



CITY OF
TUMWATER

**GENERAL GOVERNMENT COMMITTEE
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Council Conference
Room, 555 Israel Rd. SW, Tumwater, WA
98501**

**Wednesday, March 13, 2024
8:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: General Government Committee, February 14, 2024
- [4.](#) Selection of Committee Chair (Lisa Parks)
- [5.](#) Thurston County Rental Assistance Survey (Brad Medrud)
- [6.](#) Resolution No. R2024-007, Amending the 2024 Fee Resolution (Troy Niemeyer)
7. Additional Items
8. Adjourn

Meeting Information

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

<https://us02web.zoom.us/j/84107872677?pwd=cFNydkdqVmd4L3FsUXQvODM0S3RVQT09>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 841 0787 2677 and Passcode 228528.

Public Comment

The public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 5:00 p.m. the day before the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an

accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

**TUMWATER GENERAL GOVERNMENT COMMITTEE
MINUTES OF VIRTUAL MEETING
February 14, 2024 Page 1**

CONVENE: 8:00 a.m.

PRESENT: Chair Michael Althausser and Councilmember Joan Cathey.

Excused: Councilmember Leatta Dahlhoff.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Community Development Director Michael Matlock, Finance Director Troy Niemeyer, Planning Manager Brad Medrud, and Communications Manager Ann Cook.

**APPROVAL OF MINUTES:
GENERAL GOVERNMENT
COMMITTEE, JANUARY 10,
2024:**

MOTION: **Councilmember Cathey moved, seconded by Chair Althausser, to approve the minutes of January 10, 2024 as published. A voice vote approved the motion.**

**SELECTION OF
COMMITTEE CHAIR:** The item was deferred to the March meeting.

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF
LACEY, THE CITY OF
OLYMPIA, THE CITY OF
TENINO, THE CITY OF
TUMWATER, CITY YELM,
THURSTON COUNTY, AND
THURSTON REGIONAL
PLANNING COUNCIL TO
SUPPORT HOUSING
ELEMENT UPDATES:** Manager Medrud reported the request is to recommend the placement of the Interlocal Agreement between the City of Lacey, the City of Olympia, the City of Tenino, the City of Tumwater, City of Yelm, Thurston County, and Thurston Regional Planning Council (TRPC) to support Housing Element updates on the Council's consent calendar for the meeting of February 20, 2024. The agreement authorizes staff to work with TRPC to develop a land capacity analysis. Although, the number of housing units required to accommodate population growth in the City over the next 20 years has been identified as sufficient, the land capacity analysis provides information as to whether the City's current zoning and land use designations provide sufficient capacity for housing units or whether changes would be necessary to accommodate needed housing. The City's cost share of the interlocal agreement equates to approximately \$8,000. Staff is also working closely with the cities of Olympia and Lacey and Thurston County on another related issue for the Housing Element update to complete a displacement study. That study identifies potential outcomes to existing residents if the City makes changes to the Housing Element.

MOTION: **Councilmember Cathey moved, seconded by Chair Althausser, to recommend placement of the Interlocal Agreement on the February 20, 2024, City Council consent calendar to authorize the Mayor to sign the Interlocal Agreement between the City of**

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Lacey, the City of Olympia, the City of Tenino, the City of Tumwater, City of Yelm, Thurston County, and Thurston Regional Planning Council to Support Housing Element Updates. A voice vote approved the motion.

**2025 COMPREHENSIVE
PLAN PERIODIC UPDATE –
COMMUNITY OUTREACH:**

Manager Medrud briefed members on the status of community outreach for the periodic update of the Comprehensive Plan and proposed next steps.

A number of outreach activities are scheduled during the year. All community outreach is guided by the Community Engagement Plan outlining the process and activities. The objective for community outreach is to ensure the community and stakeholders have meaningful opportunities to participate in the update process of the Comprehensive Plan. The Engagement Plan outlines tactics, strategies, and platforms to work with the community and stakeholders throughout the update.

The periodic update began with Step 1 to engage the community process followed by Step 2 to complete gathering and analyzing data. Step 3 involves evaluating current policies. During 2024 and 2025, staff will work on revising proposed policies and reviewing and updating regulations.

All documentation related to the update are posted on the City's website. The first online survey was released in November 2023. Over 22,000 postcards were mailed in addition to notices on the City's webpage and social media platforms. Over 800 responses have been received to date. The first survey closes on February 14, 2024.

Open houses and community conversations enable City staff to engage and consult with the community. The first hybrid community Open House was held on January 31, 2024, at 7:00 p.m. at the Tumwater Fire Station Training Room. The Open House began with introductions to the update process and staff, a presentation on the process and polls and surveys followed by a summary. Staff responded to questions from community members. Attendance included 16 community members participating online and 43 community members attending in person. Seven staff members also attended.

Manager Medrud shared some of the responses and questions from the online survey and by participants during the open house:

- Are more essential facilities like schools and social services being proposed?

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MINUTES OF VIRTUAL MEETING
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- When will the survey results be posted?
- Is the City trying to attract specific businesses or identify any that are lacking?
- How will affordable housing be provided for future generations?
- How can I be more involved with the housing challenges in our community?
- How were housing projections determined?
- How will density, land use, and zoning designations change?
- How will the E-Street extension project be addressed? *(Staff plans to conduct a separate meeting and discussion with the community)*
- Will old or unused sites be considered for redevelopment?
- What are steps can be taken to address the housing crisis?
- How do we create walkable neighborhoods and needed sidewalks?
- How do we fund housing, services, essential facilities, and social services?

Councilmember Cathey asked whether any feedback was offered from community members at to the reason for concerns surrounding the E Street Extension project. Manager Medrud said staff has been engaged in discussions with neighbors about the project and has been sharing information on the status of the project. Many community members expressed concerns that there has been no resolution to their questions. However, it should be noted that at this time, it is not possible to address some of the questions until the City has identified funding possibilities to move forward. The project has been identified by the City to the extent possible to secure funding sources to advance to the next step, which would include outreach to the community. Many of the neighbors have concerns that are valid but were related more to the final layout and design of the project. Another meeting and discussion will be scheduled to address many of the unresolved issues.

Chair Althausen noted that during one presentation/discussion, an older graphic was shared that spoke to an earlier timeframe for the project, which also prompted concerns by many neighbors that the project was proceeding without proper outreach to the community.

City Administrator Parks added that after the meeting, staff provided clarification about the analysis that had been completed as technical and an engineering exercise to ascertain the feasibility of the project. The analysis was based on conceptual corridors rather than a precise location. Most people she spoke with were satisfied to learn that any design, engineering, and permitting related to the project requires

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public participation, particularly as it relates to the State Environmental Policy Act review. If any federal funding is included, a National Environmental Policy Act review is also required. Many of the neighbors appeared to be reassured and committed to participating in the periodic update process.

Manager Medrud reported the Open House participants expressed interest in learning more about affordable housing, climate and environment, and transportation. Most participants were interested in learning more about any issue related to housing, affordability, density of housing, and housing types. Interest in climate was similar. Staff reviewed the status of drafting the new Climate Element.

Participants responded to a variety of methods for preferred ways to learn about future conversations on the update process.

Manager Medrud summarized the phases of the update process:

Phase 1 – 2024-2025 – Community Engagement

- Data Collection
- Review of existing Plan Elements, Development Code, and State Requirements
- Community Engagement – Website, Social Media, Community Survey, and Open Houses

Phase 2 – 2024 – Plan Development

- Open Houses on specific topics such as housing, climate, and transportation
- Planning Commission and City Council meetings on proposed amendments

Phase 3 – 2025 – Legislative Adoption Process

- Planning Commission review and public hearings(s)
- City Council review and approval

Manager Medrud acknowledged staff from the Communications Department for preparing for and establishing the structure of the Open House.

Staff will provide updates to the City Council and Planning Commission on the community engagement effort throughout the periodic update. The community will be notified of key meetings and open houses via the periodic update webpage, social media, Tumwater On-Tap e-newsletter, and City email contact list.

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Manager Medrud invited questions from the committee.

Councilmember Cathey commented that she is encouraged as to the input received from the community.

Chair Althausen agreed and suggested posting flyers/information on community boards at various locations throughout the City including community boards at the Valley Athletic Club and the golf course.

Manager Medrud shared that communications staff and other staff members distributed flyers throughout the community, as well as engaging in conversations at the various sites when posting the flyers.

**INTERLOCAL
AGREEMENT BETWEEN
THE CITY OF TUMWATER
AND THE PORT OF
OLYMPIA FOR THE BUSH
PRAIRIE HABITAT
CONSERVATION PLAN
(HCP) AMENDMENT NO. 3:**

Manager Medrud reported the proposed amendment to the agreement between the City of Tumwater and Port of Olympia for the Bush Prairie Habitat Conservation Plan (HCP) is a result of Port staff reviewing the agreement and recommending some minor changes. The changes add language addressing the expiration of the agreement, which extends the agreement to give both parties more time. The agreement serves as the foundation for the City to work with the Port of Olympia to develop the Habitat Conservation Plan. The Port Commission reviewed and approved the amendment at its January 22, 2024, meeting. The request to the committee is to recommend the City Council add the amended Interlocal Agreement between the City of Tumwater and the Port of Olympia for the Bush Prairie Habitat Conservation Plan (HCP) Amendment No. 3 to the consent calendar for approval at its February 20, 2024, meeting.

Councilmember Cathey asked whether the change sparked some conversation. Manager Medrud advised that there are other issues currently under discussion. The proposed action continues the ongoing relationship with the Port to develop the HCP since 2016.

Chair Althausen cited language designating the City as responsible for most of the administrative paperwork. He asked whether that has been an ongoing practice since the agreement was first executed. Manager Medrud affirmed that the City has been managing the administration of grants and associated paperwork.

Chair Althausen asked for confirmation that the provision that specifies that once a permit is granted by the U.S. Fish and Wildlife Service, the agreement would expire within 90 days. Manager Medrud affirmed that the interpretation was correct. He noted a replacement interlocal agreement would be negotiated with the Port of Olympia to address any issues once the City receives approval of the HCP and a permit is issued by the federal government.

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MOTION:

Councilmember Cathey moved, seconded by Chair Althausser, to recommend the City Council add the amended Interlocal Agreement between the City of Tumwater and the Port of Olympia for the Bush Prairie Habitat Conservation Plan (HCP) Amendment No. 3 to the consent calendar for approval at its February 20, 2024 meeting. A voice vote approved the motion.

ADJOURNMENT:

With there being no further business, Chair Althausser adjourned the meeting at 8:32 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President
Puget Sound Meeting Services, psmsoly@earthlink.net

TO: General Government Committee
FROM: Lisa Parks, City Administrator
DATE: March 13, 2024
SUBJECT: Selection of Committee Chair

1) Recommended Action:

Select a committee chair.

2) Background:

Following the appointment of Council committees, each committee must select a chair. Additionally, staff would request the Committee evaluate and either confirm or amend the meeting day and time. The General Government Committee currently meets at 8:00 a.m. on the second Wednesday of the month.

3) Policy Support:

VISION | MISSION | BELIEFS

Our Mission:

In active partnership with our community, we provide courageous leadership and essential municipal services to cultivate a prosperous economy, a healthy natural environment, vibrant neighborhoods, and a supportive social fabric.

4) Alternatives:

No process for selection is prescribed in the Council rules.

5) Fiscal Notes:

There is no fiscal cost associated with selecting the chair.

6) Attachments:

None.

TO: General Government Committee
FROM: Brad Medrud, Planning Manager
DATE: March 13, 2024
SUBJECT: Thurston County Rental Assistance Survey

1) Recommended Action:

This is a discussion item. Please review the attached materials and be prepared to discuss.

2) Background:

After the City Council adopted Resolution No. R2018-016 in the summer of 2018, the City has undertaken several actions to address homelessness, increase affordable housing, and continue to work with other jurisdictions and agencies to explore regional solutions to these issues. In September 2021, the City Council adopted the Tumwater Housing Action Plan, which informs the City's Comprehensive Plan policies and development regulations and guides implementation strategies to help the City meet its housing needs.

The General Government Committee has requested current information about renters in our community. Elisa Sparkman, the Communications Specialist from the Thurston County Public Health & Social Services Office of Housing & Homeless Prevention will be presenting the results of the 2023 Survey of Thurston County residents who received COVID-19 rent assistance, also known as Emergency Rent Assistance Program (ERAP) and Treasury Rent Assistance Program (T-RAP).

3) Policy Support:

Strategic Priority to Build a Community Recognized for Quality, Compassion and Humanity with a goal of "Work with government, non-profit, and private partners to develop and implement a performance-based plan for affordable housing and to address homelessness."

Housing Element Goal H-3: To provide adequate, affordable housing for residents of all income groups, including sufficient housing affordable to low and moderate-income groups.

4) Alternatives:

☐ None.

5) Fiscal Notes:

N/A

6) Attachments:

- A. Presentation
- B. COVID-19 Rent Assistance Programs 2020-2023 Thurston County, WA

Thurston County Rent Assistance Survey 2023

Survey of Thurston County residents who received COVID-19 rent assistance, also known as Emergency Rent Assistance Program (ERAP) and Treasury Rent Assistance Program (T-RAP).



Elisa Sparkman, Communications Specialist
Office of Housing & Homeless Prevention
Thurston County Public Health & Social Services
412 Lilly Rd. NE Olympia, WA 98506

COVID-19 rent assistance (ERAP & T-RAP) in Thurston County

- Just over \$53.5 million in rent and utility assistance to Thurston County residents from 2020-2023.
- Funded by CARES Act and American Rescue Plan Act specifically for communities to implement the Emergency Rent Assistance Program and the Treasury Rent Assistance Program.
- In August, survey sent via email to 1,982 ERAP & T-RAP clients.

Purpose of survey: to learn how this program impacted Thurston County renters and what the current needs are for rent assistance.

Survey type & tool: Online survey made with SurveyMonkey in English and Spanish. The survey link was sent via email directly to rent assistance clients.



Estimated response rate: Approximately 30%

541 eligible, complete surveys included in data.

Response rate is estimated because exact number of recipients is unknown.

