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Introduced By: Pete von Reichbauer

Proposed No.: 96-278

ORDINANCE NO. ~~13189~~ **13189**

1
2 AN ORDINANCE relating to development permit fees for drainage
3 review; amending Ordinance 8330, Section 9, 10, 19, 24 and 30, all as
4 amended, and KCC 27.08.070, 27.16.020, 27.24.010, 27.24.020 and
5 27.24.030; and Ordinance 10662, Sections 40 and 41, and
6 K.C.C.27.48.010 and 27.48.020.

7
8 PREAMBLE:

9
10 King County adopted the 1990 Surface Water Design Manual, as amended,
11 to control surface water runoff as required by, and to implement, K.C.C.
12 chapter 9.04.

13
14 The King County council required the Surface Water Management Division
15 to conduct an on-going program to evaluate the effectiveness of the adopted
16 requirements in meeting the purposes of K.C.C. chapter 9.04.

17
18 The state of Washington adopted the Puget Sound Water Quality
19 Management Plan as the comprehensive conservation and management plan
20 for the Puget Sound estuary, as required under section 302 of the Clean
21 Water Act for all designated estuaries of national significance. The plan
22 requires local governments to adopt minimum requirements for stormwater
23 controls.

24
25 The changes to the development permit fees code, K.C.C.
26 Title 27, contained in this ordinance are needed to successfully implement
27 the revisions adopted to the Surface Water Management Code, K.C.C. Title
28 9, which made the county consistent with county policy and the Puget Sound
29 Water Quality Management Plan. As such they bear a substantial
30 relationship to, and are necessary for, the public health, safety and general
31 welfare of King County and its residents.
32

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. Ordinance 8330, Section 19, as amended, and KCC 27.08.070 is
35 hereby amended to read as follows:

36 Site development fees, including commercial site development fees.

37 A. Parking -

1	1. New or additional spaces -		
2	No. of Spaces	Ea Space	
3	First 0-25	\$ 23.00	
4	Next 26-50	20.70	
5	Next 51-75	16.30	
6	Next 76-150	13.80	
7	Next Over 150	11.80	
8	Minimum Fee	296.10	
9	2. Alterations, change in use or increased area, with no additional spaces: ((\$))296.00		
10	B. P-suffix, M-P, and other required site plan reviews -		
11	1. Initial plan review:	\$1,078.00	
12	2. Each additional review for compliance, including		
13	signs and tenant improvements	((\$))163.00	
14	C. Mobile Home Park and RV Park plan review:	\$3,561.00	
15	D. Landscape plan review -		
16	1. Initial plan review:		
17	Site Area	Amount	
18	0 - 1 site acre	\$211.00	
19	1.1 - 2 site acres	337.00	
20	2.1 - 5 site acres	507.00	
21	5.1 - 10 site acres	676.00	
22	More than 10 site acres	1,352.00	
23	2. Each plan revision review:	324.00	
24	3. Request for modification requiring public notice:	673.00	
25	E. Drainage and Circulation Review Fees -		
26	1. Commercial ((\$)) <u>drainage plan review - Base fee:</u>	<u>\$570.00</u>	
27	<u>a. Targeted drainage review #1, 2 and 3 - per hour:</u>	<u>95.00</u>	

1 b. Full drainage review and targeted drainage review #4:

		Amount
2 Total Disturbed Area		
3 0 - .50 site acre	(((\$1,689.00))	<u>\$1,119.00</u>
4 .51 - 1 site acre	((2,113.00))	<u>1,543.00</u>
5 1.1 - 2 site acres	((3,379.00))	<u>2,819.00</u>
6 2.1 - 5 site acres	((6,759.00))	<u>6,189.00</u>
7 5.1 - 10 site acres	((8,026.00))	<u>7,456.00</u>
8 More than 10 acres	((8,870.00))	<u>8,300.00</u>

9 2. Commercial traffic and circulation review:

10 a. On-site review only - no right-of-way improvements		\$337.00
11 b. On-site and right-of-way improvements review:		(((\$))1,013.00
12 c. Review for compliance with SEPA conditions		337.00

13 3. Drainage plan only (agricultural): \$1,290.00

14 4. Residential drainage requirement review - Base fee: \$238.00

15 ~~((a. Flood plain determination~~ ~~337.00~~

16 ~~b. Review for compliance with planning, p-suffix,~~
 17 ~~plat or SEPA conditions~~ ~~337.00~~

18 ~~c. Review of plan per K.C. Drainage Manual:~~

19 ~~Simple Review~~ ~~630.00~~

20 ~~Complex Review~~ ~~\$1,013.00))~~

21 a. Small site drainage review: 143.00

22 b. Targeted drainage reviews - per hour: 95.00

23 c. Full drainage review:

24 Simple review: 293.00

25 Complex review: 676.00

26 5. Revisions ((and)), resubmittals and research necessary for any site specific
 27 requirements, after one (((1))): 95.00

1	plus per hour	\$95.00
2	F. Fire Protection Plan Review -	
3	1. Fire pump systems which are installed to meet provisions of	
4	K.C.C. <u>chapter</u> 17.08:	
5	per hydrant:	\$ 64.00
6	2. Calculation of required fire flow or review of	
7	fire apparatus access roads for the following -	
8	a. Commercial buildings:	\$256.00
9	b. Single-family residential buildings:	106.00
10	c. Short subdivisions - residential:	114.00
11	d. Short subdivisions - commercial:	114.00
12	e. Other development applications	
13	(including lot line adjustments):	203.00
14	3. Review of water main extension:	
15	per hydrant:	\$ 64.00
16	4. Inspection of residential sprinkler systems:	
17	Per Riser	\$131.00
18	Plus per head	2.04
19	5. Inspection of commercial fire sprinkler systems:	
20	Per Riser	\$142.00
21	Plus per head	2.19
22	<u>SECTION 2.</u> Ordinance 8330, Section 10, as amended, and KCC 27.16.020 is	
23	hereby amended to read as follows:	
24	Right-of-way use permit fees:	
25	A. Application review -	
26	1. Initial review:	\$ 697.00
27	2. Initial review in conjunction with another permit:	404.00

1	B.Improvement plan review -		
2	1. Engineering plans with drainage facilities:		((1,670.00))
3	<u>a. Small site drainage review:</u>		<u>\$1,251.00</u>
4	<u>b. Other drainage reviews:</u>		<u>1,670.00</u>
5	2. Engineering plans without drainage facilities:		831.00
6	3. Resubmittal, each occurrence - Base:		95.00
7	Plus per hour:		95.00
8	4. Revision to previously approved plan		341.00

9	C. Construction inspection -		
10	Bond Quantities Worksheet Amount	Initial Fee	
11	\$ 0 - 30,000	\$ 213 + \$119.00 /\$1000 Bond	
12	30,001 - 120,000	2,253 + 51.00 /\$1000 Bond	
13	120,001 or more	6,693 + 14.00 /\$1000 Bond	
14	D. Annual inspections, per hour		<u>\$95.00</u>

15	E. Maintenance bond inspection -		
16	Bond Amount	Initial Fee	
17	\$ 0 - 30,000	\$ 461 + \$15.30 /\$1000 Bond	
18	30,001 - 120,000	770 + 5.00 /\$1000 Bond	
19	120,001 or more	1,166 + 1.70 /\$1000 Bond	
20	F. Inspection of electronic devices, per hour rate:		<u>\$95.00</u>

21 SECTION 3. Ordinance 8330, Section 9, as amended, and KCC 27.24.010 is
 22 hereby amended to read as follows:

23 Special review fees. Fees shall be collected to compensate the department for
 24 preapplication review, and special handling and review associated with any development
 25 permit set forth in this title. Special review fees include review pursuant to K.C.C. chapter
 26 20.44, County Environmental Procedures, ((and)) K.C.C. ((21.54)) chapter 21A.24,
 27 Sensitive Areas, K.C.C. 9.04.070, Master Drainage Plans, fees to review any needed

1 compliance monitoring, fees for written certification of code compliance or exemption, and
2 processing fees for appeals to or from the zoning and subdivision examiner pursuant to
3 K.C.C. chapter 20.24.

4 A. Preapplication Fees. Preapplication fees shall compensate the department for
5 preliminary review and evaluation of sensitive areas fees and for advising the permit
6 applicant on environmental review prior to the submittal of a formal application for a
7 permit. Preapplication review fees may be also be charged for review of permit applications
8 required by other King County agencies and for any requested services not associated with
9 a permit application. Preapplication fees shall be hourly fees collected at the time
10 preapplication review services are rendered.

11 B. County Environmental Procedures Fees. County environmental procedures
12 (SEPA) fees shall be divided into two types:

13 1. checklist fees to compensate for the copying, distributing, mailing and
14 processing of the environmental checklist, and

15 2. supplemental fees to compensate for review, processing, mailing((;)) and
16 publication costs associated with the preparation of a determination of non((-))significance
17 (DNS), a mitigated determination of non((-))significance (MDNS), a draft environmental
18 impact statement (DEIS), a final environmental impact statement (FEIS), a supplemental
19 environmental impact statement (SEIS)((;)) and any addenda associated with the above
20 environmental documents.

21 The checklist fee shall be a base fee payable upon development permit application
22 submittal((;)) and an hourly fee. The hourly fee shall apply following six hours of staff
23 review of the checklist. In no case, however, shall the checklist fee exceed the total fee for
24 the underlying permit. Supplemental fees shall be based on an hourly charge for time spent
25 by county employees in the review, preparation, supervision of preparation and distribution
26 of a DNS, a MDNS, a DS, a DEIS, a FEIS or a SEIS. Supplemental fees shall be charged
27 for the preparation of and consultation on staff reports, permit conditions and public hearing

1 testimony after the publication of a DEIS, FEIS, SEIS, or MDNS on the underlying permit.
2 No supplemental fees shall be charged for any review or work performed in response to an
3 appeal of a threshold determination. Supplemental fees shall also include all costs, if any,
4 for experts and consultants not employed by the county, and for texts, printing or other
5 actual costs required for the preparation and distribution of the DNS, MDNS, DS, DEIS,
6 FEIS or SEIS. In no case shall supplemental fees be charged for review of the completed
7 DNS, MDNS, DS, DEIS, FEIS or SEIS by county officials part of the decision-making
8 process or for existing studies or general information already in county files. Supplemental
9 fees shall be collected at regular intervals as the preparation of the DNS, MDNS, DS,
10 DEIS, FEIS or SEIS proceeds, provided a deposit shall be collected prior to
11 commencement of DNS, MDNS, DEIS, FEIS or SEIS preparation to cover initial costs.
12 Any unexpended balance shall be refunded.

13 C. Sensitive area fees. Sensitive area fees are distinguished by the type of
14 development permit under review, and are differentiated by the complexity of the review
15 involved. As such, sensitive area review fees for residential building permits, shoreline
16 permits((§)) and individual short subdivision applications shall be distinguished from
17 sensitive area review in conjunction with commercial building permits, grading permits,
18 subdivisions, planned unit developments, reclassifications, variances, conditional use
19 permits((§)) and right-of-way use permits.

20 1. Complex sensitive areas review. Complex sensitive areas review involving site
21 visits, comprehensive review of technical studies((§)) or the development of special
22 conditions of approval shall be charged a higher review fee than projects requiring only
23 basic sensitive areas review involving limited review of special studies, and the assignment
24 of standard conditions of approval.

25 2. Basic residential permit sensitive areas fees. Basic residential permit sensitive
26 areas review fees may be reduced in those instances where multiple permit submittals can be
27 reviewed during a single((§)) combined site visit. Residential building permit review fees

1 shall be waived for permits filed subsequent to shoreline permits involving sensitive areas
2 review.

3 3. Special fees. Special fees may be charged for the division's processing and
4 review of sensitive areas variances, reasonable use exceptions, inspection and
5 monitoring((;)) or utility exemptions.

6 4. Hourly fees. Hourly fees may only be charged as noted in this section or if
7 authorized by a section manager, and only after an applicant has been notified that hourly
8 charges are being assessed.

9 D. All appeals to the zoning and subdivision examiner, or from decisions of the
10 examiner, shall be charged a fixed fee to help defray the cost associated with appeal
11 processing. Appeal fees shall be paid at the time of appeal submittal.

12 E. Departmental review of road vacation requests, road standard variances((;)) and
13 drainage standard variances((;)) shall be charged a fixed fee to help defray the cost
14 associated with these reviews. These review fees shall be paid at the time of submittal for
15 the review. Hourly fees may be charged for those review types that vary in review time.
16 These review fees shall be collected at the time services are rendered. If a deposit is
17 required, any unexpended balance shall be refunded.

18 F. Master Drainage Plan Fees. Master drainage plan review fees shall be hourly,
19 based on all staff time required at preplanning and scoping meetings and review and
20 monitoring of the master drainage plans. Fees shall be collected at regular intervals as the
21 review of the master drainage plan proceeds.

22 G. Compliance Review Fees. Review fees shall be based on an hourly fee to
23 compensate for the review and analysis of monitoring results needed to determine
24 compliance with approved plans and conditions and the implementation of a contingency
25 plan or determination of additional mitigation, if necessary.

26 SECTION 4. Ordinance 8330, Section 30, as amended, and KCC 27.24.020 is
27 hereby amended to read as follows:

1	((Development permit s))Special review fees.	
2	A. SEPA review -	
3	1. Environmental checklist:	
4	a. Base fee	\$600.00
5	b. After six hours, per hour	95.00
6	2. Supplemental DNS, MDNS, or DS review, per hour:	95.00
7	3. MDNS deposit:	1,313.00
8	4. EIS deposit - a percent of total estimated cost	33%
9	5. DEIS, FEIS, SEIS or addenda preparation and review costs	
10	- including scoping, writing, editing, publishing, mailing, distributing((7)) and contract	
11	administration:	
12	a. All fixed and contract costs, and	
13	b. Time costs - per hour	95.00
14	6. Post MDNS, DEIS, FEIS((7)) or SEIS publication work, preparing or consulting	
15	on staff reports, permit conditions((7)) or public hearing testimony per hour	95.00
16	B. Sensitive area review -	
17	1. Review of residential building permits, shoreline permits, individual short	
18	subdivision, boundary line adjustments, right-of-way use permits -	
19	a. basic review without site visit:	\$236.00
20	b. basic review - with site visit:	512.00
21	c. complex review - minimum:	512.00
22	plus, per hour	95.00
23	2. Review of commercial building permits, grading permits, subdivisions, PUDs,	
24	reclassifications, variances, conditional use permits and unclassified use permits -	
25	a. basic review:	512.00
26	b. complex review minimum:	512.00
27	plus, per hour	95.00

1	<u>3. Flood plain determination - certificate of elevation:</u>	<u>190.00</u>
2	<u>plus per hour:</u>	<u>95.00</u>
3	<u>4. Review of mitigation plan compliance - per hour</u>	<u>95.00</u>
4	C. Appeals -	
5	1. Appeals to the zoning and subdivision examiner from decisions of the zoning	
6	adjustor or manager:	\$125.00
7	2. Appeals to the King County council from recommendations of the zoning and	
8	subdivision examiner:	125.00
9	D. Inspection and monitoring-per hour:	\$ 95.00
10	E. Departmental ((R))review of ((N))non((-D))departmental ((P))ermits:	
11	1. Review of road vacation requests:	\$751.00
12	2. Review of road standard variances:	656.00
13	3. Review of drainage ((standard-variances)) <u>design adjustments:</u>	
14	a. ((Simple-R)) <u>Standard adjustment review</u>	656.00
15	<u>Revisions and resubmittals - per hour:</u>	<u>95.00</u>
16	b. Complex ((R)) <u>adjustment review: ((-department-portion-only))</u>	((656.00))
17		<u>1376.00</u>
18	<u>Revisions and resubmittals - per hour:</u>	<u>95.00</u>
19	c. <u>Preapplication adjustment review - per hour:</u>	<u>95.00</u>
20	<u>Deposit:</u>	<u>3600.00</u>
21	d. <u>Experimental design adjustment review, departmental portion only:</u>	<u>125.00</u>
22	f. <u>Support of water and land resources division adjustment review and</u>	
23	<u>monitoring - per hour:</u>	<u>95.00</u>
24	F. <u>Review and monitoring of master drainage plans - per hour:</u>	<u>\$95.00</u>
25	G. <u>Preapplication review - per hour:</u>	<u>\$95.00</u>

26 SECTION 5. Ordinance 8330, Section 24, as amended, and KCC 27.28.030 is
 27 hereby amended to read as follows:

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Subdivision - engineering plan review fees.

A. Short subdivision

1. Engineering plan review:

a. One or more applications for adjacent short plats on same plan -

Base: \$2,087.00

Plus per lot: 209.00

b. Supplemental plan review for targeted drainage review #2: 1,044.00

c. Supplemental plan and profile fee for drainage facilities submitted under small site drainage review: 1,044.00

((b))d. Supplemental plan and profile fee for drainage facilities submitted under full drainage review: 2,087.00

2. Revisions and resubmittals:

Each occurrence - 119.00

Plus per hour: 95.00

B. Subdivision

1. Engineering plan review:

a. 30 lots or less - Base: \$6,209.00

Plus per lot: 33.60

b. 31 lots or more - Base: 6,710.00

Plus per lot: 16.90

2. Revisions and resubmittals -

Each occurrence - 119.00

Plus per hour: 95.00

C. Planned Unit Development

1. Engineering plan review:

a. 30 units or less - Base: \$6,209.00

1		Plus per unit:	46.10
2	b. 31 units or more -	Base:	6,911.00
3		Plus per unit:	22.70
4	2. Revision and resubmittals -		
5	Each occurrence -		119.00
6		Plus per hour:	95.00
7	D. Conceptual Binding Site Plan (including conceptual commercial binding site		
8	plan)		
9	1. Plan and profile -	Base:	\$4,132.00
10	2. Revisions and resubmittals -		
11	Each occurrence -		119.00
12		Plus per hour:	95.00

13 SECTION 6. Ordinance 10662, Section 40, and KCC 27.48.010 is hereby amended
 14 to read as follows:

15 ~~((Public works))~~ Department of natural resources related, and current use fees. A.
 16 ~~((Public Works F))~~ Department of natural resources fees. All review of drainage
 17 ~~((standards variances))~~ design adjustments shall be charged a fixed fee, and ~~((master~~
 18 ~~drainage plan))~~ review and monitoring support for department of development and
 19 environmental services shall be charged an hourly fee to help defray the cost associated with
 20 these reviews. These review fees shall be paid at the time of submittal for the review, and
 21 are in addition to the Sensitive Areas review of non~~(())~~departmental permits.

22 B. Appeals to the ~~((Z))~~zoning and ~~((S))~~subdivision ~~((E))~~examiner. All appeals to the
 23 zoning and subdivision examiner, or from decisions of the examiner, shall be charged a fixed
 24 fee to help defray the cost associated with appeal processing. Appeal fees shall be paid at
 25 the time of appeal submittal.

1 C. Current use permit fees. A fixed fee for the processing of current use permits shall
2 be charged to help defray the cost of review. The review fee shall be paid at the time of
3 submittal for the review.

4 SECTION 7. Ordinance 10662, Section 41, and KCC 27.48.020 is hereby amended
5 to read as follows:

6 ~~((Public Works-F))~~ Department of natural resources fees. A. ~~((Public Works~~
7 ~~Fees:))~~

8 ~~((+))~~ Review of drainage ~~((standards-variances))~~ design adjustments:

9 ~~((-Complex-Review))~~ ~~((\\$720.00))~~

10 1. Experimental Design Review \$1080.00

11 2. Water and land resources division support of DDES adjustment review and
12 monitoring - not to exceed, per hour: 95.00

13 ~~((2))~~B. Master drainage plan review and monitoring support by surface water
14 management division staff - not to exceed, per hour ~~((90.00))~~ \$95.00

15 ~~((B))~~C. Appeals to the zoning and subdivision examiner from decisions regarding
16 environmental significance by the director of the department of ~~((public-works))~~ natural
17 resources: \$125.00

18 ~~((G))~~D. Current use fees:

19 1. Applications for classification of land as farm and agricultural
20 land \$150.00

21 2. Applications for classification of land as open space and timber
22 land requiring a public hearing under ~~((20))~~ twenty acres ~~((\\$))~~200.00

23 3. Application for classification of land as open space requiring a public hearing
24 equal to or greater than ~~((20))~~ twenty acres ~~((\\$))~~400.00

25 SECTION 8. Ordinance 12020, Section 22, and KCC 27A.40.020 is hereby
26 amended to read as follows:

1 Drainage improvements. Financial guarantees for drainage improvements pursuant to
2 K.C.C. Title 9 shall be sufficient to cover the time and cost of any:

3 A. monitoring required by approved plans and conditions;

4 B. department review of monitoring results and reports; and

5 C. corrective work on or off the project site which is necessary to((;)) provide
6 drainage control consistent with approved plans and conditions((;)), stabilize and restore
7 disturbed areas((;)) and remove sources of any hazard associated with work which is in
8 progress but is not completed.

9 SECTION 9. Ordinance 12020, Section 28 and K.C.C. 27A.40.080, is hereby
10 amended to read as follows:

11 Sensitive areas. A. Financial guarantees for mitigation required pursuant to K.C.C.
12 chapter 21A.24 shall be sufficient to guarantee that all required mitigation measures will
13 be completed no later than the time established by King County in accordance with
14 K.C.C. chapter 21A.24.

15 B. Performance and maintenance guarantees shall also be required for restoration of
16 a sensitive area or buffer not performed as part of a mitigation or maintenance plan
17 except that no financial guarantee shall be required for minor stream restoration carried
18 out pursuant to K.C.C. chapter 21A.24.

19 C. For maintenance guarantees associated with mitigation, corrective work,
20 restoration or enhancement, the financial guarantee shall be sufficient to cover the time
21 and cost to guarantee satisfactory workmanship, materials((;)) and performance of
22 structures and improvements required by K.C.C. chapter 21A.24 ~~((for a period of up to~~
23 ~~five years))~~ and any monitoring of those structures and improvements required by
24 approved plans and conditions.

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SECTION 10. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decisions shall not affect the validity of the remaining portion of this ordinance.

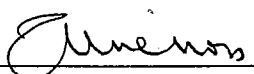
INTRODUCED AND READ for the first time this 18th day of March, 1996.

PASSED by a vote of 11 to 0 this 1st day of June, 1998.


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 12 day of June, 1998


King County Executive,

Attachments: None