planner Junior Planner | 1 hr. 1 hr. | 18.2867 12.048 | 18.29 12.05 |
| 6. | Staff report | Chief Planner | 2 hrs. | 18.2867 | 36.57 |
| 7. | MAPC meeting | Junior Planner | 4 hrs. | 12.048 | 48.19 |
| | | Director | 1 hr. | 23.0732 | 23.07 |
| | | Secretary II | 3 hrs. | 6.0803 | 18.27 |
| 8. | BCOC meeting | Adm. Sec. | 1 hr. | 8.1096 | 8.11 |
| | | Director | 1 hr. | 23.0732 | 23.07 |
| 9. | Legal publications | Chief Planner | 1 hr. | 18.2867 | 18.29 |
| 10. | Mileage at 50¢/hr. and 15¢/mile | | | | 10.00 |
| Total | | | | | 6.20 |
| | | | | | \$278.04 |

WICHITA-SEDGWICK COUNTY

DATE


September 19, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO Jack H. Galbraith, Chief Planner
Current Plans Division
FROM Robert A. Lakin, Director of Planning

SUBJECT Fee Revisions

Please create a file and begin work on submitting to the Planning Commission, revised fees for both City and County zoning cases, conditional use cases, special permit cases in the City, BZA cases, Subdivision, lot split and vacation cases. Attached is a copy of ASPO report on fees. In glancing through the report, it seems that we're on the high side now and are going to be a lot higher. I think we should be prepared to take this to the Planning Commission by the end of October so that we can get it pass the City Commission even if we have to have some referral before the end of the year. Make sure that we do touch base with Realtors and the Homebuilders. In preparing recommendations on this, identify specific services that are provided on plat review, vacations, etc., your time and other staff time and direct services, plus prorated cost for secretarial, Lytle and others who are during text amendment and counseling. Before it gets final, I would like to see what you are proposing.


Robert A. Lakin
Director of Planning

RAL:rme
Attachment

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 6, 1980

RE: AGENDA ITEM NO. 20

TO Metropolitan Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT Proposed Fee Increases - DR79-19(A) City Zoning and Historic Landmark; DR79-19(B) County Zoning and County Board of Zoning Appeals; and DR79-19(C) County Special Permit for Uses in "F" Heavy Industrial District

Delineated copies of the proposed amendments to Sections 28.04.195 (Historic Landmark) and 28.04.210 (Zoning Fees) of the City Zoning Ordinance and to Sections 13 (BZA), 14 (County Zoning Fees), and 10 ("F" Heavy Industrial District) of the County Zoning Resolution are attached for your information and review. DR79-19(A) and DR79-19(B) were deferred to the March 13th meeting at the February 28th MAPC meeting.

DR79-19(C) is an amendment to paragraph 40 of Section 10 of the County Zoning Resolution. Paragraph 40 provides that an application must be filed and approved prior to the establishment of certain uses in the "F" Heavy Industrial District. The proposed amendment would permit a fee to be charged when the application is filed.

Robert A. Lakin

Robert A. Lakin
Director of Planning

Attachments

RAL:AC:sad

*April 8,
Cole School
Approved.
7-0*

*See Marvin Cole
and C. Billy Foster amendments for Historic
fees.*

Additions underlined
Deletions ~~marked-thru~~

DR79-19(A)
February 1, 1980

Possible Amendment to the Zoning
Ordinance of the City of Wichita, Kansas
scheduled for public hearing before the MAPC
on Thursday, February 28, 1980

It is proposed to amend section 28.04.195, Historic landmark designation and paragraph 3 of Section 28.04.210, changes in zoning classifications or districts to change the application fees for Historic landmark designations, zone or district changes, and community unit plans.

Section 28.04.195 shall be amended to read as follows:

28.04.195 Historic landmark designation. The purpose and intent of this section is to provide means of designating on the official zoning map of the city of Wichita those properties determined to be historic landmarks by the board of city commissioners of the city of Wichita. The determination of eligibility for designation as a historic landmark shall be based on the conclusions and findings of fact of the historic landmark preservation committee as created and directed by Sections 2.12.1015 through 2.12.1025 inclusive of the code of the city of Wichita and upon the recommendations of the Metropolitan Area Planning Commission following public hearing as hereinafter provided.

Upon recommendation of the historic landmark preservation committee, an application may be initiated for the designation of a historic landmark on legally described property or properties which have been incorporated into the historic landmark preservation plan of the city of Wichita.