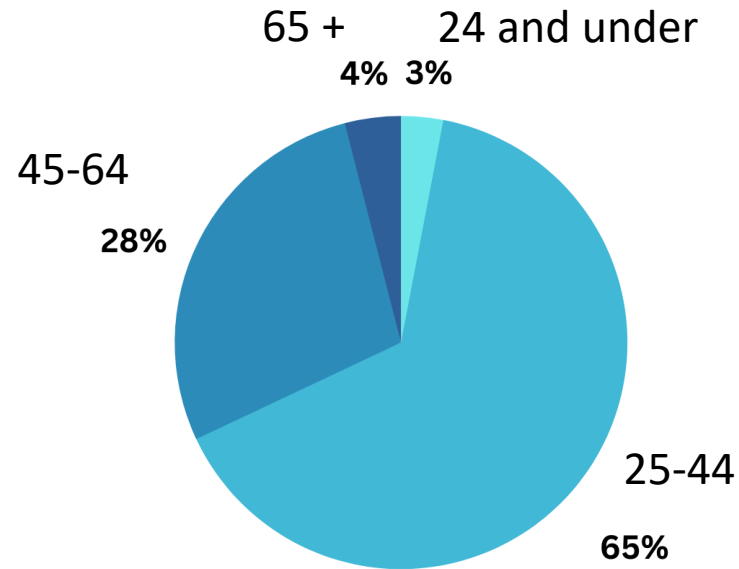
- Duplicate email addresses
- Ineligible recipients
- Undeliverable emails

Incentive offered: 15 random winners

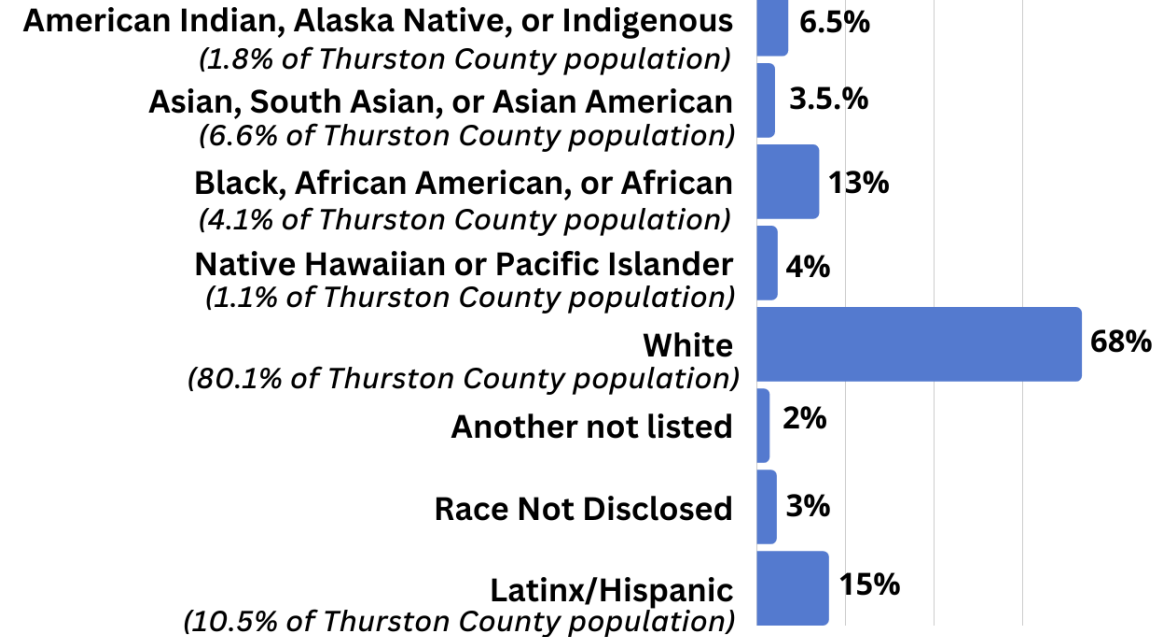


Respondent Demographics – Heads of Household

Age



Race & Ethnicity



Gender Identity

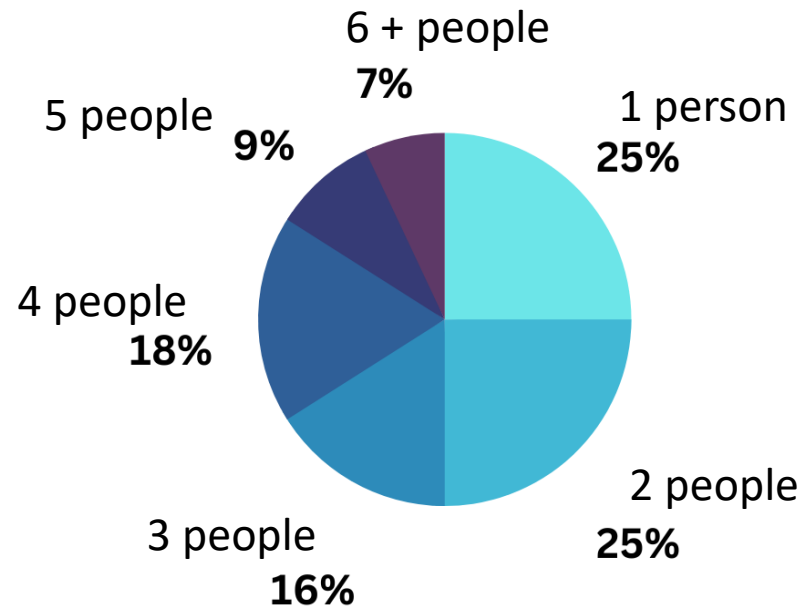
Woman 78%

Man 18%

Non-binary or Transgender 3%
Unknown 1%

Household Type

Household Size

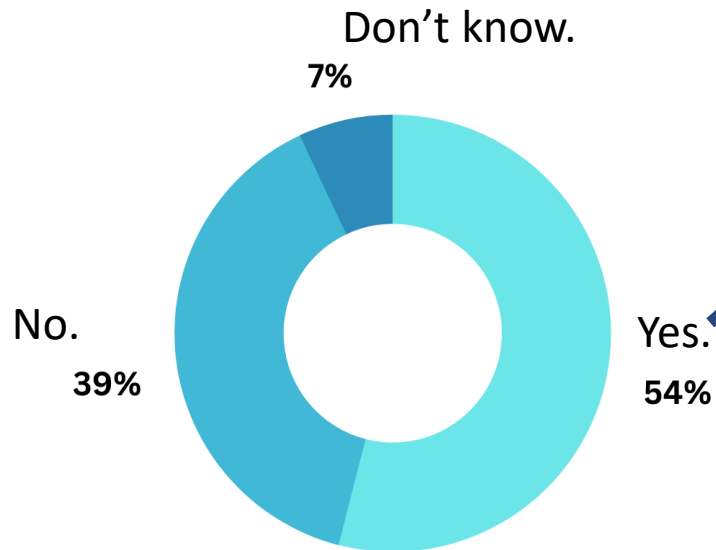


What is your current living situation?

- 19 households – homeless, in-between places or living with friends & family.
- 2 households no longer rent because they now own a home.
- Remaining responses varied among common rental situations. Over half of respondents rent an apartment.

Utility Assistance

Did you receive utility assistance along with rent?



Did you receive a utility shut-off notice after receiving utility assistance?



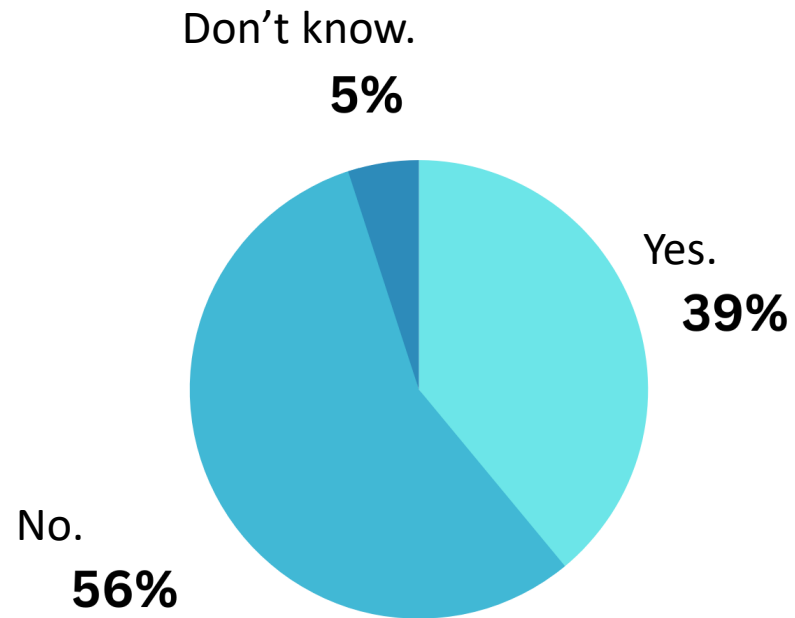
Of those who received a shut-off notice.

76% I paid before my utilities were shut off.

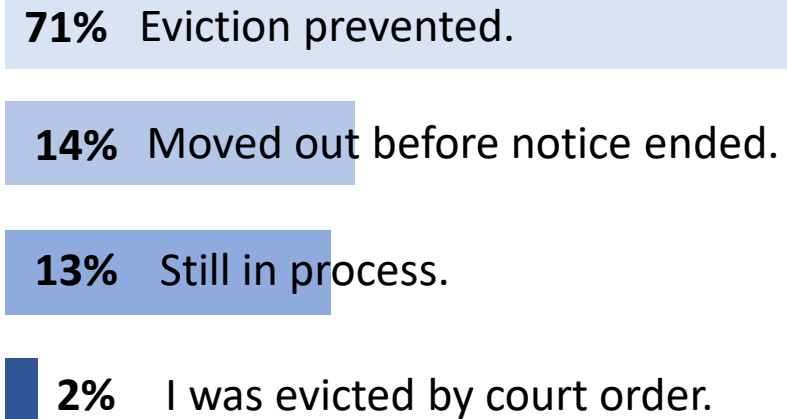
19% My utilities were shut off, but they're back on now.

Evictions

Were you served a notice to pay or vacate *after* receiving rent assistance?



What was the outcome of the pay or vacate notice?

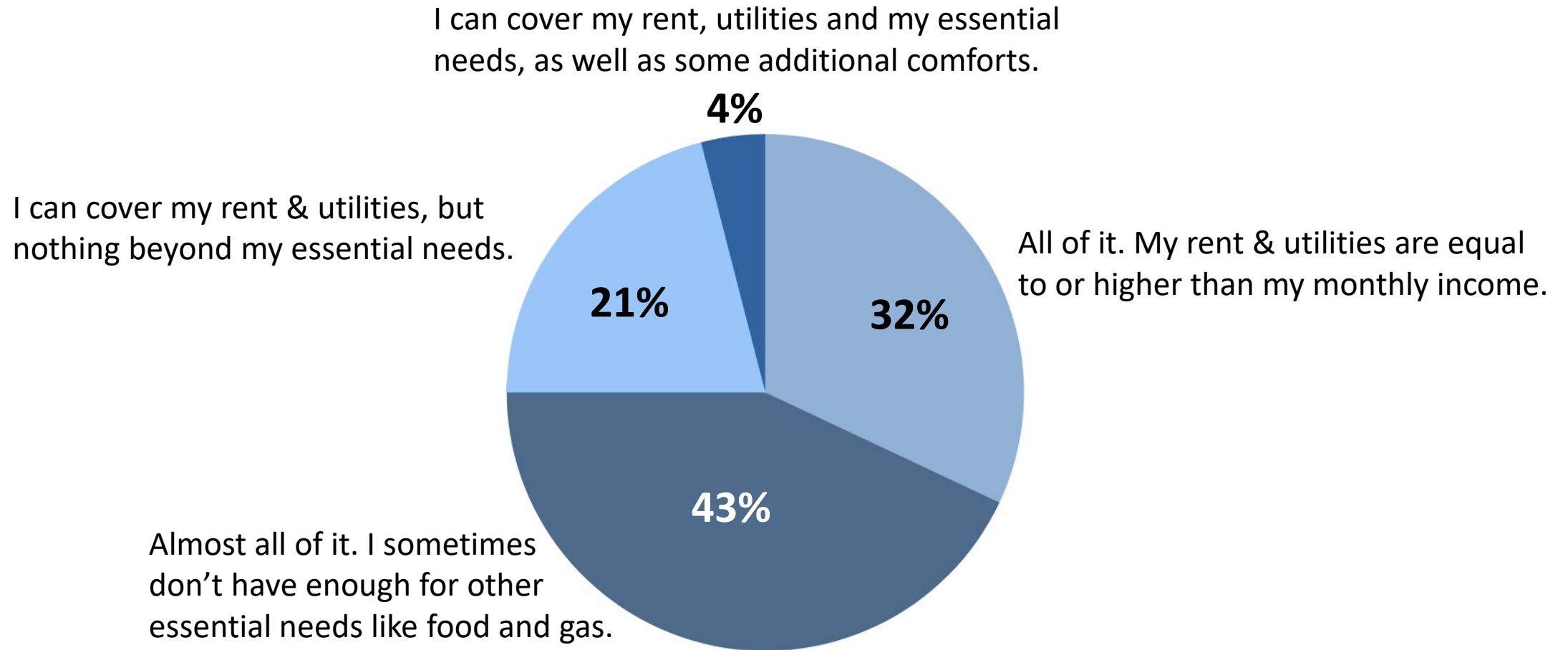


How was your eviction prevented?

