

ORDINANCE NO. 2456

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, AMENDING CHAPTER 3.64 OF THE ISSAQUAH MUNICIPAL CODE, ENTITLED "FEES FOR APPLICATIONS FOR SUBDIVISIONS AND ZONING ACTIONS," AND SPECIFICALLY AMENDING TABLE 3.64.010 ENTITLED "FEE SCHEDULE," ADOPTING BY REFERENCE A NEW FEE SCHEDULE ATTACHED HERETO AS EXHIBIT A; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Land Use Permit Fee Schedule has not been amended by the City Council since 1999, and

WHEREAS, the City Council has requested that the Administration update the Land Use Permit Fee Schedule in conformance with the following criteria: (1) the fees should recapture at least 50 percent of the cost of permit processing; (2) revenue from the fees should be increased by at least 25 percent; and (3) the fees should be generally consistent with those charged by neighboring jurisdictions, and

WHEREAS, the Administration has recommended a new Land Use Permit Fee Schedule that conforms with the criteria set forth by the City Council, and

WHEREAS, the City Council has reviewed the Matrix Comparing Land Use Permit Fees, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Table 3.64.010 of the Issaquah Municipal Code is hereby amended as set forth in Exhibit A, entitled "Fee Schedule," attached hereto and incorporated by reference as if set forth in full.

Section 2. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or

unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication, and the new "Fee Schedule" attached hereto shall apply to all applications that are received upon or after the effective date.

Passed by the City Council of the City of Issaquah, the 5th day of June, 2006.

Approved by the Mayor of the City of Issaquah the 5th day of June, 2006.

APPROVED:

AVA FRISINGER, MAYOR

ATTEST/AUTHENTICATED:

CITY CLERK, CHRISTINE EGGERS

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK: 5-26-06
PASSED BY THE CITY COUNCIL: 6-05-06
PUBLISHED: 6-14-06
EFFECTIVE DATE: 6-19-06
ORDINANCE NO.: 2456
AGENDA BILL NO.: 5478

FEE SCHEDULE

Preliminary Review

Pre-Application Conference	\$500.00
Community Conference	\$1,000.00

Planning Permit Review

Level 1 Home Occupation	\$200.00
Accessory Dwelling Units	\$200.00
Level 2 Home Occupation	\$400.00

Administrative Adjustment of Standards

Single Family / Duplex	\$600.00
Signs	\$600.00
Other	\$1,500.00

Administrative Site Development Permit

Minor: *Minor Changes to Facades, Awnings, Espresso Carts, Changes in Use, Mechanical Equipment, Painting in the CBD, Review of Nonconforming Situations*

Level 1	\$350.00
Level 2	\$1,000.00

Major: *Major Commercial Exterior Modifications or Remodels, Substantial Commercial Additions, Utility Facilities, New Duplexes*

Level 1	\$1,000.00
Level 2	\$1,500.00

New: *New Commercial or Multifamily Developments*

Level 1	\$7,000.00
Level 2	\$8,500.00

Site Development Permit

	\$10,500.00
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Secure Community Transition Facilities

	\$10,500.00
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Master Site Plan	\$30,000.00
Major Amendment	\$15,000.00
Minor Amendment	\$2,000.00

Variance	
Single Family / Duplex.	\$1,000.00
Sign.	\$1,500.00
Other.	\$10,000.00

NOTE: For Variances, the applicants are responsible for 100% reimbursement of Hearing Examiner costs. This requires a \$2,000.00 deposit in addition to the submittal fee at the time of application submittal.

Shoreline Permits

Substantial Shoreline Development Permit	
Single Family / Duplex.	\$600.00
Other.	\$5,000.00

Shoreline Conditional Use	
Single Family / Duplex.	\$600.00
Other.	\$1,200.00

Shoreline Variance	
Single Family / Duplex.	\$600.00
Other.	\$1,200.00

Shoreline Exemption	
Single Family / Duplex.	\$500.00
Other.	\$1,200.00

Shoreline Revision	
Single Family / Duplex.	\$500.00
Other.	\$1,200.00

Sign Permits

Temporary.	\$25.00
A-Frame.	\$100.00
Permanent	
Valued Between \$1 and \$999.99.	\$100.00
Valued Between \$1,000 and \$1,999.99.	\$175.00
Valued over \$2,000.	\$300.00
Additional Plan Check Fee for Freestanding Signs and signs valued over \$1,000.00.50% of Permit Fee
Additional State Surcharge for Signs	\$4.50

NOTE: Within the Cultural and Business District (CBD), if an existing cabinet sign is being removed, the permit fees for the new sign shall be waived.

Subdivisions

Preliminary Plat.	\$16,000.00
Final Plat.	\$2,000.00
Plat Alteration.	\$2,000.00
Short Plat	
Single Family / Duplex.	\$2,000.00
Other.	\$8,000.00
Binding Site Plan.	\$7,000.00
Lot Line Adjustment	
Single Family / Duplex	\$600.00
Other.	\$1,500.00

Policy Planning Review

Comprehensive Plan Amendment	\$3,000.00
Property Rezone	\$5,000.00
Pre-Annexation Agreement.	Staff Hours at \$70.00/ hour
Annexation: Initial Request Processed to the City Council	
10 Acres or Less.	\$300.00
More than 10 Acres.	\$700.00
Annexation:	
Processed through Boundary Review Board, including Council Action.	Staff Hours at \$70.00/ hour*

NOTE: For Annexations going to the Boundary Review Board, a **\$2,000.00 deposit toward the hourly fee will be required at the time of application submittal.*

Appeals

Appeal.	\$300.00
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State Environmental Policy Act (SEPA) Review Fees

If Land Use Fees Total Less Than \$1,000	
Single Family / Duplex.	\$175.00
Other.	\$250.00

If Land Use Fees Total Between \$1,000 and \$5,000.	\$600.00
If Land Use Fees Total More Than \$5,000.	\$900.00

Transfer of Development Rights

Receiving Site Project Review.	\$1,250.00
TDR Certification Review	\$550.00
Request for Changed Priority	\$4,000.00
Request for New Sending or Receiving Site.	\$4,000.00

Transportation Concurrency

Application Fee	\$100.00
Computer Modeling Run	\$2,500.00

NOTE: The City will notify the applicant if the cost of the model run will exceed the \$2,500 permit fee because of the size, scope or complexity of the project to be modeled. This notice shall include an estimate of the cost to run the model and the applicant shall be required to deposit this amount with the City prior to the model run. Any unused amount of the deposit shall be returned to the applicant. Any subsequent model runs will require an additional fee.

Miscellaneous

Zoning Verification Letter.	\$50.00
Development Agreement.	Staff Hours at \$70.00/ hour
Extended Service Fee.	Staff Hours at \$70.00/ hour
Periodic Review.	Staff Hours at \$70.00/ hour

Examples of Periodic Review include, but are not limited to, annual review of Home Occupation compliance and Landscape Re-Inspections.

Consultant Fees:

In the review of a land use permit application, the City may determine that such review requires the retention of professional consultant services. In addition to the above land use fees that an applicant is required to submit, the applicant shall also be responsible to reimburse the City for the cost of professional consultant services if the City determines such services are necessary to complete its review of the application submittal. The City may also require the applicant to deposit an amount with the City which is estimated, at the discretion of the Planning Director, to be sufficient to cover anticipated costs of retaining professional consultant services and to ensure reimbursement to the City for such costs.

4-28-06 CW