

ORDINANCE O-4741

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO DEVELOPMENT FEES AND AMENDING SUBSECTION 5.74.070(a) OF THE KIRKLAND MUNICIPAL CODE.

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The City Council of the City of Kirkland do ordain as follows:

Section 1. Kirkland Municipal Code Subsection 5.74.070(a) is amended to add a new fee line item 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.

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| FEE TYPE | FEE AMOUNT |
|---|------------|
| Planning Director Decisions | |
| Public Agency Exception or Public Utility Exception | \$4,805.00 |

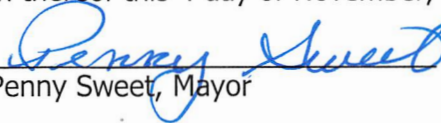
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Section 2. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Section 3. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 4 day of November, 2020.

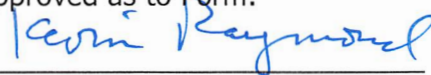
Signed in authentication thereof this 4 day of November, 2020.


Penny Sweet, Mayor

Attest:


Kathi Anderson, City Clerk

Approved as to Form:


Kevin Raymond, City Attorney

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. | \$534.00 580.00 |
| Planning and Building Department Decisions | |
| Accessory Dwelling Unit (not required if reviewed concurrently with a building permit) | \$438.00 475.00 |
| Administrative Design Review | |
| If application involves new gross floor area (new buildings or additions to existing buildings) | \$2,193.00 2,380.00 |
| Per square foot | \$0.150 .16 |
| No new gross floor area | No fee |
| Per residential unit | \$200.00 211.00 |
| Design Review Approval Extension | \$439.00 476.00 |
| Design Review Approval Modification | \$1,111.00 1,205.00 |
| Forest Management Plan | \$317.00 345.00 |
| Historic Residence Alteration | \$876.00 950.00 |
| Integrated Development Plan Modification per KZC 95.30(6)(b)(1) | \$556.00 604.00 |
| Integrated Development Plan Modification per KZC 95.30(6)(b)(2) | \$876.00 950.00 |
| Master Sign Plan Approval Modification | \$876.00 950.00 |
| Multiple Private or ROW Tree Removal Permit | \$211.00 229.00 |
| Noise Variance | \$556.00 604.00 |
| Off-Site Directional Sign Approval Modification | \$556.00 604.00 |
| Parking Modification (additional public works fees may be required per Section 5.74.040) | \$556.00 604.00 |
| Personal Wireless Service Facility Planning and Building Department Decision | \$8,845.00 9,598.00 |
| Personal Wireless Service Facility Subsequent or Minor Modification | \$876.00 950.00 |
| Rooftop Appurtenance Modification | \$876.00 950.00 |
| Critical Area Planning Official Decision | \$2,193.00 2,380.00 |
| Critical Area Determination | \$534.00 580.00 |
| Shoreline Area—Alternative Options for Tree Replacement or for Vegetation Compliance in Setback | \$211.00 229.00 |
| Shoreline Substantial Development Exemption | \$211.00 229.00 |
| Temporary Use Permit | \$224.00 243.00 |
| Zoning Verification Letter | \$211.00 229.00 |
| Planning Director Decisions | |

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| FEE TYPE | FEE AMOUNT |
|---|----------------------|
| Additional Affordable Housing Incentive—Density Bonus | \$1,111.001,205.00 |
| Binding Site Plan | \$2,208.002,396.00 |
| Lot Line Alteration | \$1,111.001,205.00 |
| Master Sign Plan | \$3,100.003,364.00 |
| Multifamily Housing Property Tax Exemption Conditional Certificate | \$1,111.001,205.00 |
| Multifamily Housing Property Tax Exemption Conditional Certificate Extension | \$556.00604.00 |
| Multifamily Housing Property Tax Exemption Contract Amendment | \$556.00604.00 |
| Off-Site Directional Sign | \$1,111.001,205.00 |
| Process I Approval Modification | \$876.00950.00 |
| Process IIA, IIB or III Approval Modification | \$1,111.001,205.00 |
| Public Agency Exception or Public Utility Exception | \$4,805.00 |
| Short Plat or Subdivision Approval Modification | \$876.00950.00 |
| Variance Exception | \$1,111.001,205.00 |
| Process I Review | |
| Historic Residence Designation | \$1,125.001,221.00 |
| Home Occupation | \$1,125.001,221.00 |
| Homeless Encampment Temporary Use with Modifications | \$224.00243.00 |
| Innovative Short Subdivision | |
| Base Fee | \$7,163.007,744.00 |
| Fee per lot | \$1,023.001,111.00 |
| Other Process I | |
| Base Fee | \$4,561.004,805.00 |
| Fee per new residential unit | \$531.00559.00 |
| Fee per sq. ft. new nonresidential GFA | \$0.320.34 |
| Short Subdivision | |
| Base Fee | \$3,510.003,698.00 |
| Fee per lot | \$1,064.001,121.00 |
| 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) | \$11,053.0011,996.00 |
| Other Shoreline Improvements, including boatlifts and boat platforms | \$4,928.005,192.00 |
| Personal Wireless Service Facility Process I Review | \$11,495.0012,111.00 |
| Process IIA Review | |
| Innovative Preliminary Subdivision | |