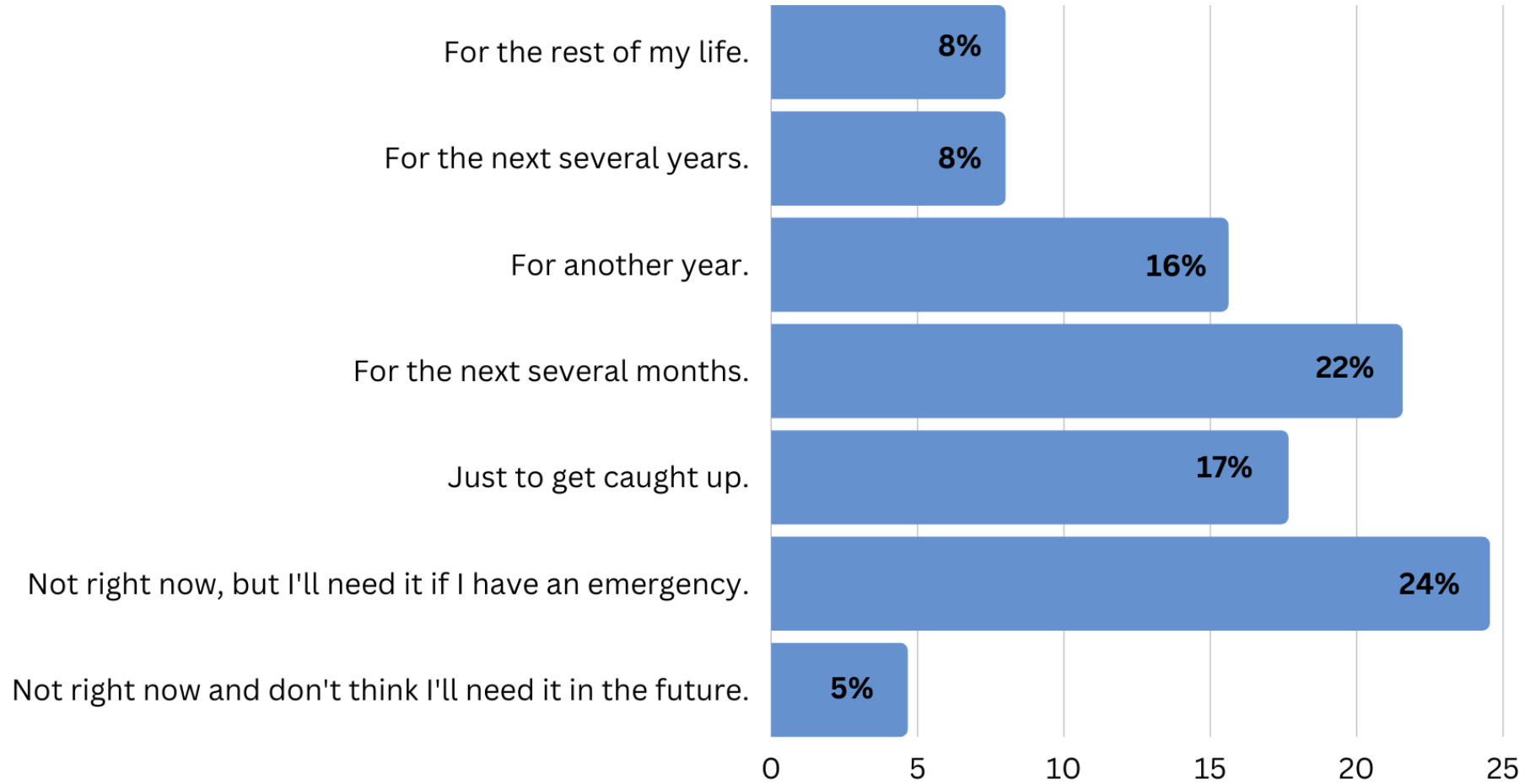
58% I found a way to pay the rent.

34% The Eviction Resolution Pilot Program helped with a repayment plan.

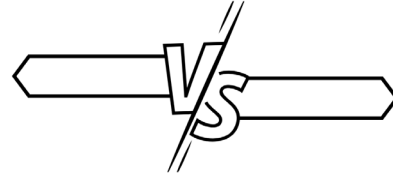
How much of your current income goes to rent and utilities?



What are your current needs for additional rent assistance?



Need for Rent Assistance



71% of respondents currently need rent assistance.

381 households reported they need rent assistance now.
- 86 of these reported to need long-term assistance.

25% of respondents will need rent assistance if they have an emergency.

132 households reported to be just barely getting by financially.

4% of respondents feel stable in their housing.

Only 25 households reported they don't need rent assistance and don't think they'll need it in the future.

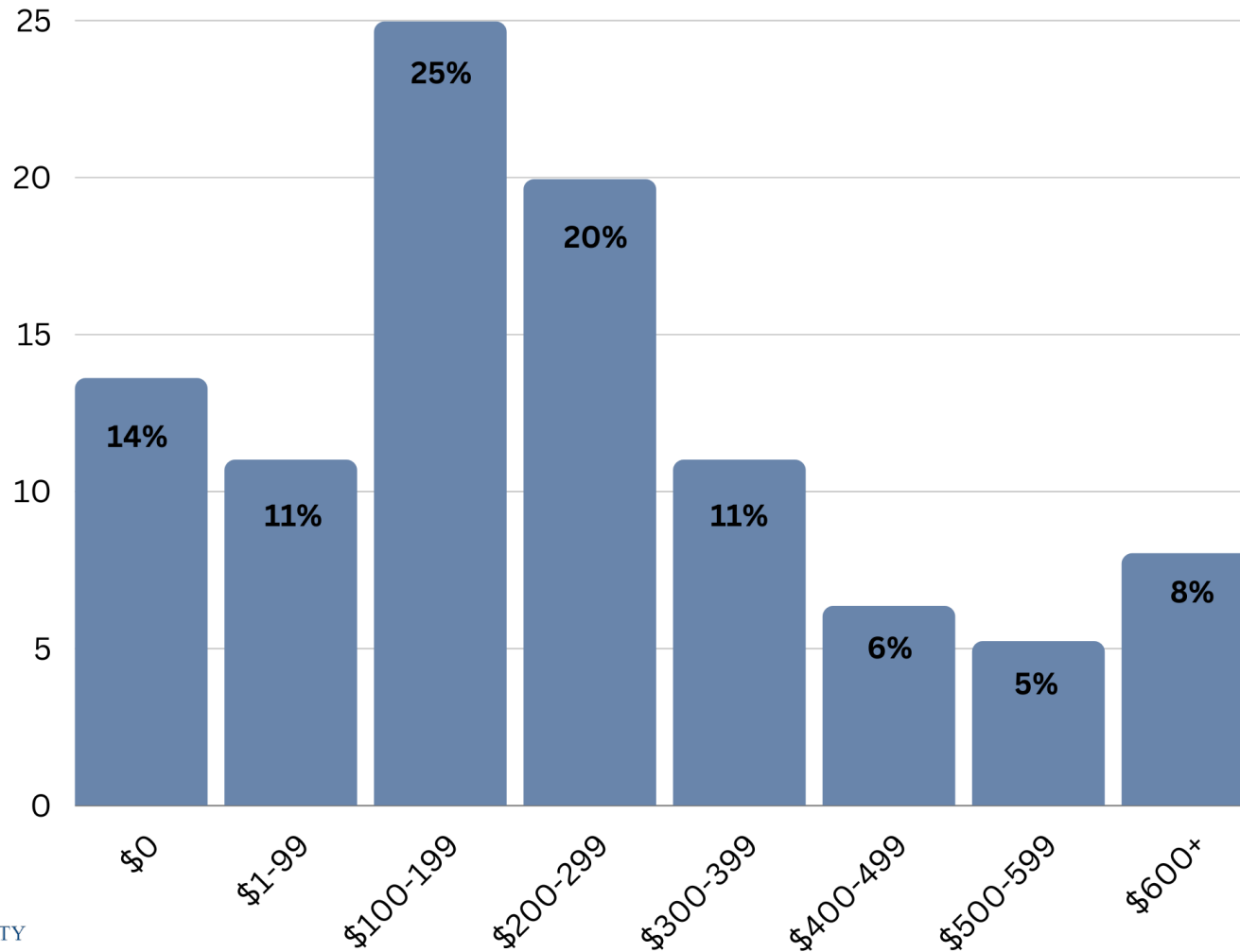


Availability of Rent Assistance

Eviction Prevention Rent Assistance (EPRA) in Thurston County

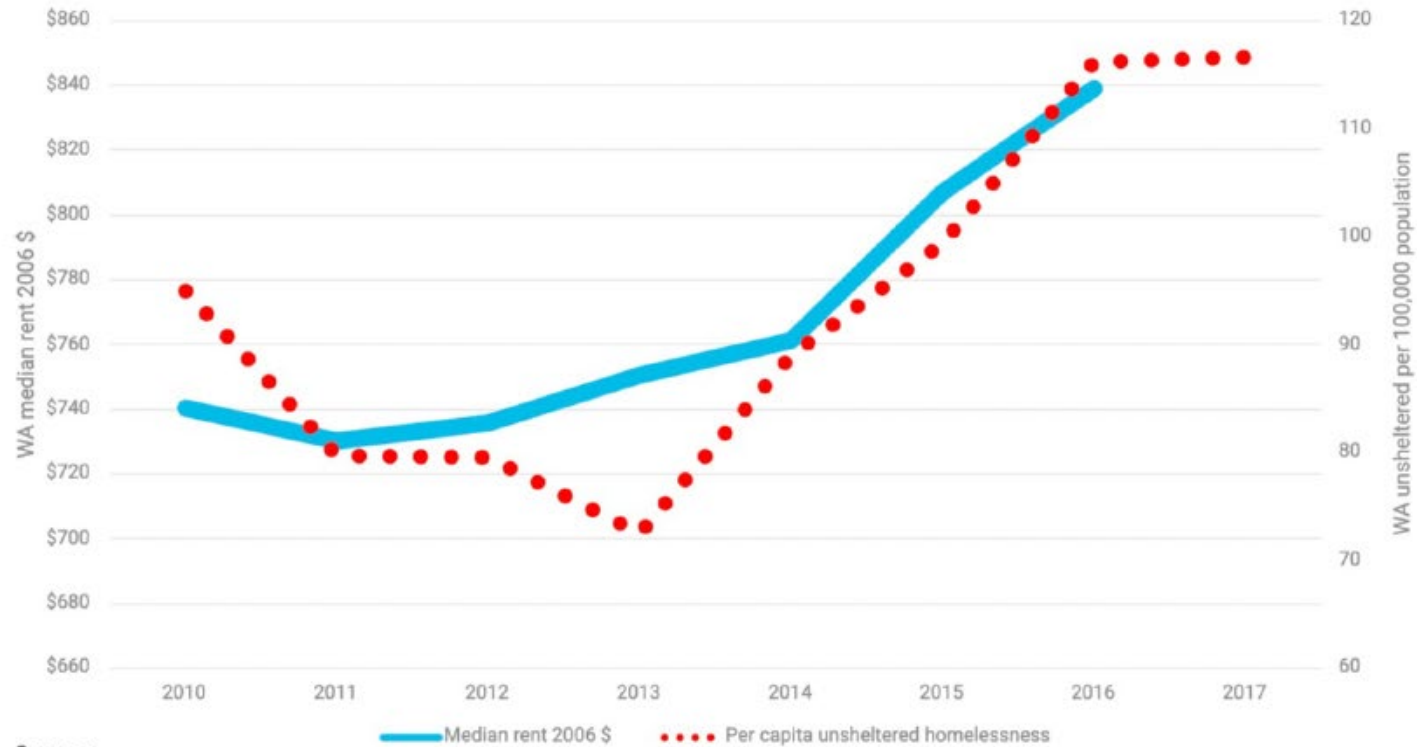
- New in 2023.
- Permanently funded through provision of Document Recording Fees.
- Began serving clients in April 2023.
- Served 162 households from April - September 2023.
- Program at capacity with closed waitlists due to high demand.
- Falls short of community need for rent assistance.
- Around \$1.5 million funded for 2023.

How much has your rent increased per month since October 2021?



How do rising rents
impact homelessness?

Homelessness and Housing Stability Highly Correlated with Rent Increases



Sources:

Rent: U.S. Census Bureau American Community Survey one-year estimates for Washington State, B25058, inflation adjusted using Bureau of Labor Statistics CPI-U

Homelessness: WA point in time count, adjusted by : U.S. Census Bureau American Community Survey one-year population estimate for Washington State

1 - Journal of Urban Affairs, *New Perspectives on Community-Level Determinants of Homelessness*, 2012

2 - Dynamics of homelessness in urban America, arXiv:1707.09380

Source: Washington State Department of Commerce

Households and individuals who have a recent experience of homelessness are at higher risk for returning to homelessness.

34%

185 out of 539 respondents.

Of respondents reported that a member of their household has experienced homelessness in the last five years.

Is there anything else about your experience with rent assistance that you want to share?

Gratitude



Current rent assistance availability

Eviction Prevention Rent Assistance (EPRA)

- Funded through the provision of a document recording fee on the sale or refinance of a home in Washington State. This funding amount varies based on the number of home sales and refinancing in the state. The funds collected through these document recording fees have drastically decreased with the rise in interest rates.
- Around \$1.5 million for 2023.

Limited short-term rent assistance through

- Faith communities
- School districts
- Some Homeless Services agencies



Evictions in Thurston County

We're already seeing an unprecedented rise in evictions.

Increases demand and costs for legal aid organizations and court systems.

A history of eviction creates a future of housing instability for tenant families.

Eviction is a leading contributor to homelessness.



