

ORDINANCE NO. 2776

Repealed by 3317

AN ORDINANCE OF THE CITY OF KIRKLAND ESTABLISHING THE FEES AND OTHER CHARGES TO BE PAID TO THE CITY FOR PROCESSING CERTAIN DEVELOPMENT APPLICATIONS; AND REPEALING ORDINANCE NO. 2311, AS AMMENDED.

WHEREAS, it is appropriate that the reasonable cost of processing development applications be substantially borne by the person requesting action on the part of the City, and

WHEREAS, it is desireable to regularly adjust fees to reflect changes in processing costs.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. No application for a development permit specified in this Ordinance shall be accepted for filing until all fees or deposits as established in this Ordinance have been paid to the City of Kirkland.

Section 2. Fees for "single-dwelling units" shall apply only to applications pertaining to a single-dwelling unit owned or being constructed by the applicant and in which the applicant resides or intends to reside.

Section 3. Fees and other charges related to compliance with the State Environmental Policies Act are as follows:

A. Environmental checklist review:

1. 0-2 hours of staff time: \$45.00
2. More than 2 hours of staff time: \$35.00/hour of review time by the Environmental Coordinator. Any special research or analysis required by City Employees will be charged at their billable rates plus \$4.00/hour to cover secretarial and clerical costs.

B. Environmental Impact Statement Review:

1. The cost of preparing an Environmental Impact Statement is the sole responsibility of the applicant. Kirkland Ordinance No. 2473, as amended, establishes the procedures that the City will use to charge for the preparation, including distribution, of a draft and final Environmental Impact statement.
2. The applicant is required to deposit with the City an amount not less than \$1,500 to provide for the City's cost of review and processing of a draft and final Environmental Impact Statement. If the anticipated cost of review and processing of the draft and final Environmental Impact Statement significantly exceeds \$1,500, the City may, upon written notification to the applicant, require a deposit in an amount reasonably expected to provide for the City's anticipated costs.

- C. Reconsideration by the Responsible Official of a Threshold Determination: \$50.
- D. Appeal of a Threshold Determination of the Responsible Official: \$150.

Section 4. Fees for development permits, other than for compliance with the State Environmental Policies Act, are as follows:

- A. Permits reviewed under Process I, Chapter 145 of the Zoning Code, except as otherwise specified in this Ordinance:
 - 1. For single-dwelling units: \$175.00.
 - 2. For signs: \$260.00.
 - 3. For other developments: \$350.00.
 - 4. If two or more Process I permits are reviewed together, the fee for all but one of the permits shall be reduced by 50%.
 - 5. If the permit is reviewed with a Short Subdivision, Preliminary Subdivision, Substantial Development Permit, or permit reviewed under Processes IIA, IIB or III, Chapters 150, 152 or 155 of the Zoning Code, the fee otherwise required by this Section shall be reduced by 50 percent.
- B. Permits reviewed under Process IIA, Chapter 150 of the Zoning Code, except as otherwise specified in this Ordinance:
 - 1. For single-dwelling units: \$350.00.
 - 2. For signs: \$490.00.
 - 3. For other developments: \$650.00.
 - 4. If two or more Process IIA permits are reviewed together, the fee for all but one of the permits shall be reduced by 50%.
 - 5. If the permit is reviewed with a Preliminary Subdivision, Substantial Development Permit, or permit reviewed under Processes IIB or III, Chapters 152 or 155 of the Zoning Code, the fee otherwise required by this Section shall be reduced by 50 percent.
- C. Permits reviewed under Process IIB, Chapter 152 of the Zoning Code, except as otherwise specified in this Ordinance:

1. For single-dwelling units: \$600.00.
 2. For multi-family residential developments: \$1,200 plus \$8.00 per dwelling unit.
 3. For other developments: \$1,200 plus \$80.00 per acre.
 4. If two or more Process IIB permits are reviewed together, the fee for all but one of the permits shall be reduced by 50%.
 5. If the permit is reviewed with a Preliminary Subdivision or permit reviewed under Process III, Chapter 155 of the Zoning Code, the fee otherwise required by this Section shall be reduced by 70 percent.
- D. Permits reviewed under Process III, Chapter 155 of the Zoning Code, except as otherwise specified in this Ordinance:
1. For single-dwelling units: \$440.00.
 2. For signs: \$660.00 plus \$60.00 per acre.
 3. For multi-family residential developments: \$880.00 plus \$8.00 per dwelling unit.
 4. For other developments: \$880.00 plus \$80.00 per acre.
 5. If two or more Process III permits are reviewed together, the fee for all but one of the permits shall be reduced by 50%.
- E. Permits reviewed under Process IV, Chapter 160 of the Zoning Code: \$100.00.
- F. Preliminary Subdivision:
1. \$720.00 plus \$16.00 per lot.
 2. If the preliminary subdivision is reviewed with a permit reviewed under Process III, Chapter 155 of the Zoning Code, the fee otherwise required by this Section shall be reduced by 50 percent.
- G. Final Subdivision: \$360.00 plus \$8.00 per lot.
- H. Short Subdivision or Binding Site Plan:
1. \$480.00 plus \$16.00 per lot.

2. If the Short Subdivision or Binding Site Plan is reviewed with a permit reviewed under Processes IIA, IIB or III, Chapters 150, 152 or 155 of the Zoning Code, or with a Substantial Development Permit, the fee otherwise required by this Section shall be reduced by 50 percent.
- I. Modification under Chapter 5 of the Subdivision Ordinance: 25 percent of the Preliminary Subdivision or Short Subdivision fee.
- J. Modifications, Deferments and Waivers under Chapter 110 of the Zoning Code and Chapter 4 of the Subdivision Ordinance: \$40.00 per modification, deferment or waiver per right-of-way.
- K. Appeals, Reconsiderations and Challenges under the Zoning Code and Subdivision Ordinance:
1. For a single family use or development: \$50
 2. For all others: \$150
- L. Substantial Development Permits:
1. For multi-family residential developments: \$720.00 plus \$8.00 per dwelling unit.
 2. For other developments: \$720.00 plus \$80.00 per acre.
 3. If the Substantial Development Permit is reviewed with a permit reviewed under Processes IIB or III, Chapters 152 or 155 of the Zoning Code or with a Preliminary Subdivision, the fee otherwise required by this Section shall be reduced by 40 percent.
- M. Street Vacations:
1. \$620
 2. If the street vacation is reviewed with another development permit, other than compliance with the State Environmental Policies Act, the fee otherwise required by this section shall be reduced by 50%
- N. Permits subject to the disapproval jurisdiction of the Houghton Community Council:
1. For permits subject to review and approval by a Hearing Examiner: the fee otherwise required by this Section shall be increased by 15 percent.
 2. For permits subject to review and approval by the Planning Commission: the fee otherwise required by this Section shall be increased by 30 percent.

Section 5. The director of the Department of Planning and Community Development is authorized to adjust the fees established by this Ordinance on a case-by-case basis as necessary to reflect the actual costs of permit processing. Any adjustment shall be based upon the actual review time and billable rates of employees and other expenses incurred by the City in processing individual permits.

Section 6. Ordinance 2311, as amended, is hereby repealed.


Section 7. If any section, subsection, sentence, clause, phrase, part, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 8. This Ordinance shall be in force and take effect five (5) days from and after its passage by the City Council and posting as required by law.

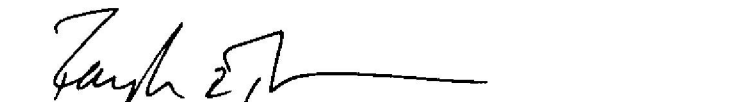
ADOPTED by a majority vote of the Kirkland City Council in regular meeting on the 19th day of December, 1983.

SIGNED in authentication thereof this 19th day of December, 1983..


Mayor


Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:


City Attorney

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 21 day of December, 1983 in accordance with the provisions of RCW 35A12.160 and City of Kirkland Ordinance No. 2600.


Clerk

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