The applicant shall provide the names of the owner(s) of record, together with an accurate legal description of the property proposed to be designated, and shall accompany the application with a fee of ~~seventy-dollars~~ \$200.00 when the application encompasses a single zoning lot as defined in Section 28.04.020 of the zoning ordinance. An application for the designation of a Historic Landmark District, comprised of two (2) or more zoning lots, shall be accompanied by a fee of \$500.00 plus \$1.00 per zoning lot within the district. The fees shall be used to cover the expenses associated with the handling of the case. The applicant shall also identify the specific criteria as set out in Sections 2.12.1019 and 2.12.1020(2) of this code under which the described property is proposed to be designated as a historic landmark.

Upon receipt of the complete application and fee, the Metropolitan Area Planning Department shall establish a case file and proceed to prepare a notice for a public hearing before the Metropolitan Area Planning Commission. The notice shall be sent by certified mail with return receipt requested to the owner(s) of record of the property directly involved and shall

be published once in the official city newspaper at least twenty days prior to the hearing date.

At the conclusion of the public hearing, the Metropolitan Area Planning Commission shall forward its recommendation for approval or disapproval of historic designation to the board of City Commissioners. In the event the Board of City Commissioners takes action to approve the historic designation of the property involved, the Metropolitan Area Planning Department, on the basis of the public meeting record, shall set out on the official zoning map of the City of Wichita a designation corresponding to the case number and a delineation of the property involved.

The establishment of the historic landmark designation shall in no way alter the uses permitted by the zoning classification or districts of this chapter as previously established on the property. A desire to change permitted uses will require the filing of an application requesting a zoning change as provided for in Section 28.04.210.

In the event a permit is issued as provided for in Section 2.12.1024 of this code, for the demolition or removal of a designated historic landmark structure not located within a landmark district, the superintendent of central inspection shall instruct the Metropolitan Area Planning Department to remove the designation from the official zoning map of the City; provided that, upon removal of a structure within an historic landmark district, the land shall retain its classification as, and remain a part of said designated historic landmark district.

Section 28.04.210 paragraph 3 shall be amended to read as follows:

3. Changes by other individuals or groups.

3.1 A proposal for an amendment or change in zoning may be initiated by the governing body, the planning commission or upon application of the owner of the property affected. The application shall be filed with the planning commission upon forms and accompanied by such data and information as may be prescribed by the planning commission, so as to ensure the fullest practicable presentation of facts for the permanent record.

3.2 For the purpose of defraying costs of proceedings described herein, filing and publication fees shall be paid upon the filing of each application for a change of district boundaries or classification as follows:

| Classification | Fee |
|---|-------|
| "AA"-----One-Family-Dwelling-District | \$70 |
| "A"-----Two-Family-Dwelling-District | \$70 |
| "RB"-----Four-Family-Dwelling-District | \$70 |
| "C"-----Mobile-Home-District | \$140 |
| "B"-----Multiple-Family-Dwelling-District | \$140 |
| "R-5"-----General-Dwelling-District | \$140 |
| "R-6"-----General-Dwelling-District | \$140 |
| "BB"-----Office-District | \$140 |
| "LC"-----Light-Commercial-District (6-acres-and-under) | \$200 |
| "LC"-----Light-Commercial-District (over-6-acres) | \$400 |

| | |
|---|-------|
| "C"-----Commercial-District (6-acres-and-under) | \$200 |
| "C"-----Commercial-District (over-6-acres) | 400 |
| "D"-----Central-Business-District (6-acres-and-under) | 200 |
| "D"-----Central-Business-District (over-6-acres) | 400 |
| "E"-----Light-Industrial-District (6-acres-and-under) | 200 |
| "E"-----Light-Industrial-District (over-6-acres) | 400 |
| "F"-----Heavy-Industrial-District (6-acres-and-under) | 200 |
| "F"-----Heavy-Industrial-District (over-6-acres) | 400 |
| Community-Unit-Plan---Residential (original) | 400 |
| Community-Unit-Plan---Residential (amendment) | 400 |
| Community-Unit-Plan---Planned-Commercial-Develop- ment-(original-as-required-by-ordinance) | None |
| Community-Unit-Plan---Planned-Commercial-Develop- ment-(amendment) | 400 |
| "U"-----University-District | 140 |