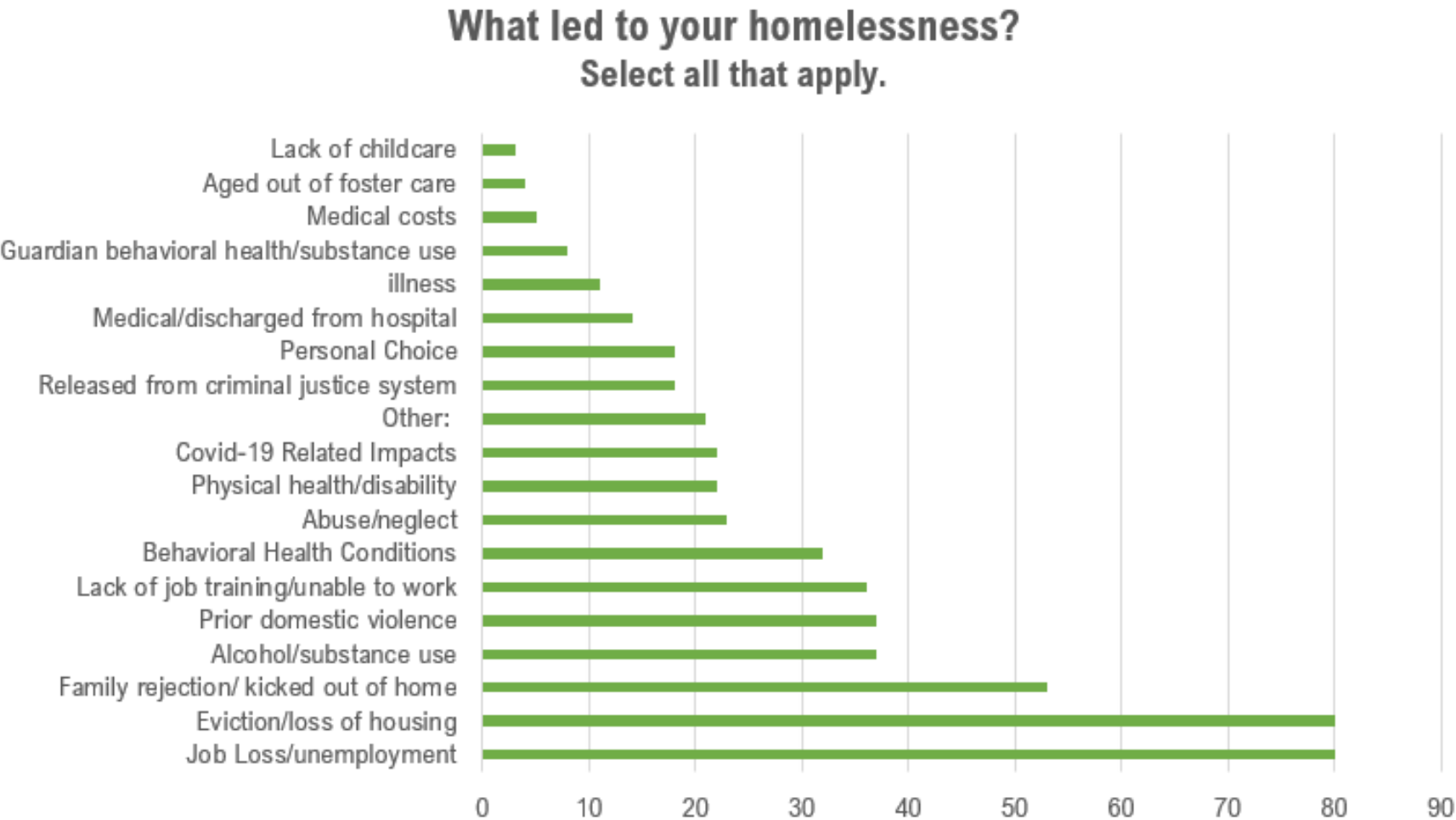
Evictions Filed in Thurston County

Jan. - June 2023 : 47.8 average per month

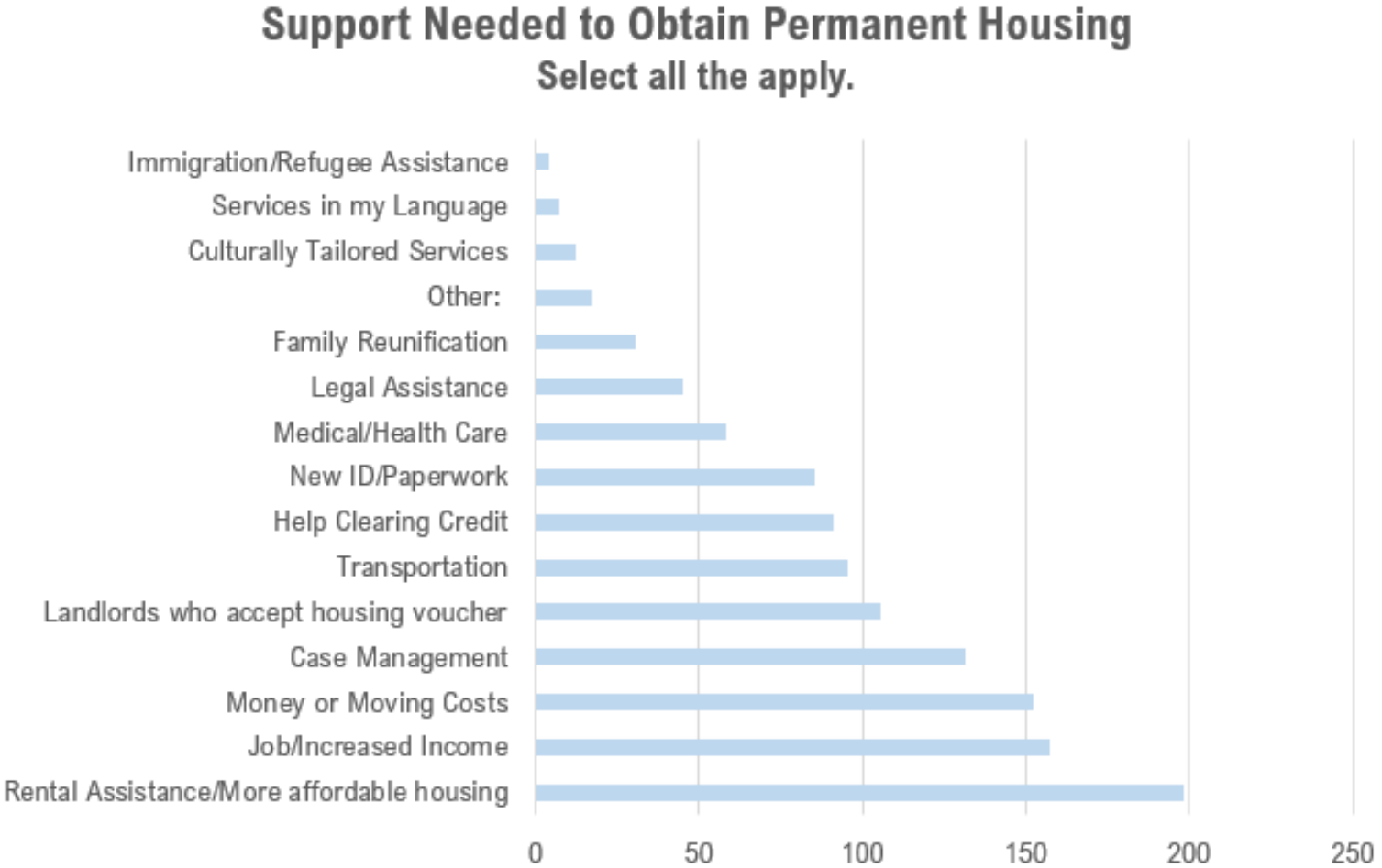
End in COVID-19 rent assistance

July - Dec. 2023: 73.6 average per month

2023 Point in Time Count (Homeless Census Survey)



2023 Point in Time Count (Homeless Census Survey)



Increase in Homelessness

Responding to homelessness costs more than preventing evictions and keeping people housed.

An increase in homelessness means additional financial and emotional strain on Homeless Crisis Response System - shelter capacity, homeless service agencies, frontline staff, etc.

An increase in homelessness means more strain on community services overall - behavioral health services, hospitals, schools, law enforcement, incarceration, etc.

An increase in homelessness means an increase or re-emergence of encampments.

Childhood homelessness interrupts education and has lifelong impacts on health and wellbeing.

People who are homeless have higher rates of illness and die on average 12 years sooner than the general U.S. population.

Homelessness creates new health problems and exacerbates existing ones.

Summary

With an approximate 30% response rate, the results of this survey carry the voices of many of the households that received rent assistance in the past few years.

The survey responses align with what housing service providers are seeing.

Many residents of Thurston County need significant financial support to maintain housing now and in the future.

Recommendation:

Help prevent homelessness by supporting legislation and policy:

- to increasing rent assistance funding.
- for rent stabilization and tenant protections.

Final survey report available online at
bit.ly/ThurstonHousing



Elisa Sparkman, Communications Specialist
Elisa.Sparkman@co.thurston.wa.us
360-490-7648



Office of Housing & Homeless Prevention
Thurston County Public Health & Social Services
412 Lilly Rd. NE Olympia, WA 98506

Thurston County Public Health & Social Services Rent Assistance Survey Team:

Office of Housing & Homeless Prevention (OHHP)

- Elisa Sparkman, Communications Specialist
- Tom Webster, OHHP Manager
- Arielle Benson, Homeless Program Specialist
- Keylee Marineau, Homeless Response Program Manager
- Leah Tangeman, Program Assistant

Disease Control & Prevention Division

- April Gunderson, Epidemiologist

Partner organizations:

- Family Support Center of South Sound
- Innovations Human Trafficking Collaborative (Innovations HTC)
- FORWARD Platform (LiveStories)
- Senior Services for South Sound



COVID-19 Rent Assistance Programs 2020-2023

Thurston County, WA

Multiple COVID-19 rent assistance programs were funded differently and had different requirements for data collection and reporting. Therefore, this data is approximate.

From 2020 - 2023, COVID-19 rent assistance programs were administered through various sub-grantee and partner organizations from local, state and federal funding sources. Almost all of the funding came from federal allotments under the CARES Act and American Rescue Plan Act, administered by the U.S. Treasury Department, and issued either directly to Thurston County or through the Washington State Department of Commerce. These funds were supplemented by State and local funds.

Though the administering organizations and funding sources changed, the program requirements mostly remained the same. The basic eligibility requirements were that the household was at 80% or below the Area Median Income (AMI) and either directly or indirectly impacted by the COVID-19 pandemic. The program paid for past due rent, past due utilities and up to three months of future rent at the time of application. Households could reapply until they reached the limit of 18 months of assistance overall.

