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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4128

AN ORDINANCE regarding permit and review fees under the Bellevue Construction Code and Land Use Code; adopting a development data fee and a public works review fee; adopting a plat engineering fee; and amending Ordinance No. 4084.

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

Section 1. Data Development Fee. In addition to the fees established for each permit or review specified in sections 1 through 4 and sections 6 and 7 of Ordinance No. 4084, there shall be levied and collected for each such permit or review a data development fee of $17.00.

Section 2. Public Works Development Fee. In addition to the fees established for each of the following permits or reviews specified in sections 1 through 7 of Ordinance No. 4084, there shall be levied and collected for each such permit or review a public works development fee of $333.00.

A. Building permit for new commercial or multifamily development (Permit Approval Decision code BPCPA and BPNC).

B. Building permit for substantial remodel for commercial or multifamily building (Permit Approval Decision code BPSR).

C. Conditional Use Permit (Permit Approval Decision code CUDN).

D. Rezone (Permit Approval Decision code REZ).

E. Design Review in Central Business District (Permit Approval Decision code DRCBD).

F. Major Design Review, Non-Central Business District (Permit Approval Decision code DRMAJ).

G. Preliminary Planned Unit Development and Combined Preliminary and Final Planned Unit Development (Permit Approval Decision codes PPUD and PFPUD).

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H. Preliminary plat (Permit Approval Decision code PP).

I. Preliminary National or State Environmental Policy Act (Permit Approval Decision code PNEPA and PSEPA).

J. Environmental Impact Statement (Permit Approval Decision code EIS).

Section 3. Section 7 of Ordinance No. 4084 is amended to read as follows:

	Land Use Review Fee	Environmental Review Fee
Process I		
o Reclassification/Rezones	$2,237	$378
o Conditional Use	1,958	378
o Shoreline Conditional Use	1,958	378
o Preliminary PUD	3,437	378
o Administrative Amendment	995	171
o PUD Combination, Preliminary and Final	3,851	378
o Other Process I Decisions	Hourly rate for existing conditions	
o Conditional Use, Exemption	58	N/A
o Shoreline Conditional Use, Exemption	58	N/A
o PUD, Exemption	58	N/A
o Protected Area Development, Extension	3,437	378
Process II		
o Administrative Conditional Use	1,511	378
o Design Review		
- CBD - Major	6,047	378
- Non-CBD - Major	1,511	378
- Alternative Landscape	995	171
- Fence Height	102	171
- 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	995	171
o Class 2 Home Occupation	208	N/A
o Simple Amendment, except as listed below	206	171

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o Simple Amendment		
Fence Height	22	N/A
Home Occupation	22	N/A
o Sign Permit - under 25 sf	22	171
o 25 sf +	109	171
o Sign Variance	109	171
o Sign - Design Review District	68	N/A
Other LUC Decisions		
o Temporary Use Permit	66	171
o Child Care Registration	22	N/A
o Class I Home Occupation	22	171
o Boarding House/Bed & Breakfast	22	N/A
Short Subdivision/Short Subdivision Revisions		
o Preliminary	378	171
o Final	480	N/A
o Combined Preliminary + Final	857	171
o Boundary Line Adjustment	378	171
o Declaration of Lot Combination	73	N/A
o Short Plat Corrections	73	N/A
Plats		
o Preliminary	3,437	378
o Final	995	N/A
o Modification	995	171
o Correction	73	N/A
o Binding Site Plan	73	N/A

o Plat Engineering

Prior to the commencement of any services by the city related to the subject plat beyond those required for the approval of the preliminary plat, the applicant shall, upon submittal of plat engineering plans, post a cash deposit of $1,000.00 with the Department of Design and Development.

Upon the approval of plat engineering plans, and prior to the issuance of any permit, the applicant shall deposit a fee, or security device acceptable to the Director of Design and Development, equal to six percent (two percent nonreimbursable plus four percent) of the costs of constructing required facility improvements, excluding water and sewer, less the one thousand dollar deposit. Such fees shall guarantee payment of costs of any and all work performed by the city in engineering review, surveying and mapping, inspection, public information, and other associated services related

to the plat. Such fees may also be used to pay for the costs of any outside consultants retained by the city to perform such services. Any refundable portion of the 4% deposit which remains after all costs have been charged shall be returned to the plattor at the end of the one-year maintenance period.

Land Use Plan Checking

o Residential (1-3 Units)	30	171
o Commercial & Residential (4 or more Units)	229	378
o Single Family Alteration	27	171
o Commercial Alteration	102	171
o Revision to Approved Building Permit	Same as original	
o Single Family Sensitive Area w/SEPA	153	171
Land Use Decision for which an objection has been filed	Fee for original decision minus 50% of amendment or variance fee previously paid	
o Final PUD, Administrative	995	N/A
o Final PUD, City Council Review Option	995	N/A
o Other Process II Decisions	Hourly rate for existing conditions	
o Design Review, Exemption	58	N/A
o Administrative Conditional Use, Exemption	58	N/A
o Class 3 Home Occupation		
1-4 Slots	25	
5-12 Slots	208	

Process III

o Board of Adjustment Variance (LUC or Shoreline)	995	171
o Administrative Variance (LUC or Shoreline) 995	171	
o Other Process III Decisions	Hourly rate for existing conditions	
o Protected Area Development Exemption		
- Hearing	1,958	378
- Administrative	1,958	378

o Wetland Boundary Adjustment		
- Hearing	3,437	378
- Administrative	3,437	378
<u>Process IV</u>		
o Private Comprehensive Plan Amendment	2,237	378
o Other Process IV Decisions	Hourly rate for existing conditions	
<u>Shoreline Substantial Development Permit</u>		
o Nonsingle Family	382	378
o Single Family	153	171
o Exemption from substantial development permit	102	171
<u>Sign Code</u>		

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.

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

Section 5. 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 Consumer Price Index for Urban Wage Earners and Clerical Workers for the annual period ending June 30 of the preceding year.

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Section 6. This ordinance shall take effect and be in force thirty days after passage and publication.

PASSED by the City Council this 26th day of February, 1990, and signed in authentication of its passage this 26th day of February, 1990.

(SEAL)

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley, Deputy City Attorney

Attest:

Marie K. O'Connell, City Clerk

Published March 2, 1990