Size of Application Area

| <u>Zoning Classification Requested</u> | <u>Up to & including 3 acres</u> | <u>Over 3 acres to 6 acres</u> | <u>Over 6 acres to 15 acres</u> | <u>Over 15 acres</u> |
|--|--|--|---|------------------------------|
| "AA" & "A" | <u>\$200</u> | <u>\$300</u> | <u>\$400</u> | <u>\$500</u> |
| "RB", "R-5", "R-6" & "U" | <u>\$300</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> |
| "G" | <u>N/A</u> | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> |
| "B" & "BB" | <u>\$350</u> | <u>\$450</u> | <u>\$550</u> | <u>\$650</u> |
| "LC", "C", "D", "E" & "F" | <u>\$400</u> | <u>\$500</u> | <u>\$600</u> | <u>\$700</u> |

Residential C.U.P.

Original-\$500 plus \$5 per acre for
each acre over 40 acres

Amendments

Major-(design or use change
that would affect 50% or
more of the area contained
within the C.U.P.) \$500

Minor-(design or use change
that would affect less
than 50% of the area
contained within the C.U.P.) \$200

Commercial C.U.P.

Original - when filed with
rezoning application

\$200 plus
\$5 per acre
for each
acre over
15 acres

Original - when filed
separately

\$500 plus
\$5 per acre
for each
acre over
15 acres

Amendments

Major-(design or use change
that would affect 50% or
more of the area contained
within the C.U.P.

\$500

Minor-(design or use change
that would affect less
than 50% of the area
contained within the C.U.P.

\$200

A fee of \$150 shall be charged for those requests for special permits or uses, where authorized by the Zoning Ordinance, that are referred by the Board of City Commissioners to the Metropolitan Area Planning Commission for public hearing and recommendation. Said fee shall be paid by the applicant prior to the scheduling of a hearing before the Metropolitan Area Planning Commission.

Any person requesting deferral of a case shall be charged a fee of \$50 to cover administrative cost at such time that the deferral is granted.

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in such a manner as prescribed by law. ~~No fee shall be required when the application is submitted by any department of the city, county, state or federal government.~~

3.3 No application for any change of zoning classification shall be filed within one year following a previous application on the same property or portion thereof; provided, however, the zoning committee of the planning commission, upon petition by the applicant, may permit a refiling of said application after six months of the original publication date, when significant physical, economic or land use changes have taken place within the immediate vicinity or a significant zoning ordinance text change has been adopted, or when the reapplication is for a change of zoning classification more restrictive than the original request. The applicant shall submit a statement in detail, setting out those changes which he deems significant and upon which he relies for refiling the original application.

Point
Out

Additions underlined
Deletions ~~marked-thru~~

DR79-19(B)

February 1, 1980

Possible Amendment to the Zoning Resolution
of Sedgwick County, Kansas scheduled for public
Hearing before the MAPC on Thursday, February 28, 1980

It is proposed to amend paragraph 3(a) of Section 13, Board of Zoning Appeals, Sedgwick County; and paragraph C(2) of Section 14, Administration related to the filing fees for zone change applications, conditional use applications and applications to the Board of Zoning Appeals.

Section 13, paragraph 3(a) shall be amended to read as follows:

3. Procedure

- a) Written applications for the approval of an appeal, variance or exception referred to in this section shall be filed in a manner prescribed by the Board. A fee, ~~of fifty dollars (\$50.00)~~ as set forth herein, shall be paid to the County Treasurer, or his agent, upon the filing of each application for an appeal, variance or exception, for the purpose of defraying costs of the proceeding described herein. A written receipt shall be issued to the person making such payment, and records thereof shall be kept in such manner as prescribed by law. Applications for appeals from the decisions of the enforcing officer shall be made within twenty (20) days of the date of such decision.

Board of Zoning Appeals
Application Fees

| | |
|--|-----------------|
| <u>Appeals</u> | <u>\$ 50.00</u> |
| <u>Variances for residential uses</u> | <u>\$ 75.00</u> |
| <u>All other variances</u> | <u>\$150.00</u> |
| <u>Exceptions for residential uses</u> | <u>\$ 75.00</u> |
| <u>All other exceptions</u> | <u>\$200.00</u> |

Section 14, paragraph C (2) shall be amended to read as follows:

2. Application: Application for any change of district boundaries or reclassification of districts as shown on the Zoning Map, shall be filed with the Commission upon forms and accompanied by such data and information as may

be prescribed for that purpose by the Commission so as to assure the fullest practicable presentation of facts for the permanent record.