Total Rent & Utility Assistance Distributed: \$53,621,479.31

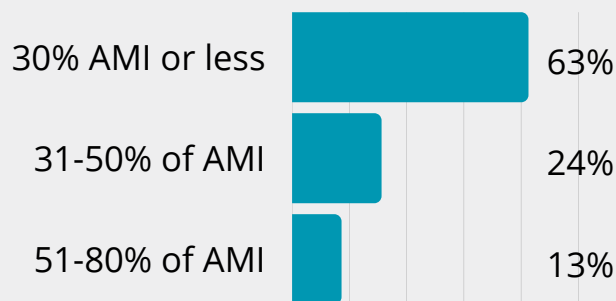
Total Household Payments: 7,376

Average Payment Amount: \$7,270

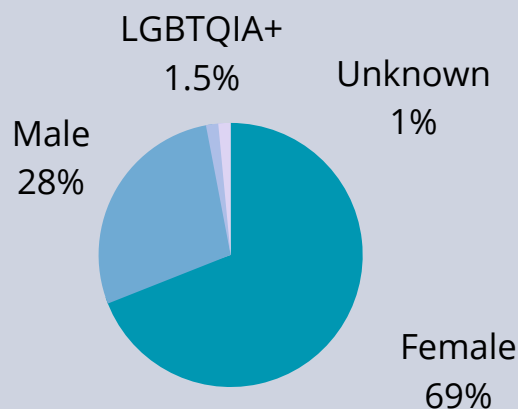
Average Household Size: 2.5 people

Household Income

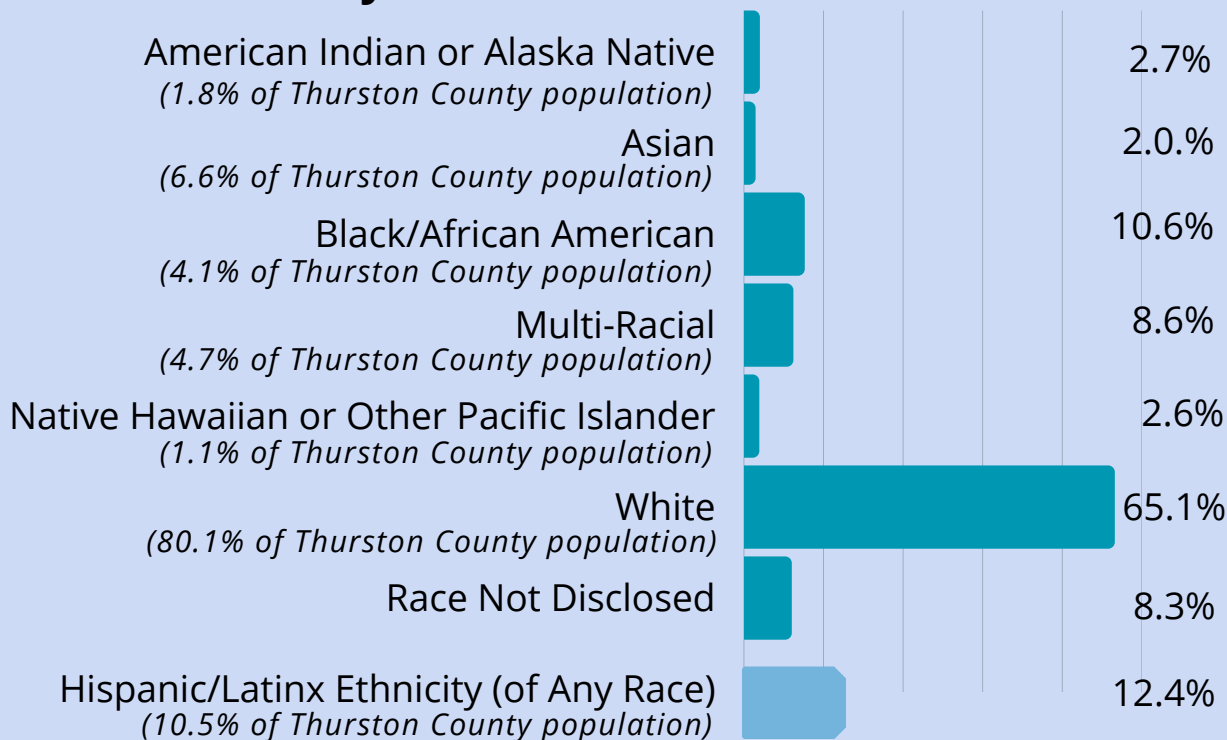
AMI = Area Median Income



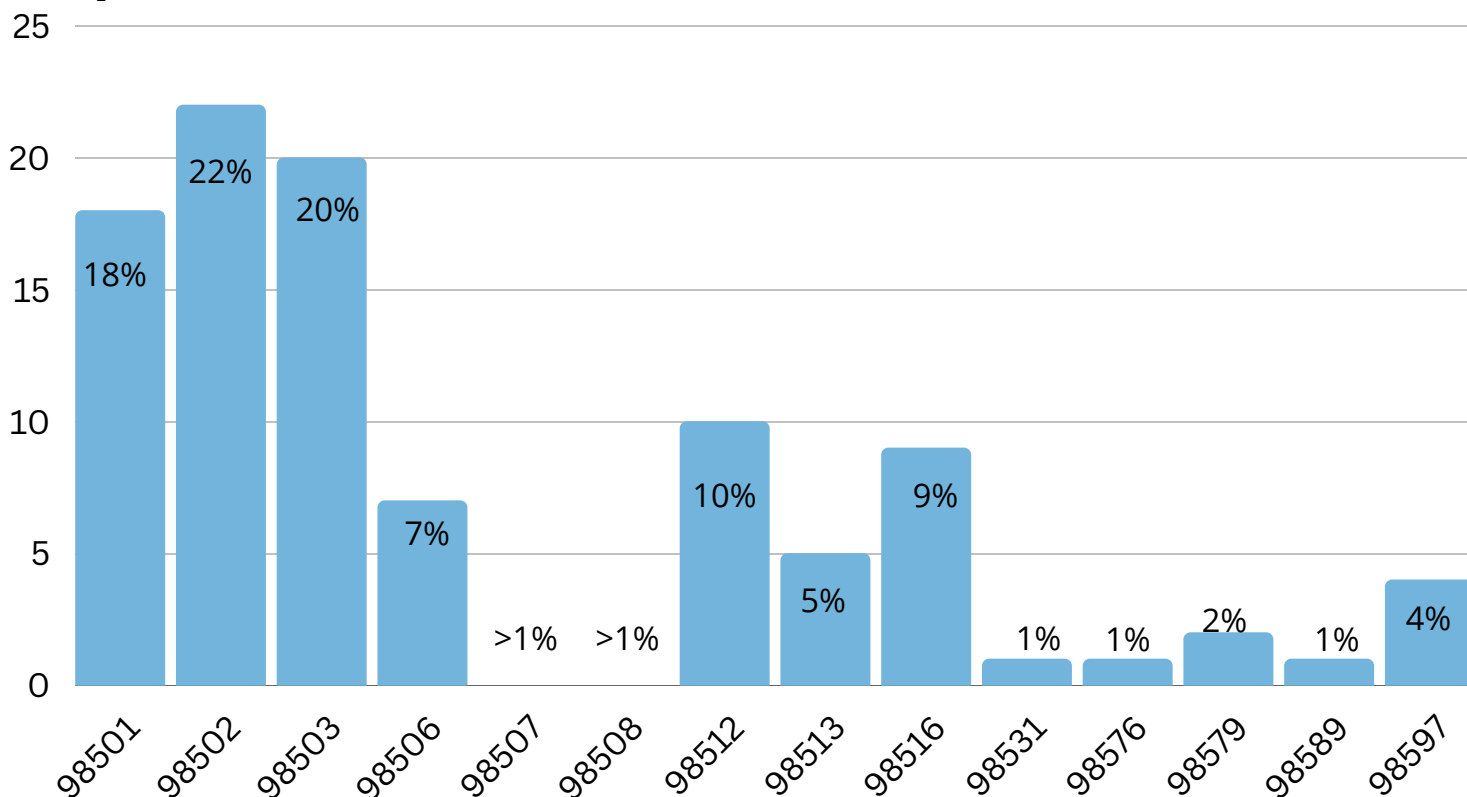
Gender Identity of Head of Household



Race & Ethnicity of Head of Household



Zip Code of Rental Unit



Thurston County Public Health & Social Services
Office of Housing & Homeless Prevention
RentAssistance@co.thurston.wa.us (360) 490-7648

TO: General Government Committee
FROM: Troy Niemeyer, Finance Director
DATE: March 13, 2024
SUBJECT: Resolution No. R2024-007, Amending the 2024 Fee Resolution

1) Recommended Action:

Place Resolution R2024-007 on the Consent Agenda at the March 19, 2024, City Council meeting with a recommendation of approval.

2) Background:

The City annually adjusts fees via a fee resolution that applies to all City service areas. The Council adopted Resolution R2023-011 on November 21, 2023. Staff found minor errors in Table II and Table IV of the Fee Schedule. Some fees, including retail development fees, connection fees, and school impact fees, did not get updated by mistake. This resolution corrects those errors.

3) Policy Support:

Be a Leader in Environmental Sustainability.
Refine and Sustain a Great Organization.
Purse Targeted Community Development Opportunities.
Create and Maintain a Transportation System Safe for All Modes of Travel.

4) Alternatives:

☐ Send back to staff for changes.

5) Fiscal Notes:

Fees proposed will be effective March 19, 2024. The most important change is to properly update the Tumwater School District Impact Fees. These fees are collected by the City on new development and passed through to the District.

6) Attachments:

A. Resolution No. R2024-007 Fee Schedule
B. Revised Fees - Redline

RESOLUTION NO. R2024-007

A RESOLUTION of the City Council of the City of Tumwater, Washington, establishing fees and charges, as more particularly set forth herein.

Whereas, certain fees on Table II and Table IV of Resolution R2023-011 (the Fee Resolution), adopted November 21, 2023, need to be updated to collect the proper amount of revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, THAT THE FOLLOWING FEES AND CHARGES ARE HEREBY ESTABLISHED FOR THE CITY OF TUMWATER AS FOLLOWS:

Section 1. Repealer. Resolution R2023-011, and any prior fee resolution, is hereby repealed in its entirety.

Section 2. Fees and Charges Established. Fees shall be established in the following categories presented in this section as presented in attached Exhibit A.

| TABLE # | SUBJECT AREA |
|---------|---|
| I | Business Licenses, Administrative & Publications |
| II | Zoning, Land Division & Environmental |
| III | Building & Fire Safety |
| IV | Transportation, Engineering, Utilities, & Utility Connections |
| V | Public Safety |
| VI | Recreation |
| VII | Utility Rates |

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

Section 4. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

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Section 5. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this 19th day of March 2024.

CITY OF TUMWATER

ATTEST:

Debbie Sullivan, Mayor

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

| 2024 Table I | | | |
|--|---|---------------------------------|--------------------------------|
| BUSINESS LICENSES, ADMINISTRATIVE & PUBLICATIONS | | | |
| Primary Department | Title | Rate/Fee/Charge | Code Reference (if applicable) |
| Various Departments | Blueprints and Photocopies | | \$3.48.020 |
| | Blueprints | \$0.50 per square foot | |
| | Photocopies | \$0.15 per page over 10 | |
| Transportation & Engineering | GIS Maps (Including Zoning Maps) | | \$3.48.030 |
| | • City Street Map (36" x 48") | \$12.00 | |
| | • E Size (34" x 44") | \$11.00 | |
| | • D Size (22" x 34") | \$6.00 | |
| | • C Size (17" x 22") | \$5.00 | |
| | <i>Note: Any map printed at a different size than listed here, will be billed to the closest matching size from the list above.</i> | | |
| Community Development | Comprehensive Plan Document, Volume I | | |
| | • Land Use Plan | \$15.00 | |
| | • Housing Plan | \$8.00 | |
| | • Parks & Recreation Plan | \$5.00 | |
| | • Lands for Public Purpose/EPF Plan | \$5.00 | |
| | • Utilities Plan | \$12.00 | |
| | • Capital Facilities Plan | \$10.00 | |
| | Complete Volume I | \$55.00 | |
| Community Development | Comprehensive Plan Document, Volume II | | |
| | • Conservation Plan | \$6.00 | |
| | • Economic Development Plan | \$5.00 | |
| | • Transportation Plan | \$18.00 | |
| | • Joint Plan | \$25.00 | |
| | • <i>Shoreline Master Program (SMP)</i> | \$25.00 | |
| | – SMP for the Thurston Region | \$9.00 | |
| | – Deschutes Riparian Habitat Plan | \$5.00 | |
| | – Deschutes River Special Area | \$5.00 | |
| | – New Market Historic District Plan | \$6.00 | |
| | Complete Volume II | \$79.00 | |
| Community Development | Development Guide | | |
| | Disk Copy | \$25.00 | |
| | Paper Copy | \$30.00 | |
| Various Departments | Notary Fee for Non-City related documents | \$10.00 each | n/a |
| Administrative Services | Public Records | | \$2.88.060 |
| | • Photocopying | \$0.15 per page over 10 | |
| | • Copies on Compact Discs or DVDs | \$2.00 per CD or DVD | |
| | • Flash Drives, USB & Other Portable Devices | Actual cost | |
| | • Postage - if customer requests delivery by U.S.P.S | Actual cost based on weight | |
| | • Any size manila envelope | \$0.45 | |
| | • Duplicating records in non-routine formats such as photographs, cassettes, videotapes | Actual cost from outside vendor | |
| | • Scanned records, or use of agency equipment for scanning | \$0.10 per page | |
| Community Development | Public Notice Cost | | \$ 3.48.040 |
| | • Sign Posting | \$35.00 per site sign | |
| | • Other than Site Signs | \$15.00 | |
| Community Development | Recording Costs | \$35.00 + auditor fee | \$3.48.010 |
| Finance | Returned Item (check) for any reason | \$30.00 | \$3.48.050 |
| 2024 Table I | | | |
| BUSINESS LICENSES, ADMINISTRATIVE & PUBLICATIONS | | | |
| Primary Department | Title | Rate/Fee/Charge | Code Reference (if applicable) |
| | Business Licenses | | |
| | • Original License | \$50.00 | |

| | | | |
|-----------------------|--|---------------------|------------|
| Finance | <ul style="list-style-type: none"> Annual Renewal <p><i>Note: City business licenses paid through the WA Department of Licensing will be subject to additional state fees, as applicable.</i></p> | \$20.00 | \$5.04.060 |
| | | | |
| Community Development | Business Licenses - (Request for Certificate of Occupancy) <ul style="list-style-type: none"> Inspection fee for new location or change-in-use (per inspection) | \$85.00 | n/a |
| | | | |
| Finance | Occupational Permits <ul style="list-style-type: none"> Original Permit Annual Renewal (second & third years) <p><i>Note: The original permit fee includes the cost of fingerprinting and background check.</i></p> | | \$5.06.050 |
| | | \$70.00 | |
| | | \$30.00 | |
| | | | |
| Finance | Sexually Oriented Businesses <ul style="list-style-type: none"> Permit Application, and Annual Fee <p><i>Adult Cabaret Business</i></p> <p><i>Adult Cabaret Managers</i></p> <ul style="list-style-type: none"> Processing Fee, and Annual Fee <p><i>Models and Escorts</i></p> <ul style="list-style-type: none"> Processing fee, and Annual fee | | |
| | | \$400.00 | \$5.50.040 |
| | | \$640.00 annually | \$5.50.070 |
| | | \$1,320.00 annually | |
| | | | |
| | | \$50.00 | \$5.50.080 |
| | | \$150.00 annually | |
| | | | |
| | | \$50.00 | \$5.50.090 |
| | | \$150.00 annually | |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| Primary Department | Title | Rate/Fee/Charge per... | Unit | Code Reference (If Applicable) |
|-----------------------|--|------------------------|-------------|--------------------------------|
| Community Development | Appeals | | | |
| | • Hearing Examiner | | | |
| | – Administrative Appeal* | \$1,500.00 | | \$18.62.020 |
| | – SEPA Appeal* | \$2,000.00 | | \$16.04.160 |
| | – Appeal of Impact Fee with Independent Fee Calculation | \$260.00 | calculation | \$3.50.140 |
| | *Reimbursed if appeal is substantially upheld | | | |
| Community Development | Transportation Impact Fees | | | \$3.50.130 |
| | <u>Type of Development</u> | | | ITE Land Use Code |
| | <i>Residential</i> | | | |
| | • Single Family / Duplex (Detached) | \$4,401.78 | dwelling | |
| | Single Family Detached and Attached (including duplexes) that are less than 1200 square feet floor area. Not to be used with any other impact or permit fee discounts. | \$3,301.33 | dwelling | |
| | Single Family detached and attached (including duplexes) located within one-half mile walking distance on a sidewalk or improved path from regular InterCity bus service and meets the federal definition of "Low Income Housing". For example, if a single family home then it must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$2,200.89 | dwelling | 210 |
| | • Multifamily – Apartment | \$2,856.47 | dwelling | |
| | Multi-family dwellings located within one-half mile walking distance on a sidewalk or improved path from regular InterCity bus service and meets the federal definition of "Low Income Housing". For example, if a single family home then it must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,428.29 | dwelling | 220 |
| | • Mobile Home Park | \$2,571.32 | dwelling | 240 |
| | • Senior Adult Housing – Detached | \$941.36 | dwelling | 251 |
| | • Senior Adult Housing – Attached | \$557.84 | dwelling | 252 |
| | • Congregate Care | \$592.72 | dwelling | 253 |
| | • Accessory Dwelling Unit | \$2,142.99 | dwelling | |
| | Accessory dwelling units located within one-half mile walking distance on a sidewalk or improved path from regular InterCity bus service and meets the federal definition of "Low Income Housing." For example, if a single family home then it must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,428.30 | dwelling | |
| | • Assisted Living | \$493.11 | bed | 254 |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| | | | | |
|-----------------------|--|-------------|----------|--------------------------|
| | <i>Industrial</i> | | | |
| | • Light Industrial | \$6.22 | SF / GFA | 110 |
| | • Industrial Park | \$5.75 | SF / GFA | 130 |
| | • Manufacturing | \$4.86 | SF / GFA | 140 |
| | • Warehousing | \$2.21 | SF / GFA | 150 |
| | • Mini-Warehouse | \$1.65 | SF / GFA | 151 |
| | • High-Cube Warehouse | \$0.76 | SF / GFA | 152 |
| | <i>Commercial – Services</i> | | | |
| | • Hotel | \$2,938.66 | room | 310 |
| | • Motel | \$2,340.97 | room | 320 |
| | • Walk-in Bank | \$12.01 | SF / GFA | 911 |
| | • Drive-through Bank | \$25.55 | SF / GFA | 912 |
| | • Day Care Center | \$31.05 | SF / GFA | 565 |
| | • Quick Lubrication Vehicle Shop | \$6,262.20 | VSP | 941 |
| | • Automobile Care Center | \$5.28 | SF / GFA | 942 |
| | • Gasoline/Service Station | \$17,052.80 | VFP | 944 |
| | • Service Station/Minimart | \$12,462.18 | VFP | 945 |
| | • Service Station/Minimart/Carwash | \$12,983.78 | VFP | 946 |
| | • Carwash – Self Serve | \$6,215.44 | VSP | 947 |
| | • Carwash – Automated | \$86,948.72 | VSP | 948 |
| | • Movie Theater | \$257.74 | seat | 444, 445 |
| | • Health/Fitness Club | \$18.34 | SF / GFA | 492, 493 |
| | <i>Commercial – Institutional</i> | | | |
| | • Elementary School | \$3.01 | SF / GFA | 520 |
| | • Middle School/Junior High School | \$2.97 | SF / GFA | 522 |
| | • High School | \$2.42 | SF / GFA | 530 |
| | • Community/Junior College | \$448.26 | student | 540 |
| | • College/University | \$784.48 | student | 550 |
| | • Church | \$2.52 | SF / GFA | 560 |
| | • Hospital | \$7.08 | SF / GFA | 609 |
| | • Nursing Home | \$2.57 | SF / GFA | 620 |
| | <i>Commercial - Restaurant</i> | | | |
| | • Quality Restaurant | \$17.76 | SF / GFA | 931 |
| | • High Turnover (sit down) Restaurant | \$26.91 | SF / GFA | 931 |
| | • Fast Food Restaurant w/out Drive Thru | \$32.57 | SF / GFA | 933 |
| | • Fast Food Restaurant with Drive Thru | \$42.99 | SF / GFA | 934 |
| | • Tavern/Drinking Place | \$31.20 | SF / GFA | 935 |
| | • Coffee/Donut Shop w/out Drive Thru | \$50.74 | SF / GFA | 936 |
| | • Coffee/Donut Shop with Drive Thru | \$53.46 | SF / GFA | 937 |
| | • Coffee/Donut Shop with Drive Thru and with no inside seating | \$20.54 | SF / GFA | 938 |
| Community Development | <u>Type of Development</u> | | | <u>ITE Land Use Code</u> |
| | <i>Commercial – Office</i> | | | |
| | • General Office Building | \$9.46 | SF / GFA | 710 |
| | • Government Office Building | \$11.87 | SF / GFA | 730 |
| | • Medical-Dental Office/Clinic | \$20.68 | SF / GFA | 720 |
| Community Development | <i>Commercial –</i> | | | |
| | • Retail Shopping Center - | | | |
| | up to 49,999 sq. ft. | \$6.83 | SF / GLA | 820 |
| | 50,000 – 99,999 | \$7.58 | SF / GLA | 820 |
| | 100,000 – 199,999 | \$7.65 | SF / GLA | 820 |
| | 200,000 – 299,999 | \$7.79 | SF / GLA | 820 |
| | 300,000 – 399,999 | \$8.03 | SF / GLA | 820 |
| | 400,000 sq. ft. or more | \$8.54 | SF / GLA | 820 |
| | • Automobile Parts Sales | \$8.91 | SF / GFA | 843 |
| | • Car Sales – New/Used | \$11.12 | SF / GFA | 841 |
| | • Convenience Market | \$33.07 | SF / GFA | 851 |
| | • Discount Club | \$8.50 | SF / GFA | 861 |
| | • Electronic Superstore | \$8.91 | SF / GFA | 863 |
| | • Toy Superstore | \$7.85 | SF / GFA | 864 |
| | • Furniture Store | \$0.46 | SF / GFA | 890 |
| | • Hardware/Paint Store | \$9.35 | SF / GFA | 816 |
| | • Home Improvement Superstore | \$3.22 | SF / GFA | 862 |
| | • Nursery/Garden Center | \$7.45 | SF / GFA | 817 |
| | • Pharmacy/Drugstore w/out Drive Thru | \$8.39 | SF / GFA | 880 |
| | • Pharmacy/Drugstore with Drive Thru | \$11.18 | SF / GFA | 881 |
| | • Supermarket | \$17.58 | SF / GFA | 850 |
| | • Tire Store | \$7.82 | SF / GFA | 848 |
| | • Tire Superstore | \$3.98 | SF / GFA | 849 |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| | | | | |
|---|--|--------------------------------|--------------|---|
| | Cost per New Trip Generated: | \$3,735.58 | | |
| SOURCE: ITE, “Trip Generation, 8th Edition” | | | | |
| Notes: ¹ Abbreviations: | | | | |
| SF = Square Feet | | VSP = Vehicle Service Position | | |
| GFA = Gross Floor Area | | VFP = Vehicle Fueling Position | | |
| GLA = Gross Leasable Area | | | | |
| ² Annual Escalator: Transportation Impact Fees will be adjusted annually, based on the Engineering News Record Construction Cost Index for the Seattle, Washington, area as reported for July to establish the fee schedules effective January 1st of the subsequent year. | | | | |
| Community Development | Olympia School District No. 111 School Impact Fees | | | \$3.50.135 and Olympia School District Resolution No. 653 |
| | Type of Residential Development | | | |
| | • Single Family (includes townhouses, duplexes, and manufactured homes). | \$6,812.00 | dwelling | |
| | • Multi Family (three units or more and accessory dwelling units). | \$2,606.00 | dwelling | |
| | • Multi Family Downtown | \$2,040.00 | dwelling | |
| Community Development | Tumwater School District No. 33 School Impact Fees | | | \$3.50.135 and Tumwater School District Resolution No. 02-23-24 |
| | Type of Residential Development | | | |
| | • Single Family (includes townhouses, duplexes, and manufactured homes). | \$5,565.00 | dwelling | |
| | • Multi Family (three units or more and accessory dwelling units). | \$1,114.00 | dwelling | |
| Community Development | Independent Fee Calculations | | | \$3.50.140 |
| | • Applicant chooses to prepare IFC | | | |
| | – Administrative Processing fee | \$500.00 | | |
| | – Deposit on Review Costs of IFC* | \$500.00 | | |
| | *Balance refunded or additional costs collected as a precondition to building permit issuance. | | | |
| | | | | |
| Community Development | Park Impact Fees | | | \$3.52.070 |
| | Type of Residential Development | | | |
| | • Single Family, Detached | \$3,726.86 | housing unit | |
| Community Development | • Single Family Detached. If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling unit is within one-half mile of a park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,863.43 | housing unit | \$3.52.070 |
| | • Single Family Detached and Attached (including duplexes) that are less than 1200 square feet floor area. Not to be used with any other impact or permit fee discounts. | \$2,795.15 | housing unit | |
| | • Single Family, Attached (and duplexes) | \$2,784.68 | housing unit | |
| Community | • Single Family Detached. If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling unit is within one-half mile of a park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,392.34 | housing unit | |
| | • Manufactured Home (mobile home) | \$2,227.71 | housing unit | |
| | • Multi Family (3-4 units per structure) | \$2,746.11 | housing unit | |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| | | | | |
|------------------------------|---|---|---|---|
| Development | <ul style="list-style-type: none"> Multi Family (3-4 units per structure). If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling is within one-half mile of a park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,373.06 | housing unit | |
| | Park Impact Fees (Continued) | | | |
| | <ul style="list-style-type: none"> Multi Family (5+ units per structure) | \$2,413.12 | housing unit | |
| Community Development | <ul style="list-style-type: none"> Multi Family (5+ units per structure). If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or within one-half mile of a public park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,373.06 | housing unit | |
| | <ul style="list-style-type: none"> Accessory Dwelling Unit | \$1,670.78 | housing unit | |
| Community Development | <ul style="list-style-type: none"> Accessory Dwelling Unit. If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling is within one-half mile of a public park that is at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,113.86 | housing unit | \$3.52.070 |
| Community Development | Impact Fee Deferral Program | | | |
| | <ul style="list-style-type: none"> Administrative Application Fee | \$100.00 | application | \$3.50.130 |
| | | | | \$3.52.070 |
| | Wireless Communication Antennas | | | |
| Community Development | <ul style="list-style-type: none"> Wireless Communication (WCF) Permits <ul style="list-style-type: none"> Accessory (requiring WCF permit) Attached WCF Freestanding WCF Co-location on freestanding WCF WCF Administrative Site Plan Review Conditional Use Permit Request for Administrative Deviation | \$110.00 \$330.00 \$1,100.00 \$330.00 Same as regular SPR fees Same as zoning CUP fees \$247.50 | antenna carrier structure carrier request | \$11.20.050 |
| | Telecommunications in Rights-of-Way | | | |
| Community Development | <ul style="list-style-type: none"> Telecommunications Right-of-Way Use <ul style="list-style-type: none"> Right-of-Way (ROW) Use Authorization Telecommunications Franchise/Master Permit Application Master Permit Renewal Application <ul style="list-style-type: none"> Annual Fee Supplemental Site Permit | \$1,700.00 \$5,550.00 \$2,800.00 \$500.00 \$500.00 (up to 5) | | \$11.06.010 \$11.06.020 \$11.06.120 \$11.06.160 \$11.06.110 |

| 2024 Table II | | | | |
|---------------------------------------|--|---|--------------------|-------------|
| ZONING, LAND DIVISION & ENVIRONMENTAL | | | | |
| | | \$100.00 (after 5) | | |
| | | \$1,000.00 | new pole | |
| | | \$270.00 pole rent | year | |
| Community Development | Telecommunications in Rights-of-Way (continued) | | | \$3.52.069 |
| | • Telecommunications Facilities Lease | | | |
| | – Lease Application | \$500.00 | | \$11.08.020 |
| | – Renewal of Lease | \$225.00 | | \$11.08.120 |
| Community Development | Site Plan Review | | | \$14.02.080 |
| | • Feasibility Site Plan Review* | | | |
| | – One Acre or less | \$80.00 | | |
| | – Greater than 1 Acre | \$137.50 | | |
| | *Credited toward Preliminary Site Plan Fee | | | |
| | • Preliminary Site Plan Review | | | |
| | – One Acre or less | \$330.00 | | |
| | – Greater than 1 Acre | \$440.00 | | |
| | • Preliminary Site Plan Resubmittal | | | |
| | – One Acre or less | \$165.00 | | |
| | – Greater than 1 Acre | \$275.00 | | |
| | • Formal Site Plan Review | | | |
| | – One Acre or less | \$220.00 | | |
| | – Greater than 1 Acre | \$385.00 | | |
| | • Formal Site Plan Review Resubmittal | | | |
| | – One Acre or less | \$80.00 | | |
| | – Greater than 1 Acre | \$220.00 | | |
| | Multi-Family Tax Exemption | \$100.00 | | |
| Community Development | • Design Plan Review | 2.5% of the Building Permit | | \$18.43.010 |
| | • Landscape Plan Review** | \$220.00 | | \$18.47.020 |
| | **Applies only to landscape plans required under \$18.47.020 | | | |
| | • Exterior Illumination*** | | | |
| | – Issuance and Inspection Fee | \$55.00 +... | \$7.50 per fixture | \$18.40.035 |
| | – Plan Review Fee | 65% of above lighting fee | | |
| | ***Applies to non-residential applications 4,000 square feet or larger in area | | | |
| | • Request for Parking Modification | \$275.00 | | \$18.50.075 |
| Water Resources & Sustainability | Drainage Manual Administration | | | \$13.12.015 |
| | • Adjustment application | \$500.00 | | |
| | • Variance and Exception application | \$1,000.00 | | |
| Community Development | Protection of Trees & Vegetation | | | \$16.08.050 |
| | • Land clearing application & review | \$110.00 | | |
| | • Work by City Tree Professional | Consultant Cost | hour | |
| | • Land Clearing Permit | | | |
| | – Less than 30 Trees | \$135.00 | | |
| | – 30 Trees or more | \$220.00 | | |
| | • Add'l Review or Inspections after one hour | \$66.00 | hour | |
| | • Investigation Charge for Land Clearing without required Permit | Double application and permit fee for tree cutting without a permit | | |
| | • Request for Land Clearing Modification | \$385.00 | | |
| | • Replacement Tree Mitigation Fee | \$400.00 | | |
| Community Development | Environmental Policy | | | \$16.04.190 |
| | • Environmental SEPA Checklist | \$880.00 | | |
| | • Expanded Environmental Checklist | \$880.00, plus consultant cost | | |
| | • Environmental Impact Statement (EIS) | \$880.00, plus consultant | | |
| Community Development | • Addendum to Environmental Documents | \$220.00 | | |
| | Wetland Protection Standards | | | |
| | • Wetland Permit Application | \$440.00 | | \$16.28.140 |
| Community Development | • Reasonable Use Exception | \$880.00 | | \$16.28.190 |
| | Fish and Wildlife Habitat Protection | | | |
| Community Development | • Reasonable Use Exception | \$880.00 | | \$16.32.097 |
| | Land Divisions | | | |
| | • Boundary Line Adjustment | \$450.00 | | |
| | • Lot Consolidation | \$450.00 | | |
| | • Preliminary Binding Site Plan | \$770.00 +... | \$27.50 per lot | |

| 2024 Table II | | | | |
|---------------------------------------|---|-----------------------------------|--------------------------|----------------|
| ZONING, LAND DIVISION & ENVIRONMENTAL | | | | |
| Community Development | • Final Binding Site Plan | \$440.00 +... | \$27.50 per lot | \$17.02.160 |
| | • Preliminary Plat | \$2,750.00 +... | \$38.50 per lot | |
| | • Final Plat | \$1,650.00 +... | \$38.50 per lot | |
| | • Preliminary Short Plat | \$1,100 +... | \$55.00 per lot | |
| | • Final Short Plat | \$440.00 +... | \$55.00 per lot | |
| Community Development | Land Divisions (Continued) | | | \$17.26.040 |
| | • Preliminary PUD (includes limited overlay zone) | \$1,320 +... | \$33.00 per lot | |
| | • Final PUD | \$935.00 | | |
| | • Preliminary Plat Extension | \$550.00 | | |
| | • Replats, Vacations, and Alterations | | | |
| | – Replats | Same as Preliminary and | | |
| | – Vacations | \$450.00 | | |
| Community Development | • Alterations | \$450.00 | | \$2.62.060 |
| | Zoning | | | |
| | • Certificate of Appropriateness | \$110.00 | | |
| | • Zoning Certification Letter | \$82.50 | | |
| | • Planned Unit Development | Same as preliminary and final PUD | | |
| | • Home Occupation | See Business Licenses | | |
| | • Mobile Home Installation* | | | |
| | – Single | \$150.00 + plumbing fees | | |
| Community Development | – Double | \$175.00 + plumbing fees | | \$18.48.010 |
| | – Triple | \$200.00 + plumbing fees | | |
| | • Title Elimination Inspection Fee | \$170.00 | | |
| | • Title Elimination Review | \$85.00 | | |
| | * plus footing, foundation, skirting, and tie downs | | | |
| | • Mobile Home Park – Site Plan | | | |
| | – Preliminary | \$1,00.00 +... | \$30 per unit | |
| | – Final | \$750.00 +... | \$30 per unit | |
| | • Conditional Use Permit | \$2,090.00 | | |
| | • Variance | \$1,000.00 | | |
| Community Development | • Rezone | \$1,500.00 | | \$18.60.065 |
| | Zoning | | | |
| | • Comprehensive Plan | | | |
| Community Development | – Map Amendment | \$1,500.00 | | \$18.60.065 |
| | • Annexations | | | |
| | – Not in an Unincorporated Island | \$200.00 | acre, Maximum of \$4,000 | |
| | – In Unincorporated Islands | No fee (\$0.00) | | |
| | • Sign | | | |
| | – Application for Conditional Exemption | \$20.00 | sign | |
| | Shoreline Management Act | | | |
| | • Shoreline Exemption Letter | \$200.00 | | |
| | • Substantial Development Permit | \$1,600.00 | | |
| | • Conditional Use | \$1,750.00 | | |
| Community Development | • Variance | \$1,750.00 | | Resolution 250 |
| | • Shoreline Permit Time Extension | \$500.00 | | |
| | Transportation Concurrency | | | |
| Community Development | • Concurrency Application | \$170.00 | | \$15.48.040 |
| | • Traffic Impact Analysis (TIA) Review | \$260.00 | | |