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| FEE TYPE | FEE AMOUNT |
|--|---|
| Base Fee | \$11,432.00 <u>12,406.00</u> |
| Fee per lot | \$1,111.00 <u>1,205.00</u> |
| Other IIA | |
| Base Fee | \$9,514.00 <u>10,025.00</u> |
| Fee per new residential unit | \$540.00 <u>569.00</u> |
| Fee per sq. ft. new nonresidential GFA | \$0.53 <u>0.56</u> |
| Personal Wireless Service Facility Process IIA Review | \$21,404.00 <u>23,228.00</u> |
| Preliminary Subdivision | |
| Base Fee | \$11,347.00 <u>11,955.00</u> |
| Fee per lot | \$1,367.00 <u>1,440.00</u> |
| Subdivision Alteration | \$9,474.00 <u>10,281.00</u> |
| Process IIB Review | |
| Historic Landmark Overlay or Equestrian Overlay | \$1,111.00 <u>1,205.00</u> |
| Other IIB | |
| Base Fee | \$15,032.00 <u>15,838.00</u> |
| Fee per new residential unit (including short subdivisions reviewed through Process IIB per Section 22.28.030) | \$553.00 <u>583.00</u> |
| Fee per sq. ft. new nonresidential GFA | \$0.54 <u>0.57</u> |
| Personal Wireless Service Facility Process IIB Review | \$30,877.00 <u>33,508.00</u> |
| Subdivision Vacation | \$9,474.00 <u>10,281.00</u> |
| Hearing Examiner Review | |
| Integrated Development Plan—Modification after Tree Removal per KZC 95.30(6)(b)(3) | \$1,111.00 <u>1,205.00</u> |
| Design Board Review | |
| Design Board Concept Review | \$1,739.00 <u>1,833.00</u> |
| Design Board Design Response Review | |
| Base Fee | \$5,323.00 <u>5,609.00</u> |
| Fee per new unit | \$244.00 <u>257.00</u> |
| Fee per sq. ft. new GFA | \$0.24 <u>0.25</u> |
| State Environmental Policy Act (SEPA) | |
| Review of Environmental Checklist | |
| Base Fee | \$956.00 <u>1,037.00</u> |
| Applications involving sensitive areas (streams and/or wetlands only) | \$584.00 <u>635.00</u> |
| Estimated Number of PM Peak Trips | |
| Less than 20 trips | \$956.00 <u>1,037.00</u> |

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|--|--|
| 21—50 trips | \$1,911.00 <u>2,074.00</u> |
| 51—200 trips | \$3,823.00 <u>4,149.00</u> |
| Greater than 200 trips | \$7,648.00 <u>8,300.00</u> |
| 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 <u>238.00</u> |
| Challenges | \$219.00 <u>238.00</u> |
| Note: No fee for code enforcement hearings | |
| Concurrency Application—Estimated Number of PM Peak Trips | |
| Less than 20 trips | \$562.00 <u>610.00</u> |
| 21—50 trips | \$786.00 <u>853.00</u> |
| 51—200 trips | \$1,575.00 <u>1,710.00</u> |
| Greater than 200 trips | \$2,025.00 <u>2,198.00</u> |
| Final Subdivision | |
| Base Fee | \$2,193.00 <u>2,380.00</u> |
| Fee per lot | \$219.00 <u>238.00</u> |
| Short Subdivision Recording Review | |
| | \$1,011.00 <u>1,096.00</u> |
| Sidewalk Cafe Permits | |
| Base Fee | \$693.00 <u>753.00</u> |
| Fee per sq. ft. of cafe area | \$0.780 <u>.84</u> |
| Street Vacation | |
| Base Fee | \$8,845.00 <u>9,598.00</u> |
| Fee per sq. ft. of street | \$0.430 <u>.47</u> |
| 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 <u>134.00</u> per hour |
| Comprehensive Plan and Zoning Text Amendment Requests | |
| Request for property-specific map change | |
| Initial request | \$1,000.00 <u>1,054.00</u> |
| If request is authorized by city council for review | \$10,000.00 <u>10,536.00</u> |
| Request for city-wide or neighborhood-wide policy change | |
| | No fee |
| General Notes: | |

| FEE TYPE | FEE AMOUNT |
|---|------------|
| <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> | |

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

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

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