

RESOLUTION NO. 830

Repealed by Res. No. 1068,  
June 16, 1998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE SCHEDULE OF DEVELOPMENT PERMIT FEES RESOLUTION 763, THE SCHEDULE OF CLEAR AND GRADE PERMIT FEES ORDINANCE 1038 AND THE SCHEDULE OF ADMINISTRATIVE FEES FOR STREET AND CURB PERMITS RESOLUTIONS 793 AND 828

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WHEREAS, Community Development Guide Sections 20F.20.035 and 20E.70.090 authorize the Directors of the Departments of Planning and Community Development and Public Works to promulgate and revise fee schedules based upon the costs of administering the City's permit systems, subject to approval by the City Council, and

WHEREAS, the Directors of the Departments of Planning and Community Development and Public Works have recommended revisions to the City's Schedules of Development and Clear and Grade Permit Fees, and

WHEREAS, the City Council by passage of Resolution No. 793 and as amended by Resolution No. 828, adopted an official fee schedule for administrative fees, and

WHEREAS, based upon a recent analysis of the cost of administrative fees for street and curb permits, the Director of Public Works has recommended revisions to the City's Administrative Fee Schedule for Street and Curb Permits, and

WHEREAS, after considering the recommendations, the City Council has determined that the Schedules of Development Permit, Clear and Grade and Administrative Fees should be amended,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY  
RESOLVES AS FOLLOWS:

Section 1. The City's Schedules of Development Permit Fees of Resolution 763 and Clear and Grade Permit Fees of Ordinance 1038 are hereby amended as reflected on the attached comparison of current and revised fees.

Section 2. Section 12, Street and Sidewalks, of Resolution No. 793, as amended by Resolution No. 828, is hereby amended by revising Exhibit A, page 7, Street and Curb Permits, to read as follows: Surface Improvements \$120; Underground Improvements in the Roadway \$230; Underground Improvements Outside the Roadway \$90; Miscellaneous \$30.

Section 3. Effective January 1, 1991, the City's Schedules of Development Permit Fees, Clear and Grade Permit Fees and Administrative Fees will be adjusted annually for inflation based upon the Seattle-Tacoma Consumer Price Index (CPI) for the first half of the prior year.

Section 4. This resolution being an administrative action, is not subject to referendum and shall take effect April 15, 1990.

RESOLVED this 20th day of March, 1990.

APPROVED:

  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

*Doris A. Schaible*  
CITY CLERK, DORIS A. SCHAIBLE

FILED WITH THE CITY CLERK: 3/15/90  
PASSED BY THE CITY COUNCIL: 3/20/90  
RESOLUTION NO.: 830

**Exhibit A**

**SCHEDULE OF DEVELOPMENT REVIEW PERMIT FEES**

	<b>Current Fee</b>	<b>Revised Fee*</b>
<b>Administrative Appeal</b>		
Annexation	\$200/less than 10 acres \$500/greater than 10 acres	\$300/less than 10 acres \$750/greater than 10 acres
Binding Site Plan	\$600	\$2,475 plus \$35/lot
General Development	\$125	
- New Construction		\$1,995
- Change of Use/Day Care	\$50	No change
Short Subdivision (Four lots)	\$400	No change
Shoreline Permit	\$300 + \$75/hearing	No change
Subdivision (Preliminary Plats)	\$800 + \$10/lot	\$2,475 plus \$35/lot
Right-of-Way Vacation	\$100	No change
<b>Satellite Receiving Station</b>		
Short Subdivision (four lots)	\$400	No change
Site Plan Review		
- Small Projects	under 10,000 sq. ft. - \$100	1,000 sq. ft. or less than \$10,000 - \$100
- Large Projects	over 10,000 sq. ft. - \$100 + \$10 per 10,000 sq. ft.	10,000 sq. ft. to 20,000 sq. ft. - \$1,975 over 20,000 sq. ft. - \$1,975 plus \$200/10,000 sq. ft.
Special Development	\$600	\$4,250
- Day Care	\$75	No change
Temporary Uses	\$25 + \$75/hearing	No change
Variance	\$100	No change
Zoning Map Amendment	\$500	\$4,575
Major Modification	50% of original fee	No change
Lot Line Revision	\$75	No change
Development Guide Amendment	\$500	No change
- Comp. plan/rezone	\$1000	No change
<b>SEPA Checklist</b>		

\* Permits requiring unusual or expedited handling will be required to pay for staff time and materials subject to an advance agreement between the applicant and the City.

