

ORDINANCE NO. 3317

AN ORDINANCE OF THE CITY OF KIRKLAND REPEALING ORDINANCES 3112, 3072, 2993, 2919, 2803, and 2776, AS AMENDED; AND ADDING A NEW SECTION 5.74.080 TO THE KIRKLAND MUNICIPAL CODE ESTABLISHING PROCESSING FEES FOR DEVELOPMENT APPLICATIONS.

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 desirable 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. Ordinances 3112, 3072, 2993, 2919, 2803, and 2776, as amended, are hereby repealed.

Section 2. Chapter 5.74 of the Kirkland Municipal Code is hereby amended by adding a new section 5.74.080 to read as follows:

5.74.080 Schedule for payment of fees and other charges for processing certain development applications.

No application for a development permit specified herein shall be accepted for filing until all fees or deposits established therefor have been paid to the City of Kirkland.

(a) 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.

(b) Fees and other charges related to compliance with the State Environmental Policy Act are as follows:

1. Environmental checklist review:

A. 0-2 hours of staff time: \$45.00.

B. 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.

2. Environmental Impact Statement Review:

A. 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.

B. 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.

3. Reconsideration by the Responsible Official of a Threshold Determination: \$50.

4. Appeal of a Threshold Determination of the Responsible Official: \$150.

(c) Fees for development permits, other than for compliance with the State Environmental Policy Act, are as follows:

1. Permits reviewed under Process I, Chapter 145 of the Zoning Code, except as otherwise specified in this Ordinance:

A. For single-dwelling units:
\$175.00.

B. For signs: \$260.00.

C. For other developments: \$350.00.

D. If two or more Process I permits are reviewed together, the fee for all but one of the permits shall be reduced by 50 percent.

E. 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.

2. Permits reviewed under Process IIA, Chapter 150 of the Zoning Code, except for those permits which were changed from Process IIB to Process IIA review by Ordinance No. 2912 and except as otherwise specified in this Ordinance:

A. For single-dwelling units:
\$350.00.

B. For signs: \$490.00.

C. For other developments: \$650.00.

D. If two or more Process IIA permits are reviewed together, the fee for all but one of the permits shall be reduced by 50 percent.

E. 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.

3. Permits reviewed under Process IIB, Chapter 152 of the Zoning Code and permits which were changed from Process IIA review by Ordinance No. 2912, except as otherwise specified in this Ordinance:

A. For single-dwelling units:
\$600.00.

B. For multi-family residential developments: \$1,200 plus \$8.00 per dwelling unit.

C. For other developments: \$1,200 plus \$80.00 per acre.

D. If two or more Process IIB permits are reviewed together, the fee for all

but one of the permits shall be reduced by 50 percent.

E. If the permit is reviewed under Process III, Chapter 155 of the Zoning Code, the fee otherwise required by this Section shall be reduced by 70 percent.

4. Permits reviewed under Process III, Chapter 155 of the Zoning Code, except as otherwise specified in this Ordinance:

A. For single-dwelling units: \$440.00

B. For signs: \$660.00 plus \$60.00 per acre.

C. For multi-family residential developments: \$880.00 plus \$8.00 per dwelling unit.

D. For other developments: \$880.00 plus \$80.00 per acre.

E. If two or more Process III permits are reviewed together, the fee for all but one of the permits shall be reduced by 50 percent.

5. Requests for time extensions under the Zoning Code: \$30.00.

6. Preliminary Subdivision:

A. \$720.00 plus \$16.00 per lot.

B. 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.

7. Final Subdivision: \$360.00 plus \$8.00 per lot.

8. Short Subdivision or Binding Site Plan:

A. \$480.00 plus \$16.00 per lot.

B. 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.

9. Modification under Chapter 5 of the Subdivision Ordinance: 25 percent of the Preliminary Subdivision or Short Subdivision fee.

