

ORDINANCE NO. 3553

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO CONCURRENCY MANAGEMENT REVIEW FEES (CC-95-71).

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

Section 1. Kirkland Municipal Code Section 5.74.080 is hereby amended 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.

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. Zero to two hours of staff time: Forty-five dollars.
 - b. More than two hours of staff time: Thirty-five dollars per hour or review time by the environmental coordinator. Any special research or analysis required by city employees will be charged at their billable rates plus four dollars per 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 one thousand five hundred dollars 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 one thousand five hundred dollars,

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: Fifty dollars.
4. Appeal of a threshold determination of the responsible official: One hundred fifty dollars.

C. Fees for concurrency management review shall be as follows:

1. Zero to three hours of staff time: one-hundred thirty dollars.
2. More than three hours of staff time: charged at city employees' billable rates.

D. 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 section:
 - a. For single-dwelling units: One hundred seventy-five dollars.
 - b. For signs: Two hundred sixty dollars.
 - c. For other developments: Three hundred fifty dollars.
 - d. If two or more process I permits are reviewed together, the fee for all but one of the permits shall be reduced by fifty 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 fifty 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 section:
 - a. For single-dwelling units: Three hundred fifty dollars.
 - b. For signs: Four hundred ninety dollars.
 - c. For other developments: Six hundred fifty dollars.
 - d. If two or more Process IIA permits are reviewed together, the fee for all but one of the permits shall be reduced by fifty 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 fifty 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 section:
 - a. For single-dwelling units: Six hundred dollars.
 - b. For multifamily residential developments: One thousand two hundred dollars plus eight dollars per dwelling unit.
 - c. For other developments: One thousand two hundred dollars plus eighty dollars 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 fifty 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 seventy percent.
4. Permits reviewed under Process III, Chapter 155 of the zoning code, except as otherwise specified in this section:
 - a. For single-dwelling units: Four hundred forty dollars.
 - b. For signs: Six hundred sixty dollars plus sixty dollars per acre.
 - c. For multifamily residential developments: Eight hundred eighty dollars plus eight dollars per dwelling unit.
 - d. For other developments: Eight hundred eighty dollars plus eighty dollars 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 fifty percent.
5. Requests for time extensions under the zoning code: Thirty dollars.
6. Preliminary subdivision:
 - a. Seven hundred twenty dollars plus sixteen dollars 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 fifty percent.
7. Final subdivision: Three hundred sixty dollars plus eight dollars per lot.
8. Short subdivision or binding site plan:
 - a. Four hundred eighty dollars plus sixteen dollars 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 fifty percent.

9. Modification under Chapter 5 of the subdivision ordinance: Twenty-five percent of the preliminary subdivision or short subdivision fee.

10. Master sign plan and off-site directional signs under Chapter 100 of the zoning code: One hundred eighty dollars.

11. Appeals, reconsiderations and challenges under the zoning code and subdivision ordinance:

a. For single family use or development: Fifty dollars.

b. For all others: One hundred fifty dollars.

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 three hundred fifty dollars.

b. The fee for a substantial development permit which is being reviewed in conjunction with a Process I permit would be one hundred seventy-five dollars 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 five hundred fifty dollars, 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 fifty percent.

13. Street vacations, plat vacations, plat alterations, short plat vacations, and short plat alterations:

a. Street vacations, plat vacations, and plat alterations: Six hundred twenty dollars.

b. Short plat vacations and short plat alterations: Four hundred fifteen dollars.

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 Policy Act, the fee otherwise required by this section shall be reduced by fifty percent.

14. Permits reviewed under A.D.R., Chapter 142 of the zoning code, except as otherwise specified in this section:

a. For alterations to existing buildings: One hundred seventy-five dollars.

b. For new construction: Three hundred fifty dollars.

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 fifty 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 fifteen percent.

b. For permits subject to review and approval by the planning commission: the fee otherwise required by this section shall be increased by thirty percent.

E. 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.


F. This section of the Kirkland Municipal Code will control over all previous rules, ordinances, or resolutions that conflict with the fees as established herein. (Ord. 3422 § 1, 1994; Ord. 3317 § 2, 1993)

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, 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 3. This ordinance shall be in full force and effect 30 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, as required by law.

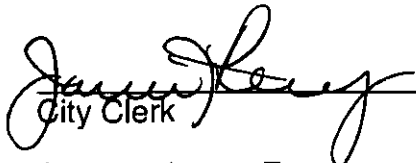
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 4th day of February, 1997.

SIGNED IN AUTHENTICATION thereof this 4th day of February, 1997.



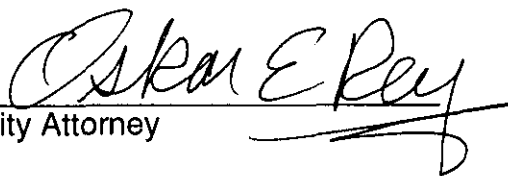
Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

WAS\ORD\OR-FEES\1-30-97\TS:cm

PUBLICATION SUMMARY OF ORDINANCE NO. 3553

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO CONCURRENCY MANAGEMENT FEES (FILE CC-95-71).

Section 1. Amend 5.74.080 to provide for concurrency management fees.

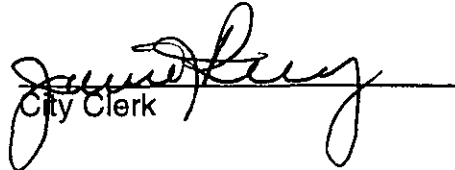
Section 5.74.080 **Schedule for payment of fees and other charges processing certain development applications.**

Section 2. Provides a savings clause.

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 30 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 4th day of February, 1997.

I certify that the foregoing is a summary of Ordinance 3553 approved by the Kirkland City Council for summary publication.


City Clerk