

ORDINANCE 4127

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FEES CHARGED UNDER KMC CHAPTERS 5.74.070 AND 21.74.030.

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

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

5.74.070 Fees charged by planning department.

(a) The schedule below establishes fees charged by the planning department. The entire fee must be paid before the review or processing begins, except as otherwise specified. ~~The fees listed below go into effect May 1, 2005.~~

| FEE TYPE | FEE AMOUNT |
|---|--|
| <p>Presubmittal Meeting and/or Predesign Conference Note: Fee subtracted from the application fee if the application is submitted within six months of the date of the presubmittal meeting.</p> | <p>\$350.00 <u>475.00</u></p> |
| <p>Planning Official Decisions Accessory Dwelling Unit (not required if reviewed concurrently with a building permit) Personal Wireless Service Facility Planning Official Decision Personal Wireless Service Facility Subsequent or Minor Modification Parking Modification Sensitive Area Planning Official Decision or Administrative Design Review Fixed fee Fee per new unit Fee per square foot new GFA Master Sign Plan of Approval Modification Off-Site Directional Sign Approval Modification Design Review Approval Modification Design Review Approval Extension Historic Residence Alteration Rooftop Appurtenance Modification</p> | <p>\$300.00 <u>390.00</u> \$6,050.00 <u>7,865.00</u> \$600.00 <u>780.00</u> \$380.00 <u>494.00</u> \$1,500.00 <u>1,950.00</u> \$0.00 \$0.00 \$600.00 <u>780.00</u> \$380.00 <u>494.00</u> \$760.00 <u>988.00</u> \$300.00 <u>390.00</u> \$600.00 <u>780.00</u> \$780.00</p> |
| <p>Planning Director Decisions Temporary Use Permit Variance Exception</p> | <p>\$760.00 <u>988.00</u> \$760.00 <u>988.00</u></p> |

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|--|----------------------------|
| Off-Site Directional Sign | \$760.00 <u>988.00</u> |
| Master Sign Plan | \$2,120.00 <u>2,756.00</u> |
| Short Plat or Subdivision Approval Modification | \$600.00 <u>780.00</u> |
| Process I Approval Modification | \$600.00 <u>780.00</u> |
| Process IIA, IIB or III Approval Modification | \$760.00 <u>988.00</u> |
| Lot Line Alteration | \$760.00 <u>988.00</u> |
| Binding Site Plan | \$1,510.00 <u>1,963.00</u> |
| Multifamily Housing Property Tax Exemption Conditional Certificate | \$760.00 <u>988.00</u> |
| Multifamily Housing Property Tax Exemption Contract Amendment | \$380.00 <u>494.00</u> |
| Multifamily Housing Property Tax Exemption Conditional Certificate Extension | \$380.00 <u>494.00</u> |
| Noise Variance | \$380.00 <u>494.00</u> |
| Process I Review | |
| Short Subdivision | \$3,000.00 <u>3,900.00</u> |
| Base fee | \$700.00 <u>910.00</u> |
| Fee per lot | |
| Innovative Short Subdivision | \$4,900.00 <u>6,370.00</u> |
| Fixed fee | \$700.00 <u>910.00</u> |
| Fee per lot | |
| Substantial Development Permit | |
| General Moorage Facility | \$7,560.00 <u>9,828.00</u> |
| Other Shoreline Improvements | \$3,240.00 <u>4,212.00</u> |
| Personal Wireless Service Facility Process I Review | \$7,560.00 <u>9,828.00</u> |
| Other Process I Review | |
| Residential | |
| Base fee | \$3,000.00 <u>3,900.00</u> |
| Fee per new residential unit | \$350.00 <u>455.00</u> |
| Nonresidential | |
| Base fee | \$3,000.00 <u>3,900.00</u> |
| Fee per square foot new GFA | \$0.21 <u>0.27</u> |
| Mixed Use | |
| Fixed fee | \$3,000.00 <u>3,900.00</u> |
| Fee per new unit | \$350.00 <u>455.00</u> |
| Fee per square foot new GFA | \$0.21 <u>0.27</u> |
| Home Occupation | \$1,000.00 |
| Historic Residence Designation | \$1,000.00 |
| Process IIA Review | |
| Preliminary Subdivision | |
| Fixed fee | \$6,310.00 <u>8,203.00</u> |
| Fee per lot | \$760.00 <u>988.00</u> |
| Innovative Preliminary Subdivision | |

