

ORDINANCE O-4559

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO PLANNING AND BUILDING DEPARTMENT FEES AND AMENDING KMC 5.74.070 REGARDING APPLICABLE FEES FOR DECISIONS UNDER CHAPTER 90. FILE NO. (CAM15-01832)

The City Council of Kirkland do ordain as follows:

Section 1. Kirkland Municipal (KMC) Section 5.74.070 is amended to read as follows:

5.74.070 Fees charged by planning and building department.

(a) The schedule below establishes fees charged by the planning and building department. The entire fee must be paid before the review or processing begins, except as otherwise specified.

FEE TYPE	FEE AMOUNT
Preliminary Project Review	
Pre-submittal Meeting, Integrated Development Plan, and/or Pre-design Conference No fee for second pre-submittal meeting if for Integrated Development Plan.	\$534.00
Planning Official Decisions	
Accessory Dwelling Unit (not required if reviewed concurrently with a building permit)	\$438.00
Administrative Design Review	
If application involves new gross floor area (new buildings or additions to existing buildings)	\$2,193.00
No new gross floor area	No fee
Design Review Approval Extension	\$439.00
Design Review Approval Modification	\$1,111.00
Forest Management Plan	\$317.00
Historic Residence Alteration	\$876.00
Integrated Development Plan Modification per KZC 95.30(6)(b)(1)	\$556.00

Integrated Development Plan Modification per KZC 95.30(6)(b)(2)	\$876.00
Master Sign Plan Approval Modification	\$876.00
Multiple Private or ROW Tree Removal Permit	\$211.00
Noise Variance	\$556.00
Off-Site Directional Sign Approval Modification	\$556.00
Parking Modification (additional public works fees may be required per Section 5.74.040)	\$556.00
Personal Wireless Service Facility Planning Official Decision	\$8,845.00
Personal Wireless Service Facility Subsequent or Minor Modification	\$876.00
Rooftop Appurtenance Modification	\$876.00
<u>Critical</u> Sensitive Area Planning Official Decision	\$2,193.00
<u>Critical</u> Area Determination	\$534.00
Shoreline Area—Alternative Options for Tree Replacement or for Vegetation Compliance in Setback	\$211.00
Shoreline Substantial Development Exemption	\$211.00
Temporary Use Permit	\$224.00
Zoning Verification Letter	\$211.00
Planning Director Decisions	
Additional Affordable Housing Incentive—Density Bonus	\$1,111.00
Binding Site Plan	\$2,208.00
Lot Line Alteration	\$1,111.00
Master Sign Plan	\$3,100.00

Multifamily Housing Property Tax Exemption Conditional Certificate	\$1,111.00
Multifamily Housing Property Tax Exemption Conditional Certificate Extension	\$556.00
Multifamily Housing Property Tax Exemption Contract Amendment	\$556.00
Off-Site Directional Sign	\$1,111.00
Process I Approval Modification	\$876.00
Process IIA, IIB or III Approval Modification	\$1,111.00
Short Plat or Subdivision Approval Modification	\$876.00
Variance Exception	\$1,111.00
Process I Review	
Historic Residence Designation	\$1,125.00
Home Occupation	\$1,125.00
Homeless Encampment Temporary Use with Modifications	\$224.00
Innovative Short Subdivision	
Base Fee	\$7,163.00
Fee per lot	\$1,023.00
Other Process I	
Base Fee	\$4,386.00
Fee per new residential unit	\$511.00
Fee per sq. ft. new non-residential GFA	\$0.31
Short Subdivision	
Base Fee	\$3,375.00
Fee per lot	\$1,023.00

Substantial Development Permit	
Piers and Docks Associated with Multifamily Development and Marinas and Moorage Facilities Associated with Commercial Uses (new or enlargement of greater than 50% of the existing deck area)	\$11,053.00
Other Shoreline Improvements, including boatlifts and boat platforms	\$4,738.00
Personal Wireless Service Facility Process I Review	\$11,053.00
Process IIA Review	
Innovative Preliminary Subdivision	
Base Fee	\$11,432.00
Fee per lot	\$1,111.00
Other IIA	
Base Fee	\$7,735.00
Fee per new residential unit	\$439.00
Fee per sq. ft. new nonresidential GFA	\$0.43
Personal Wireless Service Facility Process IIA Review	\$21,404.00
Preliminary Subdivision	
Base Fee	\$9,225.00
Fee per lot	\$1,111.00
Subdivision Alteration	\$9,474.00
Process IIB Review	
Historic Landmark Overlay or Equestrian Overlay	\$1,111.00
Other IIB	
Base Fee	\$11,930.00

