

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5262

AN ORDINANCE regarding development services under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, utility, and clearing & grading review and inspection services; amending Ordinance No. 5185.

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

Section 1. Section 10 of Ordinance No. 5185 is amended to read as follows:

Section 12. Clearing & Grading Review and Inspection Fees

1. Scope: The fees established here apply to the review and inspection of applications by the Clearing & Grading section of the Planning & Community Development Department.

2. Fee Schedule: Fee Schedule for Clearing and Grading Review. Table 11 is used to calculate fees for clearing and grading review of applications.

Table 11 – Clearing & Grading Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Boundary Line Adjustment	\$40			Submittal
Clearing & grading – without SEPA		\$69	\$483	Submittal and monthly billings
Clearing & grading – minor without building permit	\$207			Submittal
Clearing & grading – with SEPA		\$69	\$310	Submittal and monthly billings
Clearing & Grading Services		\$69	\$138	Submittal and monthly billings
Commercial & multi-family building permit – major and shoring	\$69			Submittal
Commercial building permit – medium	\$69			Submittal
Conditional Use	\$40			Submittal
Conditional Use – Shoreline		\$69	\$138	Submittal and monthly billings
Demolition with SEPA		\$69	\$69	Submittal and monthly billings
Detention Vault	\$62			Submittal
Design Review		\$69	\$160	Submittal and monthly billings
Environmental Impact Statement	\$69			Submittal
Land Use Approval Amendment		\$69	\$138	Submittal and monthly billings

Table 11 – Clearing & Grading Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Planned Unit Development		\$69	\$460	Submittal and monthly billings
Plat Infrastructure		\$69	\$760	Submittal and monthly billings
Plat – final		69	\$138	Submittal and monthly billings
Plat – preliminary		\$69	\$460	Submittal and monthly billings
Preliminary SEPA Determination		\$69	\$138	Submittal and monthly billings
Protected Area Exception – Administrative		\$69	\$140	Submittal and monthly billings
Protected Area Exception – Hearing Examiner		\$69	\$138	Submittal and monthly billings
Shoreline Exemption		\$69	\$69	Submittal and monthly billings
Shoreline Substantial Development		\$69	\$310	Submittal and monthly billings
Short Plat – preliminary		\$69	\$460	Submittal and monthly billings
Short plat – final		\$69	\$69	Submittal and monthly billings
Shoreline Variances		\$69	\$310	Submittal and monthly billings
Single Family Permit – substantial shoreline	\$35			Submittal
Vegetation – single family	\$69			Submittal

3. Fee Schedule: Table 12 is used to calculate the fees for clearing & grading and vegetation inspections.

Table 12 - Clearing & Grading Inspections		
<u>Type</u>	<u>Fee</u>	<u>Due At</u>
Clearing & Grading – SEPA	\$72	Issuance
Commercial Construction – medium	\$72	Issuance
Commercial Construction - without SEPA	\$342	Issuance
Commercial – minor	\$72	Issuance
Demolition ^A	\$36	Issuance
Plat Infrastructure – short plat	\$360	Issuance
Plat Infrastructure – subdivision	\$720	Issuance
Pools	\$72	Issuance

Table 12 - Clearing & Grading Inspections		
<u>Type</u>	<u>Fee</u>	<u>Due At</u>
Single Family – Additions	\$72	Issuance
Minor clearing and grading without building permit	\$161	Issuance
Single Family – New Residence	\$331	Issuance
Single Family – Shoreline	\$72	Issuance
Vegetation – Single Family	\$72	Issuance
Vegetation – Protected Area or Commercial	\$72	Issuance

^This fee is charged when the scope of the demolition permit includes clearing & grading.

Section 2. Section 11 of Ordinance No. 5185 is amended to read as follows:

Section 14. Land Use Review

1. Scope: The fees established here apply to the review of applications by the Land Use section in the Department of Planning and Community Development.
2. Certificate of Occupancy Inspections: The landscape inspection for the temporary or final certificate of occupancy is charged at the appropriate hourly rate.
3. Fee Schedule for Land Use Review: Table 13 is used to calculate the fees for Land Use review of an application.

Table 13 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Boundary Line Adjustment		\$69	\$305	Submittal and monthly billings
Child care registration	\$104			Submittal
Clearing & grading-commercial		\$69	\$138	Submittal and monthly billings
Clearing & grading – SEPA		\$69	\$310	Submittal and monthly billings
Commercial & multi-family building permit – major, foundation & shoring		\$69	\$550	Submittal and monthly billings
Commercial Building Permit – minor	\$87			Submittal