10. Comprehensive Design plan under Chapter 100 of the Zoning Code: \$180.00.

11. Appeals, Reconsiderations and Challenges under the Zoning Code and Subdivision Ordinance:

A. For single family use or development: \$50.00.

B. For all others: \$150.00.

12. Substantial Development Permits:

A. The fee for a Substantial Development Permit which is not being reviewed in conjunction with a Zoning Process Permit is \$350.00.

B. The fee for a Substantial Development Permit which is being reviewed in conjunction with a Process I Permit would be \$175, plus the cost of the Process I Permit.

C. The fee for a Substantial Development Permit which is reviewed with any other Zoning Process (Process IIA, IIB, or III), would be \$550, plus the cost of the Zoning Process Permit.

D. If two or more Substantial Development Permits are being reviewed together, the fee for all but one of the permits shall be reduced by 50 percent.

13. Street Vacations, Plat Vacations, Plat Alterations, Short Plat Vacations, and Short Plat Alterations:

A. Street Vacations, Plat Vacations, and Plat Alterations: \$620.00.

B. Short Plat Vacations and Short Plat Alterations: \$415.00

C. If the Street Vacation, Plat Vacation, Plat Alteration, Short Plat Vacation, and Short Plat Alteration 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 percent.

14. Permits reviewed under A.D.R., Chapter 142 of the Zoning Code, except as otherwise specified in this Ordinance:

A. For alterations to existing buildings: \$175.00.

B. For new construction: \$350.00.

C. If the permit is reviewed with a Short Subdivision, Preliminary Subdivision, Substantial Development Permit, or permit reviewed under Processes I, IIA, IIB, or III, Chapters 145, 150, 152, or 155 of the Zoning Code, the fee otherwise required by this Section shall be reduced by 50 percent.

15. Permits subject to the disapproval jurisdiction of the Houghton Community Council:

A. For permits subject to review and approval by a Hearing Examiner: the fee otherwise required by this Section shall be increased by 15 percent.

B. For permits subject to review and approval by the Planning Commission: the fee otherwise required by this Section shall be increased by 30 percent.

(d) Upon the request of a permit applicant, the Director of the Department of Planning and Community Development may approve expedited processing of an application. An expedited processing schedule may be approved only if no other permit application will be delayed. The Director may contract for permit review services to prevent such delays. Any additional costs incurred by the City due to expedited processing shall be paid by the permit applicant as an increase in the permit application fee.


(e) This section of the Kirkland Municipal Code will control over all previous rules, ordinances, or resolutions that conflict with the fees as established herein.

Section 3. 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 4. This Ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 5th day of January, 1993.

SIGNED in authentication thereof this 5th day of January, 1993.




MAYOR

Attest:


Deputy City Clerk

Approved as to Form:



City Attorney

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PUBLICATION SUMMARY OF
ORDINANCE NO. 3317

AN ORDINANCE OF THE CITY OF KIRKLAND REPEALING ORDINANCES 3112, 3072, 2993, 2919, 2803, AND 2776, AS AMENDED; AND ADDING A NEW SECTION 5.74.080 TO THE KIRKLAND MUNICIPAL CODE ESTABLISHING PROCESSING FEES FOR DEVELOPMENT APPLICATIONS.

Section 1. Repeals Ordinances 3112, 3072, 2993, 2919, 2803, and 2776, as amended.


Section 2. Amends Chapter 5.74 of the Kirkland Municipal Code by adding a new section 5.74.080, detailing a schedule for payment of fees and other charges for processing certain development applications, including; Environmental Checklist and Environmental Impact Statement review, Development Permits, Street or Plat Vacations or Alterations, and Special Review Applications.

Section 3. Provides a severability clause.

Section 4. 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 five days 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 regular meeting on the 5th day of January, 1993.

I certify that the foregoing is a summary of Ordinance No. 3317 approved by the Kirkland City Council for summary publication.


Deputy City Clerk

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