Fee per new residential unit (including short subdivisions reviewed through Process IIB per Section 22.28.030)	\$439.00
Fee per sq. ft. new nonresidential GFA	\$0.43
Personal Wireless Service Facility Process IIB Review	\$30,877.00
Subdivision Vacation	\$9,474.00
Hearing Examiner Review	
Integrated Development Plan—Modification after Tree Removal per KZC 95.30(6)(b)(3)	\$1,111.00
Design Board Review	
Design Board Concept Review	\$1,512.00
Design Board Design Response Review	
Base Fee	\$4,629.00
Fee per new unit	\$212.00
Fee per sq. ft. new GFA	\$0.21
State Environmental Policy Act (SEPA)	
Review of Environmental Checklist	
Base Fee	\$956.00
Applications involving sensitive areas (streams and/or wetlands only)	\$584.00
Estimated Number of PM Peak Trips	
Less than 20 trips	\$956.00
21—50 trips	\$1,911.00
51—200 trips	\$3,823.00
Greater than 200 trips	\$7,648.00

Preparation of Environmental Impact Statement (EIS)

* The cost of preparing an EIS is the sole responsibility of the applicant. Kirkland Ordinance No. 2473, as amended, establishes the procedures that the city will use to charge for preparation and distribution of a draft and final EIS. The applicant is required to deposit with the city an amount not less than \$5,000 to provide for the city's cost of review and processing an EIS. If the anticipated cost exceeds \$5,000, the city may require the applicant to deposit enough money to cover the anticipated cost.

Miscellaneous**Appeals and Challenges**

Appeals	\$219.00
Challenges	\$219.00
Note: No Fee for code enforcement hearings	

Concurrency Application—Estimated Number of PM Peak Trips

Less than 20 trips	\$562.00
21—50 trips	\$786.00
51—200 trips	\$1,575.00
Greater than 200 trips	\$2,025.00

Final Subdivision

Base Fee	\$2,193.00
Fee per lot	\$219.00

Short Subdivision Recording Review	\$1,011.00
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Sidewalk Cafe Permits

Base Fee	\$693.00
Fee per sq. ft. of cafe area	\$0.78

Street Vacation

Base Fee	\$8,845.00
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Fee per sq. ft. of street	\$0.43
Miscellaneous Review and Inspection Fees When the Planning and Building department provides planning review or inspection services, and a fee for such service is not published, the applicant shall pay the following rate for such services.	\$120.00 per hour
Comprehensive Plan and Zoning Text Amendment Requests	
Request for property-specific map change	
Initial request	\$339.00
If request is authorized by city council for review	\$339.00
Request for city-wide or neighborhood-wide policy change	No fee
General Notes:	
<p>1. Fee reduction for applications processed together: When two or more applications are processed together, the full amount will be charged for the application with the highest fee. The fee for the other application(s) will be calculated at 50% of the listed amount.</p> <p>2. Projects with greater than 50 dwelling units or 50,000 sq. ft. nonresidential GFA: The per unit and per sq. ft. fee for all units above 50 and all GFA above 50,000 sq. ft. shall be reduced by one-half.</p> <p>3. Note for Sensitive Areas permits:</p> <p>a. In cases where technical expertise is required, the Planning and Building department may require the applicant to fund such studies.</p> <p>b. Voluntary wetland restoration and voluntary stream rehabilitation projects are not subject to fees.</p> <p>4. Construction of affordable housing units pursuant to Chapter 112 KZC: The fee per new unit and fee per square foot new GFA shall be waived for the bonus or additional units or floor area being developed.</p> <p>5. Note for Historic Residence permits: An additional fee shall be required for consulting services in connection with designation and alteration of historic residences.</p>	

9 Section 2. If any section, subsection, sentence, clause, phrase,
10 part or portion of this ordinance, including those parts adopted by
11 reference, is for any reason held to be invalid or unconstitutional by any
12 court of competent jurisdiction, such decision shall not affect the validity
13 of the remaining portions of this ordinance.

14
15 Section 3. This ordinance shall be in full force and effect on March
16 1, 2017 and after its passage by the Kirkland City Council and

17 publication, as required by law, in summary form attached to the original
18 of this ordinance and by this reference approved by the City Council.

19
20 Passed by majority vote of the Kirkland City Council in open
21 meeting this 21st day of February, 2017.

22
23 Signed in authentication thereof this 21st day of February, 2017.




Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

Publication Date: February 27, 2017

PUBLICATION SUMMARY
OF ORDINANCE O-4559

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO PLANNING AND BUILDING DEPARTMENT FEES AND AMENDING KMC 5.74.070 REGARDING APPLICABLE FEES FOR CHAPTER 90 KZC.

SECTION 1. Amends the Planning and Building Department fees applicable to Chapter 90 KZC.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as March 1, 2017, after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 21st day of February, 2017.

I certify that the foregoing is a summary of Ordinance O-4559 approved by the Kirkland City Council for summary publication.



City Clerk