Table 13 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Commercial building permit – medium		\$69	\$69	Submittal and monthly billings
Comprehensive Plan Amendment		\$69	\$621	Submittal and monthly billings
Conditional Use – Hearing Examiner		\$69	\$1,100	Submittal and monthly billings
Conditional Use – administrative		\$69	\$550	Submittal and monthly billings
Demolition with SEPA		\$69	\$138	Submittal and monthly billings
Demolition	\$75			Submittal
Detention Vaults	\$35			Submittal
Design Review		\$69	\$2,600	Submittal and monthly billings
Development Services		\$69	\$138	Submittal and monthly billings
Environmental Impact Statement		\$69	\$2,600	Submittal and monthly billings
Foundation	\$57			Submittal
Home Occupation	\$389			Submittal
Land Use Code Interpretation		\$69	\$138	Submittal and monthly billings
Land Use Approval Amendment		\$69	\$1,100	Submittal and monthly billings
Land Use Code Exemption – minor	\$133			Submittal
Land Use Code Exemption – major		\$69	\$207	Submittal and Monthly Billings
Lot Combinations		\$69	\$207	Submittal and monthly billings
Planned Unit Development		\$69	\$2,300	Submittal and monthly billings
Plat Infrastructure		\$69	\$480	Submittal and monthly billings
Plat – final		\$69	\$1,100	Submittal and monthly billings
Plat – preliminary		\$69	\$2,300	Submittal and monthly billings
Pool	\$69			Submittal

Table 13 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Preliminary SEPA Determination		\$69	\$480	Submittal and monthly billings
Protected Area Exception – Administrative		\$69	\$480	Submittal and monthly billings
Protected Area Exception – Hearing Examiner		\$69	\$1,100	Submittal and monthly billings
Rezone		\$69	\$621	Submittal and monthly billings
Satellite Dish – Design District	\$136			Submittal
Satellite Dish	\$69			Submittal
Shoreline Exemption		\$69	\$138	Submittal and monthly billings
Shoreline Variances		\$69	\$310	Submittal and monthly billings
Shoreline Substantial Development		\$69	\$310	Submittal and monthly billings
Short Plat – preliminary		\$69	\$780	Submittal and monthly billings
Short plat – final		\$69	\$276	Submittal and monthly billings
Sign – legal nonconforming	\$69			Submittal
Sign – temporary	\$26			Submittal
Sign	\$69			Submittal
Sign – awning	\$73			Submittal
Single family building permit – new residence	\$324			Submittal
Single family building permit – new residence – sensitive area		\$69	\$345	Submittal and monthly billings
Single family building permit – shoreline	\$138			Submittal
Single family building permit – substantial shoreline		\$69	\$310	Submittal and monthly billings
Single family building permit – addition	\$55			Submittal
Spa	\$32			Submittal
Status Letter	\$137			Submittal

Table 13 - Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Telecommunications antenna – with or without building permit		\$69	\$138	Submittal and monthly billings
Temporary Use	\$52			Submittal
Tenant Improvement	\$25			Submittal
Tenant Improvement – design district	\$52			Submittal
Variances		\$69	\$621	Submittal and monthly billings
Vegetation – Commercial or Protected Area		\$69	\$138	Submittal and monthly billings
Vendor Cart	\$40			Submittal

4. **Public Notice Signs and Recording Fees:** The cost of the legally required public notice signs will be borne by the applicant. The cost of the required legal recording with King County will be borne by the applicant.

Section 3. Section 12 of Ordinance No. 5185 is amended to read as follows:

Section 15. Transportation Department Review and Inspection Fees

1. **Scope:** The fees established here apply to the review and inspection of applications by the development review and survey sections of the Transportation Department.

2. **Fee Schedule for Transportation Department Review:** Table 14 is used to calculate fees for the review of applications by the Transportation Department.

Table 14 - Transportation Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Boundary Line Adjustment		\$87	None	Monthly billings
Clearing & Grading – commercial		\$87	\$87	Submittal and monthly billings
Commercial Construction – medium		\$87	None	Monthly billings

Table 14 - Transportation Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Commercial and Multifamily Construction – Major without SEPA		\$87	\$261	Submittal and monthly billings
Commercial and Multifamily Construction – Major with SEPA		\$87	\$435	Submittal and monthly billings
Commercial Construction – Minor	\$40			Submittal
Commercial Construction – Shoring		\$87	None	Monthly billings
Comprehensive Plan Amendments		\$87	None	Monthly billings
Conditional Use – Administrative		\$87	\$87	Submittal and monthly billings
Conditional Use Approval – Hearing Examiner		\$87	\$87	Submittal and monthly billings
Demolition Permit ^B		\$87	None	Monthly billings
Demolition Permit with SEPA		\$87	None	Monthly billings
Design Review Approval		\$87	\$870	Submittal and monthly billings
Environmental Impact Statements		\$87	\$1,305	Submittal and monthly billings
Land Use Approval Amendment		\$87	\$261	Submittal and monthly billings
Planned Unit Developments – with and without platting		\$87	\$435	Submittal and monthly billings
Plat Infrastructure		\$87	\$435	Submittal and monthly billings
Preliminary SEPA Determination		\$87	\$174	Submittal and monthly billings
Rezone		\$87	None	Monthly billings
Short Plat – final		\$87	\$87	Submittal and monthly billings
Short Plat – preliminary ^A		\$87	\$174	Submittal and monthly billings