**Exhibit B**

**SCHEDULE OF CLEAR AND GRADE PERMIT FEES**

	<b>Current Fee</b>	<b>Revised Fee</b>
<b>Clear &amp; Grade Permits</b>		
<p>■ Initial Project Review</p> <p>Review of Checklist, General Plan of Proposed Work, Proposed Schedule of Work</p> <p>Produces SEPA determination and approval conditions (with Deposit and Fee List)</p> <p>or Request for more information (with Review Fee List) (See #2)</p>	Variable based on cubic yards	\$175 Base Fee \$380 With SEPA
<p>■ Site Information &amp; Plan Review</p> <ul style="list-style-type: none"> <li>- Site topographic survey</li> <li>- Grading plan or clearing plan</li> <li>- Temporary runoff &amp; erosion control plan</li> <li>- Floodplain/floodway analysis</li> <li>- Wetlands study</li> <li>- Stream corridor present</li> <li>- Geotech information site stability</li> <li>- Geotech information fill placement</li> <li>- Geotech information structures</li> <li>- Special drainage studies</li> <li>- Shoreline Permit</li> <li>- EIS</li> <li>- Mitigated DNS</li> <li>- Extent of disturbed area greater than 5 acres</li> </ul>	Variable based on cubic yards	\$100 Base Fee Incl. in base fee Incl. in base fee Incl. in base fee \$180 \$180 \$180 Cost Based/Must Pay a Deposit Cost Based/Must Pay a Deposit Cost Based/Must Pay a Deposit \$180 Must contact Planning Dept. Must contact Planning Dept. Must contact Planning Dept. \$180
<p>■ Construction Phase</p> <ul style="list-style-type: none"> <li>- Permit issuance &amp; precon Inspections</li> <li>- "Quick, non-sensitive" projects (less than 500 cubic yards, no special factors, less than 60 days)</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>- All other projects: No special factors Special factors</li> </ul>	Variable based on cubic yards	\$180  \$200  \$100/Week of permit \$200/Week of permit
<p>■ Renewals</p>	Variable based on cubic yards	\$500

Exhibit B-1

**IMPACT OF NEW CLEAR AND GRADE PERMIT FEE  
STRUCTURE ON THREE DIFFERENT SIZE PROJECTS**

Fees for three different size projects are shown in the table below to show the relative impact of the proposed fees. For both cases, no special site factors (such as steep slopes, wetlands, etc.) are included and the projects are assumed to be completed in about two months.

**TABLE A**  
**Current and Proposed Fees**

Project:	<u>a</u>	<u>b</u>	<u>c</u>
Cubic Yards	500	2,000	20,000
Area (acres)	0.02	0.1	0.5
Current Fee	\$78	\$123	\$199
Proposed Fee*	\$1035	\$1735	\$1735

\* Project duration of 2 months

These same projects in King County (including the SEPA review) would require fees of \$605, \$1583 and \$3481, respectively.

The proposed fees are not anticipated to alter economic decisions about proposed development projects in Redmond but they may influence small, discretionary fill projects by encouraging fills to be limited to 50 cubic yards (where no permit is required).

Exhibit C

SCHEDULE OF STREET AND CURB ADMINISTRATIVE PERMIT FEES

	<b>Current Fee</b>	<b>Revised Fee</b>
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<b>Street &amp; Curb Permits</b>		
■ Surface Improvements	\$25	\$120
■ Underground Improvements		
- In the Roadway	\$25	\$230
- Outside of the Roadway	\$25	\$90
■ Miscellaneous	\$25	\$30

Notes:

1. The basis for the proposed fee is User Fee Report findings as modified by Engineering Staff.
2. Recommendations have been reviewed and approved by the Public Works Committee.
3. The current City Ordinance provides for a 5% of construction cost charge in addition to permit fees for above average development projects. A new ordinance will also provide for recovery of costs to administer above average development projects.
4. For all underground improvements where existing pavement is cut, an additional fee will be charged based on the size of the cut or mitigating measures as agreed upon by the Public Works Department.