| 2024 Table III | | | |
|------------------------|--|--|--------------------------------|
| BUILDING & FIRE SAFETY | | | |
| Primary Department | Title | Rate/Fee/Charge | Code Reference (If Applicable) |
| Community Development | Building Code | | |
| | Building Permit Fee Schedule (including signs) | | \$15.01.070 |
| | Total Valuation | Fee | |
| | Single family (detached and attached), Accessory Dwelling Units, and multi-family housing that meets the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | 50% of the calculated building permit fee using the table of fees in this section | |
| | \$1.00 to \$500 | \$43.48 | |
| | \$501 to \$2,000 | \$43.48 for the first \$500 plus \$5.64 for each additional \$100 or fraction thereof, to and including \$2,000 | |
| | \$2,001 to \$25,000 | \$151.04 for the first \$2,000 plus \$25.90 for each additional \$1,000 or fraction thereof, to and including \$25,000 | |
| | \$25,001 to \$50,000 | \$742.50 for the first \$25,000 plus \$18.69 for each additional \$1,000 or fraction thereof, to and including \$50,000 | |
| | \$50,001 to \$100,000 | \$1,203.89 for the first \$50,000 plus \$12.95 for each additional \$1,000 or fraction thereof, to and including \$100,000 | |
| | \$100,001 to \$500,000 | \$3,291.80 for the first \$100,000 plus \$18.55 for each additional \$1,000 or fraction thereof, to and including \$500,000 | |
| | \$500,001 to \$1,000,000 | \$10,664.10 for the first \$500,000 plus \$15.74 for each additional \$1,000 or fraction thereof, to and including \$1,000,000 | |
| | \$1,000,001 and up | \$18,578.99 for the first \$1,000,000 plus \$12.10 for each additional \$1,000 or fraction thereof | |
| Community Development | Other Inspection and Fees | | |
| | 1. Commercial building plan review fee | 65% of the building permit fee | |
| | 2. One and two family, garages and accessory buildings < 1400 sq. ft. | 25% of the building permit fee | |
| | 2.a. One and two family and accessory dwelling units < 1400 sq. ft. that meet the federal definition of "Low Income Housing". For example, if single family then the home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rentals, or leases of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | 12.5% of the building permit fee | |
| | Other Inspection and Fees (continued) | | |
| | 3. One and two family > 1400 sq. ft. and pole barns | 50% of the building permit fee | |

2024 Table III

BUILDING & FIRE SAFETY

| | | | |
|-----------------------|--|--|--|
| Community Development | 3.a. Both single family housing > 1400 sq. ft. and multi-family housing that meet the federal definition of "Low Income Housing". For example, if single family then the home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rentals, or leases of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. Not to be used with any other impact fee discounts except the building permit fee discount for low income housing listed above. | 25% of the building permit fee | |
| | 4. 1 st Plan Review Extension Fee | 5% of plan review fee | |
| | 2 nd Plan Review Extension Fee | 10% of plan review fee | |
| | 5. 1 st Permit Extension Fee | 5% of permit fee | |
| | 2 nd Permit Extension Fee | 10% of permit fee | |
| | 6. Fee for working without a permit | \$85.00 + double the permit fee | |
| | 7. Demolition permit | Based on valuation and the fee schedule | |
| | 8. One-and-Two Family Re-Roof permit. | \$170 | |
| | 9. Commercial Re-Roof permit. | Based on valuation and the fee schedule | |
| | 10. Inspections outside of normal inspection hours (minimum charge - 1 hour) | \$85.00 per hour | |
| | 11. Reinspection fees assessed under provisions of Section 108 | \$85.00 per hour | |
| | 12. Inspections for which no fee is specifically indicated (minimum charge – 1 hour) | \$85.00 per hour | |
| | 13. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - 1 hour) | \$85.00 per hour | |
| | 14. For use of outside consultants for plan checking or inspection | Actual cost plus 8% administrative fees | |
| Community Development | ENERGY CODE FEES | | |
| | Energy Code Plan Check Fee | | |
| | Single Family | \$110.00 | |
| | Residential Remodel/Addition | \$60.00 | |
| | Multi-Family | \$210.00 | |
| | New Commercial Building | | |
| | 0 to 12,000 sq. ft. | \$210.00 | |
| | 12,001 to 60,000 sq. ft. | \$395.00 | |
| | 60,001 to 200,000 sq. ft. | \$770.00 | |
| | 200,000 sq. ft. and over | \$1,520.00 | |
| Community Development | Remodels and Tenant Improvements | 50% of the new commercial fee | |
| | Warehouses | 50% of the new commercial building fee | |
| | GRADING PERMIT FEES | | |
| | Grading Plan Review Fees | | |
| | 100 cubic yards or less (no cut\fill greater than 12 inches) | \$47.00 | |
| | 101 to 500 cubic yards | \$94.00 | |
| | 501 to 1,000 cubic yards | \$187.00 | |
| | 1,001 to 5,000 cubic yards | \$280.00 | |
| | 5,001 to 10,000 cubic yards | \$374.00 | |
| | 10,001 to 100,000 cubic yards | \$375.00 for 1st 10,000 cubic yards plus \$24.50 for each additional 10,000 cubic yards or fraction thereof | |
| | Grading Permit Fees (continued) | | |
| | 100,001 cubic yards or more | \$1,000.00 for the 1st 100,000 cubic yards plus \$13.25 for each additional 10,000 cubic yards or fraction thereof | |
| | Other Fees | | |

2024 Table III

BUILDING & FIRE SAFETY

| | | | |
|-----------------------|--|---|--|
| Community Development | Additional plans review required by changes, additions or revisions to approved plans (minimum charge - 1 hour) | \$85.00 per hour | |
| | Grading Permit Fees | | |
| | For the issuance of each permit | \$30.00 | |
| | 100 cubic yards or less (no cut\fill greater than 12 inches) | \$55.00 | |
| | 101 to 500 cubic yards | \$170.00 | |
| | 501 to 1,000 cubic yards | \$340.00 | |
| | 1,0001 to 5,000 cubic yards | \$680.00 | |
| | 5,001 to 10,000 cubic yards | \$1,360.00 | |
| | 10,001 cubic yards or more | \$1,360.00 for 1st 10,000 cubic yards plus \$42.50 for each additional 10,000 yards or fraction thereof | |
| Community Development | Certificates of Occupancy | | |
| | °Temporary Certificates of Occupancy | | |
| | -One or Two Family | \$25.00 | |
| | -Commercial/Industrial/Multi-family | \$100.00 | |
| | -Renewal | \$200.00 | |
| | °Final Certificates of Occupancy | | |
| | – One or Two-Family | No fee | |
| | – Commercial/Industrial/Multi-family | No fee | |
| Community Development | °Business License | | |
| | – Request for Certificate of Occupancy | \$85.00 | |
| | Mechanical Code | | |
| | • Mechanical Permit | | |
| | • Mechanical Plan Review | | |
| | For the issuance of each permit | \$40.00 | |
| | For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled | \$35.00 | |
| | Unit Fee Schedule | | |
| Community Development | Furnaces | | |
| | For the installation or relocation of each forced air or gravity-type furnace, floor furnace, suspended heater, or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h | \$25.00 | |
| | For the installation or relocation of each forced air or gravity-type furnace, floor furnace, suspended heater, or burner, including ducts and vents attached to such an appliance over 100,000Btu/h | \$30.00 | |
| | | | |
| Community Development | Boilers, Compressors and Refrigeration Units | | |
| | For the installation or relocation of each boiler or compressor to and including three horsepower or for each absorption system to and including 100,000 Btu/h | \$25.00 | |
| | For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower or for each absorption system over 100,000 Btu/h to and including 500,000 Btu/h | \$40.00 | |
| | For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower or for each absorption system over 500,000 Btu/h to and including 1,000,000Btu/h | \$45.00 | |
| Community Development | Boilers, Compressors and Refrigeration Units (continued) | | |
| | For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h | \$65.00 | |

| 2024 Table III | | | |
|------------------------|--|---|--|
| BUILDING & FIRE SAFETY | | | |
| | For the installation or relocation of each boiler or compressor over 50 horsepower, or for each absorption system over 1,750,000 Btu/h | \$110.00 | |
| Community Development | Air Handlers | | |
| | For each air-handling unit to 10,000 cubic feet per minute | \$25.00 | |
| | For each air-handling unit over 10,000 cubic feet per minute | \$30.00 | |
| | Photo-Voltaic Solar Panels | | |
| | Roof mounted; One-and-Two Family Dwellings | \$260.00 | |
| | Photo-Voltaic Solar Panels; Commercial | Based on valuation and the fee schedule | |
| | Evaporative Coolers | | |
| | For each evaporative cooler other than the portable type | \$20.00 | |
| | Ventilation and Exhaust | | |
| | For each vent fan connected to a single duct | \$15.00 | |
| | For each system not a part of a permitted HVAC system | \$20.00 | |
| | For each non-residential type I hood (grease) | \$175.00 | |
| Community Development | Ventilation and Exhaust | | |
| | For each non-residential type II hood (steam) | \$95.00 | |
| | Water Heaters | | |
| | Residential | \$25 | |
| | Commercial | \$50.00 | |
| | Gas Piping | | |
| | For each gas pipe system of one to four outlets | \$15.00 | |
| Community Development | For each gas piping system additional outlets over 5 | \$2.00 each | |
| | Miscellaneous | | |
| | For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the Code | \$20.00 | |
| | Other Inspections and Fees | | |
| | 1. Mechanical plan review fee | 65% of the mechanical permit fee | |
| | 2. Inspection fees outside normal inspection hours (minimum charge – 1 hour) | \$85.00 | |
| | 3. 1 st Plan Review Extension Fee | 5% of plan review fee | |
| | 2 nd Plan Review Extension Fee | 10% of plan review fee | |
| | 4. 1 st Permit Extension Fee | 5% of permit fee | |
| | 2 nd Permit Extension fee | 10% of permit fee | |
| Community Development | 5. Reinspection fees per inspection | 10% of permit fee | |
| | 6. Inspection for which no fee is specifically indicated (minimum charge – 1 hour) | \$85.00 per hour | |
| | 7. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – 1 hour) | \$85.00 per hour | |
| Community Development | 8. For use of outside consultants for plan checking or inspection, or both | Actual cost + 8% administrative fee | |
| | Plumbing Code | | |
| | • Plumbing Permit | \$40.00 | |
| | • Plumbing Plan Review | | |
| Community Development | • Backflow Protection Device | | |
| | For the issuance of each permit | | |
| | Plumbing Code (continued) | | |
| | For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled | \$35.00 | |
| | Fee for review of septic system applications from County Health Department | \$35.00 | |
| | Unit Fee Schedule | | |

2024 Table III

BUILDING & FIRE SAFETY

| | | | |
|-----------------------|--|---|--|
| Community Development | For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping and backflow protection therefore) | \$20.00 | |
| | For each building sewer and each trailer park sewer | \$35.00 | |
| | Rainwater systems - per drain | \$20.00 | |
| | For each residential sewer grinder | \$30.00 | |
| | For each commercial sewer grinder | \$95.00 | |
| | For each electric water heater | \$25.00 | |
| | For each pre-treatment grease or oil interceptor including its trap and vent | \$30.00 | |
| | For each installation, alteration or repair of water piping and/or water treating equipment | \$15.00 | |
| | For repair or alteration of drainage or vent piping, each fixture | \$15.00 | |
| | For each commercial lawn sprinkler system on any one meter | \$25.00 | |
| | For atmospheric type vacuum breakers | | |
| | – 1 to 5 | \$20.00 | |
| | – Over 5, each | \$5.00 | |
| | For each backflow device other than atmospheric type vacuum type breakers | | |
| | – 2 inches and smaller | \$15.00 | |
| | – Over 2 inches | \$30.00 | |
| | Expansion Tank | \$20.00 | |
| Community Development | Other Inspections and Fees | | |
| | 1. Plumbing plan review fee | 65% of the plumbing permit fee | |
| | 2. Inspection fees outside normal inspection hours (minimum charge – 1 hour) | \$85.00 per hour | |
| | 3. Reinspection fees per inspection (minimum charge – 1 hour) | \$85.00 per hour | |
| | 4. 1 st Plan Review Extension Fee | 5% of plan review fee | |
| | 2 nd Plan Review Extension Fee | 10% of plan review fee | |
| | 5. 1 st Permit Extension Fee | 5% of permit fee | |
| | 2 nd Permit Extension Fee | 10% of permit fee | |
| | 6. Inspection for which no fee is specifically indicated (minimum charge – 1 hour) | \$85.00 per hour | |
| | 7. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge – 1 hour) | \$85.00 per hour | |
| Community Development | 8. For use of outside consultants for plan checking or inspection, or both | Actual cost + 8% administrative fee | |
| | Moving of Buildings | | |
| | • Permit Application | \$500.00 + building and demolition permits, as applicable | |
| Community Development | • Traffic Officer Fee | Fully-based rate + materials | |
| | Fire Code | | |
| | Fire Safety | | |
| | • Fire Safety – Inspection Fee & Permitting | Based on Valuation | |
| | • Underground Storage Tank Removal | | |
| | – Residential | | |
| Community Development | – Commercial | | |
| | • Fire Sprinkler Permit | Based on Valuation | |
| | Fire Code (Continued) | | |
| | • Fire Sprinkler Plan Check | 65% of permit fee | |
| | Fire Alarm Systems | | |
| | • Fire Alarm Installation Permit | Based on Valuation | |
| Community Development | • System Retest | \$85.00 per hour | |
| | • Fire Alarm Plan Check | 65% of permit fee | |
| | Fire Hydrant (fireflow) Test | \$180.00 | |
| | Fire Inspection Fees | | |
| | Square Footage Factor: | | |