Table 14 - Transportation Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Subdivision – final		\$87	\$174	Submittal and monthly billings
Subdivision – preliminary ^A		\$87	\$870	Submittal and monthly billings
Temporary Use	\$20			Submittal
Transportation Services		\$87	\$261	Submittal and monthly billings
Variance		\$87	None	Monthly billings
Review with no specific fee – recovery of cost of hourly review		\$87		At issuance

^A A fee of \$103 per lot will be charged at submittal to cover the cost of Survey review.

^B The review is not charged on interior-only demolitions.

3. Inspections and Other Fees: Table 15 is used to calculate fees for Transportation Department inspections. The fees are due at issuance and in monthly billings.

Table 15 – Transportation Inspections		
Type	Hourly Rate	Deposit
Commercial and Multi-family Construction – major	\$87	\$435
Commercial Construction – medium	\$87	\$174
Plat Infrastructure – short plat	\$87	\$435
Plat Infrastructure – subdivision	\$87	\$870
Final Plat	\$87	None
Final Short Plat	\$87	None
Planned Unit Development	\$87	None
Transportation Inspection Miscellaneous Fees		
Inspection with no specific fee	\$87 with no minimum	In monthly billings
Inspections outside normal hours	\$87 with 2 hour minimum	In monthly billings

Table 15 – Transportation Inspections		
Type	Hourly Rate	Deposit
Reinspection	\$87 with .5 hr minimum	In monthly billings

Section 4. Section 13 of Ordinance No. 5185 is amended to read as follows:

Section 16. Fire Department Review Fees and Inspection Fees

1. Scope: The fees established here apply to the review and inspection of applications by the Fire Marshal's Office of the Fire Department.
2. Fee Schedule for Fire Department Review Fees: Table 16 is used to calculate the fees for Fire Department review of applications.

Table 16 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Awning with signs on Commercial Buildings	\$15			Submittal
Boundry Line Adjustment	\$15			Submittal
Commercial Construction – major		\$30	\$150	Submittal and monthly billings
Commercial Construction – medium	\$90			Submittal
Commercial Construction – minor	\$23			Submittal
Conditional Use	\$67			Submittal
Demolition Permits	\$45			Submittal
Design Reviews		\$30	\$120	Submittal and monthly billings
Detention Vaults	\$45			Submittal
Electrical Fire Alarms	\$67			Submittal
Electrical Fire Alarms – new	\$134			Submittal
Environmental Impact Statements	\$67			Submittal
Fire Services		\$30	\$60	Submittal and monthly billing
Land Use Approval Amendment	\$23			Submittal

Table 16 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Mechanical Fire Protection – modification	\$67			Submittal
Mechanical Fire Protection – new	\$134			Submittal
Planned Unit Development		\$30	\$120	Submittal and monthly billings
Plat Infrastructure		\$30	\$60	Submittal and monthly billings
Preliminary SEPA Determination	\$15			Submittal
Rezones	\$15			Submittal
Smoke Control System		\$30	\$120	Submittal and monthly billings
Subdivisions and Short Plats – final	\$15			Submittal
Short Plats – preliminary		\$30	\$60	Submittal and monthly billings
Subdivisions – preliminary		\$30	\$120	Submittal and monthly billings
Tenant Improvement – initial buildout	\$23			Submittal
Temporary Use, Home Occupations and Childcare Registration	\$67			Submittal

3. Fire Alarm Inspection Fees: In addition to the fees set forth in Table 5, a fee of \$.50 is charged for each device. A device is any system component intended or designed to initiate a signal, whether it be automatic or manual, as part of a fire alarm system.

4. Fire Inspection Fees: Table 17 is used to calculate the fees for Fire Department inspections.

Table 17 – Fire Inspections				
Type	Flat	Hourly Rate	Deposit	Due At
Commerical Construction – major		\$30	\$150	Issuance and monthly billings
Commerical Construction – medium	\$30			Issuance
Commerical Construction – minor	\$15			Issuance

Table 17 – Fire Inspections				
Type	Flat	Hourly Rate	Deposit	Due At
Smoke Control Systems		\$30	\$150	Issuance and monthly billings
Tenant Improvement – initial buildout	\$15			Issuance

Section 5. The fees and procedures adopted by this ordinance shall take effect December 31, 2000.

Section 6. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 11th day of December, 2000, and signed in authentication of its passage this 11th day of December, 2000.

(SEAL)

Chuck Mosher, Mayor

Approved as to form:
Richard L. Andrews, City Attorney
Lori M. Riordan, Assistant City Attorney

Attest:
Myrna L. Basich, City Clerk

Published December 15, 2000