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|---|---|
| Fixed fee | \$7,820.00 <u>10,166.00</u> |
| Fee per lot | \$760.00 <u>988.00</u> |
| Personal Wireless Service Facility Process IIA Review | \$14,640.00 <u>19,032.00</u> |
| Other IIA | |
| Base fee | \$5,290.00 <u>6,877.00</u> |
| Fee per new residential unit | \$300.00 <u>390.00</u> |
| Fee per square foot new nonresidential GFA | \$0.30 <u>0.39</u> |
| Process IIB and Process III Review | |
| Subdivision Vacation or Alteration | \$6,480.00 <u>8,424.00</u> |
| Historic Landmark Overlay or Equestrian Overlay | \$760.00 <u>988.00</u> |
| Personal Wireless Service Facility Process IIB Review | \$21,120.00 <u>27,456.00</u> |
| Other IIB or III | |
| Residential (Including Short Subdivisions Reviewed Through Process IIB per KMC 22.20.050) | |
| Base fee | \$8,160.00 <u>10,608.00</u> |
| Fee per new residential unit | \$300.00 <u>390.00</u> |
| Fee per square foot new nonresidential GFA | \$0.30 <u>0.39</u> |
| Design Board Review | |
| Design Board Concept Review | \$1,280.00 <u>1,344.00</u> |
| Design Board Design Response Review | |
| Base fee | \$3,920.00 <u>4,116.00</u> |
| Fee per new unit | \$180.00 <u>189.00</u> |
| Fee per square foot new GFA | \$0.18 <u>0.19</u> |
| State Environmental Policy Act (SEPA) Fees | |
| Review of Environmental Checklist | |
| Base fee | \$260.00 <u>520.00</u> |
| Applications involving traffic reports | |
| Fee per new residential unit | \$40.00 |
| Fee per square foot new nonresidential GFA | \$0.04 |
| <u>Less than 20 trips</u> | <u>\$850.00</u> |
| <u>21-50 trips</u> | <u>\$1,700.00</u> |
| <u>51-200 trips</u> | <u>\$3,400.00</u> |
| <u>Greater than 200 trips</u> | <u>\$6,800.00</u> |
| Applications involving sensitive areas | \$260.00 <u>520.00</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 | |

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| 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 Challenges Note: No fee for appeals of notice of civil infraction or order to cease activity. Sidewalk Cafe Permits Fixed fee Fee per square foot of cafe area Street Vacation Fixed fee Fee per square foot of street Final Subdivision Fixed fee Fee per lot Review of Concurrency Application Fixed fee Fee per hour of staff review > 3 hrs. <u>Less than 20 trips</u> <u>21-50 trips</u> <u>51-200 trips</u> <u>Greater than 200 trips</u> | \$150.00 <u>195.00</u> \$150.00 <u>195.00</u> \$560.00 <u>616.00</u> \$0.63 <u>0.69</u> \$6,050.00 <u>7,865.00</u> \$0.30 <u>0.39</u> \$1,500.00 <u>1,950.00</u> \$150.00 <u>195.00</u> \$210.00 \$70.00 \$500.00 \$700.00 \$1,400.00 \$1,800.00 |
| Fees for Comprehensive Plan and Zoning Text Amendment Requests Request for Property-Specific Map Change Initial request If request is authorized by city council for review Request for City-wide or Neighborhood-wide Policy Change | \$300.00 \$300.00 No charge |
| 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. The fee for the other application(s) will be calculated at 50% of the listed amount. 2. Projects with Greater Than 50 Dwelling Units or 50,000 Square Feet Nonresidential GFA. The per unit and square foot fee for all units above 50 and all GFA above 50,000 square feet shall be reduced by one-half. 3. Note for Sensitive Areas Permits: a. In cases where technical expertise is required, the planning official may require the applicant to fund such studies. b. Voluntary wetland restoration and voluntary stream rehabilitation projects are not | |

subject to fees.

