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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3950

AN ORDINANCE regarding permit fees under the Bellevue Construction Codes and Land Use Code; amending the environmental review fee for protected area development exceptions, Class 2 home occupations, simple amendments for fence height and home occupations, protected area development exemptions, wetland boundary adjustments, declarations of lot combination and single family sensitive area (with SEPA) land use plan checking; exempting certain applicants from permit fees; and amending section 7 of Ordinance No. 3870.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 7 of Ordinance No. 3870 is amended to read as follows:

	Land Use Review Fee	Environmental Review Fee
Process I		
o Reclassification/Rezones	$1,769	$298
o Conditional Use	1,549	298
o Shoreline Conditional Use	1,549	298
o Preliminary PUD	2,717	298
o Administrative Amendment	787	135
o PUD Combination, Preliminary and Final	3,044	298
o Other Process I Decisions	Hourly rate for existing decisions	
o Conditional Use, Exemption	46	N/A
o Shoreline Conditional Use, Exemption	46	N/A
o PUD, Exemption	46	N/A
o Protected Area Development, Exception	2,717	298
Process II		
o Administrative Conditional Use	1,195	298
o Design Review		
- CBD - Major	4,781	298
- Non-CBD - Major	1,195	298
- Alternative Landscape	787	135

- Fence Height	80	135
- Minor - A Design Review that meets the criteria for a minor design review as determined by administrative order issued by Director of Design and Development	787	135
o Class 2 Home Occupation	164	N/A
o Simple Amendment, except as listed below	163	135
o Simple Amendment		
Fence Height	17	N/A
Home Occupation	17	N/A
o Final PUD, Administrative	787	N/A
o Final PUD, City Council Review Option	787	N/A
o Other Process II Decisions	Hourly rate for existing decisions	
o Design Review, Exemption	46	N/A
o Administrative Conditional Use, Exemption	46	N/A
Process III		
o Board of Adjustment Variance (LUC or Shoreline)	787	135
o Administrative Variance (LUC or Shoreline)	787	135
o Other Process III Decisions	Hourly rate for existing decisions	
o Protected Area Development Exemption		
- Hearing	1,549	298
- Administrative	1,549	298
o Wetland Boundary Adjustment		
- Hearing	2,717	298
- Administrative	2,717	298
Process IV		
o Private Comprehensive Plan Amendment	1,769	298
o Other Process IV Decisions	Hourly rate for existing decisions	

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Shoreline Substantial Development Permit		
o Nonsingle Family	302	298
o Single Family	121	135
o Exemption from substantial development permit	80	135
Sign Code		
o Sign Permit - under 25 sf	17	135
o 25 sf +	86	135
o Sign Variance	86	135
Other LUC Decisions		
o Temporary Use Permit	52	135
o Child Care Registration	17	N/A
o Class 1 Home Occupation	17	135
o Boarding House/Bed & Breakfast	17	N/A
Short Subdivision/Short Subdivision Revisions		
o Preliminary	299	135
o Final	379	N/A
o Combined preliminary + final	678	135
o Boundary Line Adjustment	299	135
o Declaration of Lot Combination	57	N/A
o Short Plat Corrections	57	N/A
Plats		
o Preliminary	2,717	298
o Final	787	N/A
o Modification	787	135
o Correction	57	N/A
o Binding Site Plan	57	N/A
Land Use Plan Checking		
o Residential (1-3 Units)	24	135
o Commercial & Residential (4 or more units)	182	298
o Single Family Alteration	21	135
o Commercial Alteration	80	135
o Revision to Approved Building Permit	same as original	
o Single Family Sensitive Area w/SEPA	121	135

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Land Use Decision for which an objection has been filed	Fee for original decision minus 50% of amendment or variance fee previously paid

OTHER SEPA DECISIONS

o Annexations	$298
o Demolition	135
o Clear & Grade	
Long	298
Short	135
o ROW Use Permits	135
o Street Vacations	135
o Sensitive Areas If an application relates to property in a sensitive area, the sensitive area fee must be paid in addition to the base environmental review fee.	
$135 base fee plus	135
$299 base fee plus	406
o Mitigated DNS	Applicant shall pay hourly fee for staff hours exceeding 15. Will bill upon completion and must be collected prior to permit issuance.

Permit Review Processing Fee	$15
Systems Development Fee	$10

These fees applies to all land use permit applications listed above and must be paid in addition to any permit review or environmental review fee for each application filed.

Refund/Waiver

A. Refunds are hereby permitted, if applications are withdrawn, as follows:

1. 50% prior to DNS when SEPA decision is required.
2. 50% prior to public notice for those exempt from SEPA.
3. 50% refund prior to application routed to other Departments when exempt from SEPA and Public Notice.

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B. No fee established hereunder shall apply to the following:

1. A city project funded by any City-controlled, non-utility funding source.

2. A private project which is part of a city sponsored stream enhancement program.

Section 2. The fees established hereunder shall apply to all applications filed after the effective date of this ordinance.

Section 3. The fees established hereunder shall be adjusted on January 1 of each year by increasing or decreasing the fees by the percentage increase or decrease in the Seattle-Everett Consumer Price Index for Urban Wage Earners and Clerical Workers for the annual period ending June 30 of the preceding year.

Section 4. This ordinance shall take effect and be in force thirty days after final passage by the City Council.

PASSED by the City Council this 19th day of September 1988, and signed in authentication of its passage this 19th day of September 1988.

(SEAL)

Nan Campbell

Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley

Richard Gidley, Deputy City Attorney

Attest:

Marie K. O'Connell

Marie K. O'Connell, City Clerk

Published Sept 29, 1988