

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 682

AN ORDINANCE establishing a schedule of fees to be paid in connection with land use applications and permits; and amending Sections 16.28.010, 16.28.020, 17.42.160, 17.42.260, 17.60.040, 17.62.030, 17.68.040, 17.70.060, 17.80.060 and 17.98.050 of the Redmond Municipal Code.

Section 1. Declaration of policy. The burden shall be placed upon the applicant to pay for the costs incurred by the City in checking and reviewing applications for land use and development, in processing the issuance of necessary permits therefor and in inspecting the performance of the applicant to assure compliance with the conditions of the permit and applicable provisions of the Redmond Municipal Code.

Section 2. Purpose and scope. The purpose of this ordinance is to establish fees for applications made to the City pursuant to Titles 16 and 17 of the Redmond Municipal Code. This ordinance sets forth the fee schedule for administrative review and inspection costs associated with Preliminary and Final Subdivisions, Preliminary and Final Planned Unit Developments, Short Subdivisions, Variances, Amendments to the Zoning Text and map, Shoreline Development Permits, Conditional Use Permits, Special Use Permits and for the preparation of Environmental Impact Statements.

Section 3. Amendment. Section 16.28.010 and 16.28.020 of the Redmond Municipal Code are hereby amended and combined as one section to read as follows:

16.28.010 Plat fees. Fees for the application and processing of the approval of subdivisions and plats shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 4. Amendment. Section 17.42.160 of the Redmond Municipal Code is hereby amended to read as follows:

17.42.160 Initial filing fee. Fees for the application and processing of the approval of a preliminary plan for a planned development shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 5. Amendment. Section 17.42.260 of the Redmond Municipal Code is hereby amended to read as follows:

17.42.260 Filing fee. Fees for the application and processing of the approval of a final plan for a planned development shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 6. Amendment. Section 17.60.040 of the Redmond Municipal Code is hereby amended to read as follows:

17.60.040 Filing fee. Fees for the application and processing of the approval of a petition for a use variance permit shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 7. Amendment. Section 17.62.030 of the Redmond Municipal Code is hereby amended to read as follows:

17.62.030 Filing fee. Fees for the application and processing of the approval of a petition for a structure variance permit shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 8. Amendment. Section 17.68.040 of the Redmond Municipal Code is hereby amended to read as follows:

17.68.040 Filing fee. Fees for the application and processing of the approval of a petition for a conditional use permit shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 9. Amendment. Section 17.70.060 of the Redmond Municipal Code is hereby amended to read as follows:

17.70.060 Fee. Fees for the application and processing of the approval of a petition for a special use permit shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 10. Amendment. Section 17.80.060 of the Redmond Municipal Code is hereby amended to read as follows:

17.80.060 Filing fee. Fees for the application and processing of a petition for a change of zoning classification shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 11. Amendment. Section 17.98.050 of the Redmond Municipal Code is hereby amended to read as follows:

17.98.050 Substantial Shoreline Development Permit - Fee. Fees for the application and processing of the approval of a substantial shoreline development permit shall be paid in accordance with the Fee Schedule established by Section 12 of Ordinance 682.

Section 12. Fee Schedule. The following Fee Schedule is hereby adopted and established for the payment of application fees, inspection fees and other costs incurred by the City in connection with those land use and development undertakings set forth and characterized in such Fee Schedule.