4. Construction of Affordable Housing Units Pursuant to Chapter 112 of the Kirkland Zoning Code. 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.

5. Note for Historic Residence Permits. An additional fee shall be required for consulting services in connection with designation and alteration of historic residences.

(b) The director 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.

Section 2. Table 8 of Section 21.74.030 of the Kirkland Municipal Code which establishes the Mechanical Inspection fees for one and two-family dwellings, is hereby amended to read as follows:

21.74.030

Table 8—Mechanical Inspection Fees—One- and Two-Family Dwellings

| <u>Type</u> | <u>Fee</u> |
|--|---------------------------|
| Air conditioners with or without duct work | \$29.00 for each dwelling |
| Appliance vents | \$7.25 per vent |
| Furnace—up to and including 100,000 BTUs—including duct work, piping and thermostat wiring | \$29.00 |
| Furnace—over 100,000 BTUs—including duct work, piping, and thermostat wiring | \$38.00 |
| Gas piping only—no fixture installation | \$29.00 per permit |
| Gas appliances with gas piping | \$29.00 each appliance |
| Heat pumps with or without duct work | \$29.00 for each dwelling |
| Minimum permit fee | \$29.00 |
| Permit issuance fee | \$5.00 |
| Wood stoves or heaters including gas piping | \$21.00 |

MECHANICAL FEES FOR NEW SINGLE FAMILY AND DUPLEXES:

8% of the Building Permit Fee

MECHANICAL FEES FOR REMODELS/ADDITIONS:

- Each New Appliance \$40 (Maximum Fee \$240)**
- New Duct System \$40
- Gas Piping Only \$40
- Thermostat Wiring \$20***

*No fee for source specific exhaust fans**Gas Piping Included***Must Be a Licensed Electrical Contractor**Other Fees:**

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| <u>Additional plan review required by changes, additions or revisions to plans for which an initial review has been completed.</u> | \$79.00 per hour (minimum charge ½ hr) |
| <u>Re-inspection fees assessed under provisions of KMC 21.74.030 (2)</u> | \$79.00 (per inspection) |
| <u>Inspection for which no fee is specifically indicated.</u> | \$79.00 per hour (minimum charge ½ hr) |
| <u>Inspections outside of normal business hours.</u> | \$118.50 per hour (min. charge two hours) |

Section 3. The fees established in this ordinance shall go into effect on February 1, 2008; provided that, a land use development permit application which the City determines was complete before the effective date of a revised fee, shall be charged the fee in effect on the date such application became a complete application.


Section 4. The fees set forth in KMC 5.74.070 and Table 8 of KMC 21.74.030, which are amended by this ordinance, shall remain in force and effect until the fees set forth in this ordinance go into effect.

Section 5. 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 6. 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 open meeting this 11th day of December, 2007.

Signed in authentication thereof this 11th day of
December, 2007.




MAYOR

Attest:



City Clerk

Approved as to Form:



City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. 4127

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FEES CHARGED UNDER KMC CHAPTERS 5.74.070 AND 21.74.030.

SECTION 1. Amends fees charged as authorized in KMC Section 5.74.070.

SECTION 2. Amends mechanical inspection fees for one and two-family dwellings in Table 8 of KMC Section 21.74.030.


SECTIONS 3-4. Provides an effective date for the fees and confirms the current rates remain in effect until that date.

SECTION 5. Provides a severability clause for the ordinance.

SECTION 6. 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 meeting on the 11th day of December, 2007.

I certify that the foregoing is a summary of Ordinance No. 4127 approved by the Kirkland City Council for summary publication.



City Clerk