Each application shall be verified by at least one of the owners of property within the area proposed to be changed, attesting to the truth and correctness of all facts and information presented with the application.

Applications must be accompanied with a certified list of property owners of record and their addresses, if available, and if not available, then the address of the occupant of the premises, if tenanted, in all directions from the subject property for a distance of twice the frontage of the property included in the application; provided, no distance need be more than 1,000 feet and cannot be less than 200 feet.

For the purpose of defraying costs of proceedings prescribed herein, filing and publication fees shall be paid to the County Treasurer or his agent upon the filing of such application for change in district classification. The fee for such application is as follows:

| <u>Classification</u> | <u>Fee</u> |
|---|------------|
| "R"--Rural-Residential-District | \$-70-00 |
| "R-1"--Suburban-Residential-District | \$-70-00 |
| "AA"--One-Family-Dwelling-District | \$-70-00 |
| "BB"--Office-District | \$140-00 |
| "LC"--Light-Commercial-District (6-acres-and-under) | \$200-00 |
| "LC"--Light-Commercial-District (over-6-acres) | \$400-00 |
| "C"--General-Commercial-District (6-acres-and-under) | \$200-00 |
| "C"--General-Commercial-District (over-6-acres) | \$400-00 |
| "E"--Light-Industrial-District (6-acres-and-under) | \$200-00 |
| "E"--Light-Industrial-District (over-6-acres) | \$400-00 |
| "F"--Heavy-Industrial-District (6-acres-and-under) | \$200-00 |
| "F"--Heavy-Industrial-District (over-6-acres) | \$400-00 |

Size of Application Area

| <u>Zoning Classification</u> | <u>up to & including 3 acres</u> | <u>over 3 acres to 6 acres</u> | <u>over 6 acres to 15 acres</u> | <u>over 15 acres</u> |
|----------------------------------|--|--|---|------------------------------|
| "R", "R-1" & "AA" | \$200 | \$300 | \$400 | \$500 |
| "BB" | \$350 | \$450 | \$550 | \$650 |
| "LC", "C", "E" & "F" | \$400 | \$500 | \$600 | \$700 |

"CU" Conditional Use Permit - Fee required is the same as for the District in which located.

Special Permit - as authorized by the Zoning Resolution \$150

Any person requesting deferral of a zoning case or a conditional use case shall be charged a fee of \$50 at such time that the deferral is granted to cover administrative costs.

A written receipt shall be issued to the person making such a payment and records thereof shall be kept in a manner as prescribed by law. ~~No fee shall be required when said application is submitted by any department of the City, County, State or Federal Government.~~

Additions underlined
Deletions ~~marked thus~~

DR 79-19(C)
February 1, 1980

Possible Amendment to the Zoning Resolution
of Sedgwick County, Kansas scheduled for
public hearing before the MAPC on Thursday, March 13, 1980

It is proposed to amend Section 10, paragraph 40, "F"
Heavy Industrial District to allow fees to be charged for
applications filed under the provisions of paragraph 40.

Section 10, paragraph 40 shall be amended to read as follows:

40. The following uses provided an application is submitted and a public hearing held as is required in Section 14-C-1, 14-C-2, and 14-C-3 of this Resolution; further provided that ~~all fees as required by Section 14-C-2 shall be waived for the purposes of this application.~~ said application shall be considered a request for a special permit and shall be charged a filing fee as provided in Section 14-C-2, except when accompanied by a zone change application encompassing the same area.
- a) Abattoirs or slaughter houses, including meat packing plants.
 - b) Acid manufacture.
 - c) Ammonia, bleaching powder or chlorine manufacture.
 - d) Automobile or machine wrecking and salvage yards.
 - e) Crematory.
 - f) Disinfectants, cattle dips, exterminators or insecticides manufacture.
 - g) Dyestuff manufacture.
 - h) Fertilizer and industrial chemical manufacture.
 - i) Explosive manufacture or storage.
 - j) Gas manufacture or storage (other than illuminating or heating).
 - k) Gelatine, glue or size manufacture or process involving recovery from animal material.
 - l) Incineration or other reduction of garbage.
 - m) Junk yards, including the handling and baling of paper, rags, or junk of other description.

- n) The manufacture of cement, lime, gypsum or plaster of paris.
- o) Pulp mills.
- p) Pyroxylin or celluloid manufacture, or explosive or inflammable cellulose or pyroxylin products manufacture.
- q) Stockyards.
- r) Tanning, curing or storage of raw hides or skins.