FEE SCHEDULE

APPLICATION FEE

FINAL INSPECTION FEE

TYPE OF APPLICATION	ITEMIZED COSTS				APPLICATION FEE				FINAL INSPECTION FEE				TOTALS					
	PRE-APPLICATION CONFERENCE	CITY STAFF REVIEW	TECHNICAL COMMITTEE REVIEW	STAFF REVIEW AND EVALUATION OF ENVIRONMENTAL IMPACTS	CONSIDERATION OF PUBLIC HEARING	CONSIDERATION OF APPLICATION OF APPROVAL	PER APPLICATION	COST OF ENVIRONMENTAL IMPACT STATEMENT PREPARATION	TOTALS	PRE-CONSTRUCTION MEETING(S)	STAFF REVIEW FOR COMPLIANCE WITH REQUIREMENTS	CONSIDERATION OF FINAL APPROVAL		SOIL TESTING	INSPECTION	INSPECTION COSTS	FINAL INSPECTION	PLAT CHECK FEE
SUBDIVISION	\$50 + 30¢/lot OR \$1.10/ac	\$168 + \$2/lot OR \$8/acre	\$33 + \$1.10/lot OR \$4.40/ac	\$33	\$33	\$317 + \$3.40/lot OR \$13.50/ac	\$33	\$33	\$33	\$9 + \$4.50/lot OR \$18/acre	\$33	\$7.75/lot OR \$31/acre	\$18.70/lot OR \$75/acre	\$2.25/lot OR \$9/acre	\$38.50 + \$4.40/lot	\$113.50 + \$37.60/lot \$133./acre		
SUBDIVISION MINOR MODIFICATIONS			\$33			\$33												
SHORT SUBDIVISION	\$16.50	\$37 + \$9.50/lot	\$16.50	\$33		\$70 + \$9.50/lot					\$16.50		\$10			\$26.50		
PLANNED UNIT DEVELOPMENT	\$50 + 30¢/lot OR \$1.10/ac	\$180 + \$2/lot OR \$8/acre	\$60 + \$1/lot OR \$4/acre	\$33	\$33	\$356 + \$3.30/lot OR \$13.20/ac	\$33	\$33	\$88	\$7 + \$4.50/lot OR \$18/acre	\$33	\$7.75/lot OR \$31/acre	\$18.70/lot OR \$75/acre	\$2.25/lot OR \$9/acre	\$128 + \$33.20/lot \$133/acre			
CONDITIONAL USR	\$33	\$85	\$33	\$33	\$88	\$272.												
VARIANCE		\$54	\$33	\$20	\$107													
SHORELINE DEVELOPMENT PERMIT	\$33	\$80	\$33	\$30 if required	\$146													
AMENDMENTS	\$33	\$80	\$33	\$33	\$88	\$267												
SPECIAL USE	\$33	\$85	\$33	\$33	\$88	\$272												

Cost equals \$100 plus the Technical Committee's estimate of the actual cost of the statement. Upon completion of final document, cost underruns shall be refunded and cost overruns shall be charged as final fee payment.

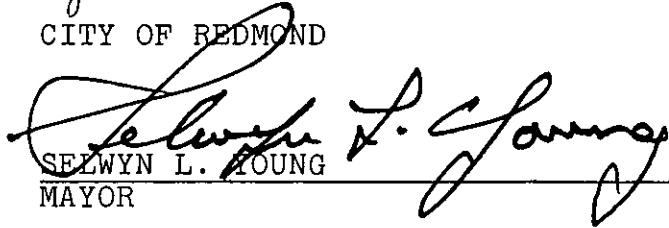
Section 13. Administration and collection of fees. The administration and collection of application fees, inspection fees and other costs incurred by the City in connection with land use and development as established by this ordinance shall be administered and collected in accordance with the following provisions:

- (1) An application fee consisting of the appropriate itemized costs from the Fee Schedule shall be collected from the applicant and receipted by the City prior to taking any action on an application.
- (2) A final inspection fee, consisting of the appropriate components from the Fee Schedule shall be collected from the applicant and receipted by the City prior to undertaking any steps to check plans of construction drawings, inspect improvements or authorize final project approval or occupancy.
- (3) If at any time an applicant withdraws an application from the approval process prior to final approval, those itemized costs not incurred to any extent by the City shall be refunded as determined by the Director of Planning and Community Development.
- (4) In the event that actions of an applicant result in the repetition of the reviews, inspections and other steps in the approval process, those items repeated shall be charged to and paid by the applicant according to the Fee Schedule prior to any further processing of the application by the City.
- (5) In the event that a Technical Committee, composed of the Director of Public Works and the Director of Planning and Community Development, determines that an Environmental Impact Statement is required for a proposed action, the City shall prepare the draft and final Environmental Impact Statement itself or retain consultants to prepare such a statement at the expense of the initiating agency or party of the proposed action. Such expenses as appropriate from the Fee Schedule shall be collected and paid by the applicant prior to any work being undertaken toward the preparation of an Environmental Impact Statement for any action requiring approval by the City in such event.
- (6) Applicants seeking approval of multiple applications which are processed simultaneously, whereby single review costs are reduced, shall be charged the larger of the itemized costs from the Fee Schedule as determined by the Director of Planning and Community Development.
- (7) The fee for any application type shall be the larger of the totals computed on a per lot, per acre or per application basis.


Section 14. Effective date. This ordinance shall take effect and be in force five (5) days after the date of its publication in the manner provided by law.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 20 day of May, 1975.

CITY OF REDMOND

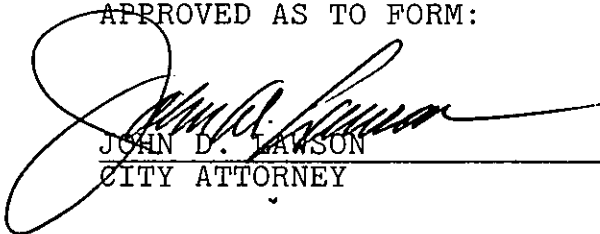
  
SELWYN L. YOUNG  
MAYOR

ATTEST:



ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:



JOHN D. LAWSON  
CITY ATTORNEY

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