

ORDINANCE O-4613

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO DEVELOPMENT FEES AND AMENDING KIRKLAND MUNICIPAL CODE SECTION 5.74.070.

1 The City Council of the City of Kirkland ordains as follows:
2

3 Section 1. Section 5.74.070 of the Kirkland Municipal Code is
4 hereby amended to read as follows:
5

6 5.74.070 Fees charged by planning and building department.

7 (a) The schedule below establishes fees charged by the planning
8 and building department. The entire fee must be paid before the review
9 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 and Building Department 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) <u>Per Square Foot</u> No new gross floor area <u>Per Residential Unit</u>	\$2,193.00 \$0.15 No fee \$200.00

FEE TYPE	FEE AMOUNT
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 and Building Department Decision	\$8,845.00
Personal Wireless Service Facility Subsequent or Minor Modification	\$876.00
Rooftop Appurtenance Modification	\$876.00
Critical Area Planning and Building Department Decision	\$2,193.00
Critical Area Determination	\$534.00

FEE TYPE	FEE AMOUNT
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

FEE TYPE	FEE AMOUNT
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 Fee per new residential unit Fee per sq. ft. new nonresidential GFA	 \$4,386.00 <u>4,561.00</u> \$511.00 <u>531.00</u> \$0.310 <u>.32</u>
Short Subdivision Base Fee Fee per lot	 \$3,375.00 <u>3,510.00</u> \$1,023.00 <u>1,064.00</u>
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) Other Shoreline Improvements, including boatlifts and boat platforms	 \$11,053.00 \$4,738.00 <u>4,928.00</u>

FEE TYPE	FEE AMOUNT
Personal Wireless Service Facility Process I Review	\$11,053.00 <u>11,495.00</u>
Process IIA Review	
Innovative Preliminary Subdivision	
Base Fee	\$11,432.00
Fee per lot	\$1,111.00
Other IIA	
Base Fee	\$7,735.00 <u>9,514.00</u>
Fee per new residential unit	\$439.00 <u>540.00</u>
Fee per sq. ft. new nonresidential GFA	\$0.430 <u>.53</u>
Personal Wireless Service Facility Process IIA Review	\$21,404.00
Preliminary Subdivision	
Base Fee	\$9,225.00 <u>11,347.00</u>
Fee per lot	\$1,111.00 <u>1,367.00</u>
Subdivision Alteration	\$9,474.00
Process IIB Review	
Historic Landmark Overlay or Equestrian Overlay	\$1,111.00
Other IIB	
Base Fee	\$11,930.00 <u>15,032.00</u>

FEE TYPE	FEE AMOUNT
Fee per new residential unit (including short subdivisions reviewed through Process IIB per Section 22.28.030)	\$439.00 <u>553.00</u>
Fee per sq. ft. new nonresidential GFA	\$0.430 <u>.54</u>
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 <u>1,739.00</u>
Design Board Design Response Review	
Base Fee	\$4,629.00 <u>5,323.00</u>
Fee per new unit	\$212.00 <u>244.00</u>
Fee per sq. ft. new GFA	\$0.2100 <u>.24</u>
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	

FEE TYPE	FEE AMOUNT
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
<p>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.</p>	
Miscellaneous	
<p>Appeals and Challenges</p> <p> Appeals</p> <p> Challenges</p> <p> Note: No fee for code enforcement hearings</p>	<p>\$219.00</p> <p>\$219.00</p>
<p>Concurrency Application—Estimated Number of PM Peak Trips</p> <p> Less than 20 trips</p> <p> 21—50 trips</p> <p> 51—200 trips</p> <p> Greater than 200 trips</p>	<p>\$562.00</p> <p>\$786.00</p> <p>\$1,575.00</p> <p>\$2,025.00</p>
Final Subdivision	

FEE TYPE	FEE AMOUNT
Base Fee	\$2,193.00
Fee per lot	\$219.00
Short Subdivision Recording Review	\$1,011.00
Sidewalk Cafe Permits	
Base Fee	\$693.00
Fee per sq. ft. of cafe area	\$0.78
Street Vacation	
Base Fee	\$8,845.00
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 <u>1,000.00</u>
If request is authorized by city council for review	\$339.00 <u>10,000.00</u>
Request for city-wide or neighborhood-wide policy change	No fee
General Notes:	
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 TYPE	FEE AMOUNT
<p>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>	

10 (b) The director of finance and administration is authorized to
 11 interpret the provisions of this chapter and may issue rules for its
 12 administration. This includes, but is not limited to, correcting errors and
 13 omissions and adjusting fees to match the scope of the project. The
 14 fees established here will be reviewed annually, and, effective January
 15 1st of each year, may be administratively increased or decreased, by an
 16 adjustment to reflect the current published annual change in the Seattle
 17 Consumer Price Index for Wage Earners and Clerical Workers as needed
 18 in order to maintain the cost recovery objectives established by the city
 19 council.
 20

21 (c) MyBuildingPermit.com Surcharge. In addition to the fees listed
 22 in this section there shall be a three and five-tenths percent surcharge
 23 collected to pay for the city's MyBuildingPermit.com membership fees
 24 and to help offset the cost of the enhancements and maintenance of
 25 the MyBuildingpermit.com and permit tracking software.
 26

27 Exception: The MyBuildingPermit.com surcharge does not apply to
 28 the fees for comprehensive plan and zoning text amendment requests.
 29

30 Section 2. If any provision of this ordinance or its application to
 31 any person or circumstance is held invalid, the remainder of the
 32 ordinance, or the application of the provision to other persons or
 33 circumstances is not affected.
 34

35 Section 3. This ordinance shall be in force and effect on January
 36 1, 2018 after its passage by the Kirkland City Council and publication
 37 pursuant to Section 1.08.017, Kirkland Municipal Code in the summary

38 form attached to the original of this ordinance and by this reference
39 approved by the City Council.
40

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42 Passed by majority vote of the Kirkland City Council in open
43 meeting this 8th day of November, 2017.
44

45 Signed in authentication thereof this 8th day of November, 2017.



MAYOR

Attest:



City Clerk

Approved as to Form:

Publication Date: November 13, 2017



City Attorney

PUBLICATION SUMMARY
OF ORDINANCE O-4613

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO DEVELOPMENT FEES AND AMENDING KIRKLAND MUNICIPAL CODE SECTION 5.74.070.

SECTION 1. Amends the fees charged by the planning and building department.

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 January 1, 2018, 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 8th day of November, 2017.

I certify that the foregoing is a summary of Ordinance O-4613 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk