ORDINANCE NO. 12-3765

AN ORDINANCE OF THE CITY OF KELSO REPEALING ORDINANCE NO. 09-3702 AND AMENDING ORDINANCE NO. 08-3674 TO INCLUDE STREET/ALLEY VACATIONS AND DEFINE EXEMPTIONS AS PART OF THE COMMERCIAL DEVELOPMENT REVIEW PROCESS AND PROCEDURE, AND ENGINEERING DESIGN REVIEW FEES SCHEDULE.

SECTION 1: That Ordinance No. 08-3674, adopting Engineering Commercial Design Review Fees is hereby amended to provide as follows:

Application Description	Application Review	Construction Permit
Street or Alley Vacation (RCW 35.79)	$250	
Draft Site Plan	$300	
Site Plan	N/A	Right-of-Way Permit
Construction Drawing	N/A	KMC 12.10
Final Subdivision Plat	$300 + $15/Lot	N/A
Subdivision Preliminary Plat	$1,150 + $110/Lot	KMC 12.10
Short Plat	$500	KMC 12.10
*Site Plan w/o R/W Permit	$200	N/A
*Pre-application	$50 + $16/Lot	N/A
*Traffic study, Stormwater SEPA Reviews (as determined in pre-app mtg)		
Type 1	$250	N/A
Type 2	$1,000	N/A
Type 3 & 4 (see Title 18B.03.030 table 3-2)	$700	N/A

TYPE 1

The following shall be classified as Type 1 site plan reviews:

(a) New construction or expansion of existing construction which do not exceed:
  (i) For thousand square feet of new floor area;
  (ii) Less than twenty parking spaces;
  (iii) Four new multifamily residential units, except as exempted below.

TYPE 2

These types of review are typically more substantial in nature and may have potential incompatibility with surrounding zoning or land uses or may have a more substantial impact on the natural and built environment. The following should be classified as Type 2 site plan reviews:

(a) Any development which is not listed as a Type 1 site plan above or exempted below;
(b) Any development subject to SEPA;
(c) Any development applications that will generate 25 or more total weekly morning or evening peak hour trips;
(d) Any development located on a parcel which abuts a contrasting zone, as follows:
  (i) Any multifamily designation which abuts a single-family designation and is not listed as a Type 1 action;
  (ii) Any industrial designation which abuts any commercial designation, or vice versa;
  (iii) Any commercial zone which abuts any residential zone;
  (iv) Any industrial zone which abuts a residential zone.

*The following shall be exempt:

1. Single-family detached, duplex and triplex residential dwellings;
2. Construction exempt from review under applicable building and fire codes;
3. Modifications to the interior of an existing structure that does not change the use or the impact of use (i.e. Footprint, Type, Occupancy, ADT, Parking, or Utility Capacity);
4. Other development determined by the Planning and/or Public Works Director after pre-application input to be exempt because it does not result in an increase in land use activity or intensity or in an adverse impact.

SECTION 2. This Ordinance shall be in full force and effect five days after its passage and publication of summary as require by law.

ADOPTED by the City Council and **SIGNED** by the Mayor this 6th day of March, 2012.

MAYOR

ATTEST/AUTHENTICATION:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED: March 10, 2012