| 2024 Table III | | | |
|---------------------------|-------------------------------------|----------------------------------|--|
| BUILDING & FIRE SAFETY | | | |
| Fire & Emergency Services | 1 = 0 - 2,500 square feet | \$20.00 | |
| | 2 = 2,501 - 7,500 square feet | \$40.00 | |
| | 3 = 7,501 - 50,000 square feet | \$60.00 + hourly rate of \$80.00 | |
| | 4 = 50,001 square feet + > | \$80.00 + hourly rate of \$80.00 | |
| | Non-compliance and Reinspection Fee | \$80.00 per hour | |

| 2024 Table IV | | | | |
|--|---|---|-------------|--------------------------------|
| TRANSPORTATION, ENGINEERING, UTILITIES & UTILITY CONNECTIONS | | | | |
| Primary Department | Title | Rate/Fee/Charge | Unit | Code Reference (If Applicable) |
| Transportation & Engineering | Right-of-Way License (includes projections over ROW) | | | |
| | • Application Fee | \$275.00 + license rate | | \$3.40.010 |
| | • Five-Year License Rate | | | |
| | – 1 to 1,000 square feet | \$155.00 | | \$3.40.020 |
| | – 1,001 to 5,000 square feet | \$208.00 | | |
| | – 5,001 to 20,000 square feet | \$260.00 | | |
| | – More than 20,000 square feet | Negotiable | | |
| Community Development | Right-of-Way Access/Utility Permit | | | |
| | • General | \$115.00 | | |
| | • Residential (1-single family or duplex; lots of record; includes erosion control) | | | |
| | – Street Only or 1 Utility Use | \$145.00 | | \$12.16.050 |
| | – Multiple | \$285.00 | | |
| | • Private Utility | | | |
| | – Overhead | | | |
| | Plan Check | \$186 for 1st 150' +\$0.10 per 1' thereafter | | |
| | Inspection | \$186 for 1st 150' +\$0.10 per 1' thereafter | | |
| | – Underground | | | |
| | Plan Check | \$415.00 + \$0.36 per ... | linear foot | |
| | Inspection | \$2.00 per... | linear foot | |
| | – Single Service | \$57.00 | | |
| Transportation & Engineering | Street & Alley Vacation | | | |
| | • Application Fee | \$515.00 | | \$12.04.020 |
| | • Publishing Notice | \$182.00 | | |
| | • Acquisition Cost | Up to 50% of the assessed or appraised value | | |
| Community Development | Street Construction and Restoration | | | |
| | • Street, Curbs, and Sidewalks | | | |
| | – Plan Check | \$415 + \$0.57 per... | linear foot | \$12.18.030 |
| | – Inspections | \$2.50 per linear foot | linear foot | |
| | • Street Lighting | | | |
| | – Plan Check | \$415.00 + \$0.57 per ... | linear foot | |
| | – Inspections | \$1.25 per... | linear foot | |
| | • Street Signals | | | |
| | – Plan Check | \$1,255.00 per... | Signal | |
| | – Inspections | \$1,710.00 per... | Signal | |
| Community Development | Street Disruption Fee | | | |
| | • 1 st year | 5 times construction cost | | \$12.16.060 |
| | • 2 nd year | 4 times construction cost | | |
| | • 3 rd year | 3 times construction cost | | |
| | • 4 th year | 2 times construction cost | | |
| | • 5 th year | 1 times construction cost | | |
| Water Resources & Sustainability | Notice Required to Have Water Disconnected | | | |
| | • Disconnection of water service on a temporary or permanent basis | \$30.00 | | \$13.04.060 |
| Water Resources & Sustainability | Water Service | | | |
| | • Occupant turning on penalty | \$30.00 | | \$13.04.080 |
| Water Resources & Sustainability | Hydrant Meter Rental | | | |
| | • (2½") – for construction | \$1,500.00 deposit + 3" meter monthly fee + consumption | | \$13.04.140 |
| Water Resources & Sustainability | Sewer Service - Lateral Extension | | | |
| | | | | \$13.08.100 |
| | • Gravity Tap | \$280.00 | | |
| | • Force Main Tap- | \$3,300.00 | | |
| | Utility Billing Late Penalty | | | |
| | • If bill not paid until after the due date | 1% of late balance per utility or... | | |
| | - minimum penalty | Water - \$5.00 | | |

2024 Table IV

TRANSPORTATION, ENGINEERING, UTILITIES & UTILITY CONNECTIONS

| | | | | |
|----------------------------------|---|---|------------------------|----------------|
| Finance | | Sewer - \$4.00 | | \$13.18.020 |
| | | Stormwater - \$1.00 | | |
| | • If past due bill is not paid 20 days after the due date | \$10.00 penalty - water | | |
| Water Resources & Sustainability | Water Utility | \$30.00 weekdays, \$100.00 weekdays after 4:30 PM, all day weekends, & holidays | | \$13.18.040 |
| | • Reconnection Fee | | | |
| Finance | Utility Account Set-up Fees | | | \$13.18.055 |
| | • Owner Account Setup | \$15.00 | | |
| | | (Water \$8.00, Sewer \$5.00, Stormwater \$2.00) | | |
| Community Development | Utility Plan Check & Inspection Fees | | | \$13.20.030 |
| | • Watermain | | | |
| | – Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Inspections | \$2.85 per ... | linear foot | |
| | • Sewermain, Gravity | | | |
| | – Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Inspections | \$2.85 per ... | linear foot | |
| | • Sewermain, Pressure | | | |
| | – Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Inspections | \$2.85 per ... | linear foot | |
| | • Sewer Pump Station, Community System | | | |
| | – Plan Check | \$1,212.00 for each | | |
| | – Inspections | \$1,212.00 for each | | |
| | • Stormwater System | | | |
| | – Plan Check | \$415.00 + \$45.00 per... | acre | |
| | – Storm Pipe Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Stormwater Report Review | \$455.00 per... | report | |
| | – Inspections | \$3.80 per... | linear foot | |
| | | \$600.00 per... | system | |
| | – Resubmittals (1 hour minimum) | \$98.50 per hour starting with 2nd | | |
| | • High Groundwater Reviews | \$2,500.00 + \$95.00 per... | hour | |
| | • Latecomers – Streets/Utilities | \$800.00 + \$95.00 per hour after 10 hours + 8% | | Resolution 494 |
| | • Bonding Agreements, Letters of Credit (providing forms and reviewing documents, once complete) | \$120.00 | | |
| | | | | |
| Water Resources & Sustainability | Water Meter Testing | \$140.00 | | \$13.04.400 |
| Water Resources & Sustainability | Water – Installation charge (service line & meter) | <u>Installation</u> | <u>Meter Size</u> | \$13.04.360 |
| | | \$3,000.00 | 3/4" | |
| | | \$3,400.00 | 1" | |
| | | \$7,000.00 | 1-1/2" | |
| | | \$7,500.00 | 2" | |
| | * For meters larger than 2" the charge will be the actual cost of labor & materials for furnishing and installing the meter, plus an amount equal to 25% of the cost of labor and materials for overhead expenses. | * | 3" | |
| | | * | 4" | |
| | | * | 6" | |
| | | * | 9" | |
| | | * | 10" | |
| | | * | 12" | |
| | | | | |
| | Water – Drop-In Meter charge (charge if the service line has been installed by the developer or property owner) | <u>Installation</u> | <u>Meter Size</u> | \$13.04.360 |
| Water Resources & Sustainability | | \$650.00 | 3/4" | \$13.04.360 |
| | | \$760.00 | 1" | |
| | | \$1,300.00 | 1-1/2" | |
| | | \$1,600.00 | 2" | |
| | | * | 3" | |
| | * Drop-in charges for meters larger than 2" will be the actual costs of labor and materials for furnishing & installing the meter plus an amount equal to 25% of the cost of labor and materials for overhead expenses. | * | 4" | |
| | | * | 6" | |
| | | * | 8" | |
| | | * | 10" | |
| | | * | 12" | |
| | | | | |
| | | | | |
| | Water – Connection Charges in the General Service Area | <u>Connection Fee</u> | <u>Connection Size</u> | |
| | | \$5,079.39 | 3/4" | |
| | | \$8,635.73 | 1" | |
| | | \$16,479.29 | 1-1/2" | |

| 2024 Table IV | | | | |
|--|---|---|------|--|
| TRANSPORTATION, ENGINEERING, UTILITIES & UTILITY CONNECTIONS | | | | |
| | | \$26,920.42 | 2" | \$13.04.370 |
| | | \$50,793.09 | 3" | |
| | | \$84,653.59 | 4" | |
| | | \$169,138.51 | 6" | |
| Water Resources & Sustainability | Water - Connection Charges in General (Continued) | | | \$13.04.370 |
| | | \$423,141.46 | 8" | |
| | | \$643,577.89 | 10" | |
| | | \$981,838.51 | 12" | |
| Water Resources & Sustainability | Single Family, Accessory Dwelling units, and Multi-family housing that meets the federal definition of "Low Income Housing". An affidavit must be submitted with the building permit application stating that the housing meets the definition of low income and that a deed and title restriction will be placed on the property and recorded so that future sales or rental/lease of the property will also abide by the requirements of this section and be affordable to those making 80% of the median income. | 50% of the applicable connection charge based on connection size. | | |
| Water Resources & Sustainability | Sewer – Connection Charges | Charge | | \$13.08.090 |
| | • Equivalent Residential Unit (ERU) | \$3,018.58 | | |
| | • Accessory Dwelling Unit | \$2,113.01 | | |
| | • Multi-Family Unit | \$2,113.01 | | |
| Water Resources & Sustainability | Single Family, Accessory Dwelling units, and Multi-family housing that meets the federal definition of "Low Income Housing." An affidavit must be submitted with the building permit application stating that the housing meets the definition of low income and that a deed and title restriction will be placed on the property and recorded so that future sales or rental/lease of the property will also abide by the requirements of this section and be affordable to those making 80% of the median income. | 50% of the applicable connection charge based on ERU calculation. | | |
| Water Resources & Sustainability | Sewer – Capacity Development Charge (CDC) *Change effective January 1, 2021 | \$7,080.94 per... | ERU* | \$13.08.090 and LOTT Resolution No. 20-002 |

| 2024 Table V | | | |
|--------------------|---|--|--------------------------------|
| PUBLIC SAFETY | | | |
| Primary Department | Title | Rate/Fee/Charge | Code Reference (If Applicable) |
| Police | Records | | |
| | • Accident Reports to Insurance Company | \$4.00 | |
| | • Incident Reports | \$0.15 per page over 10 | |
| | Animal Services | Pursuant to a posted schedule of fees adopted by the joint animal services comission (www.jointanimalservices.org) | \$6.04.040 |
| | | | \$6.04.060 |
| | | | \$6.04.070 |
| | | | |
| | | | |
| | | | |
| Police | Police Alarm Systems | | |
| | • Installer ID Card/Renewal | \$25.00 every 5 years | \$8.20.070 |
| | • Alarm Permit Reinstatement | | |
| | • False Alarm | | \$8.20.100 |
| | – 3rd within 90-day continual period | \$50.00 | |
| | – 4th within 90-day continual period | \$75.00 | |
| | – 5th and thereafter within 90-days | \$150.00 | |
| Fire | Fire Alarm Systems | | |
| | • False Alarm | | |
| | – 2nd within a calendar year | \$25.00 | |
| | – 3rd alarm and thereafter in a calendar year | \$393.00 - as per WSAOFC for equipment; labor shall be charged at city costs | |
| Fire | Fireworks | | \$8.30.030 |
| | • Display Fireworks Application (effective February 21, 2007) | \$100.00 | |

2024 Table VI

RECREATION

| Primary Department | Title | Rate/Fee/Charge | Code Reference (If Applicable) |
|--------------------|--|---|--------------------------------|
| Parks & Recreation | Recreation Services | | |
| | • All classes that require an outside instructor | City's fee 30% overhead of class instructor's fee | n/a |
| | • All classes provided that utilize in-house staff | City's fee shall be in excess of out-of-expense costs by an overhead of 30% | n/a |
| | • Athletic field use | \$20.00 per hour | n/a |
| | | | |
| | • Public parks – private event shelter rental | | n/a |
| | • 9:00am – 2:00pm | \$50.00 | |
| | • 3:00pm – 8:00pm | \$50.00 | |
| | • 9:00am – 8:00pm | \$75.00 | |
| | | | |
| | • Youth Baseball League | \$100.00 | n/a |
| | | \$10.00 additional for late registrations | |
| | • Youth Basketball League | \$110.00 | n/a |
| | | \$10 additional for late registrations | |
| | | | |
| | • Public Events Permit | \$10.00 | \$12.28.020 |
| | • Public Parks – concession/merchandise sales | | \$12.32.040 |
| | 0-4 hours | \$30.00 | |
| | 4-8 hours | \$60.00 | |
| | | | |
| Executive | Street Banners | | |
| | • Banner Permit Fee | \$300.00 | |

| 2024 Table VII | | | | | |
|---|--|--|-----------------------------------|--------------------------------|--|
| UTILITY RATES | | | | | |
| Primary Department | Title | Rate/Fee/Charge | | Code Reference (If Applicable) | |
| Water Resources & Sustainability | Water Base Rate Monthly per meter – within the General Service Area. *User fee base rates shall be established based on AWWA Standards for meter equivalency. A three-quarter inch (3/4") meter shall be used as the multiplier base. | Meter Size | Current User Fee Base | | \$13.04.210 |
| | | 3/4" | \$10.28 | | |
| | | 1" | \$17.39 | | |
| | | 1-1/2" | \$33.92 | | |
| | | 2" | \$54.45 | | |
| | | 3" | \$102.71 | | |
| | | 4" | \$171.59 | | |
| | | 6" | \$341.97 | | |
| | | 8" | * | | |
| | | 10" | * | | |
| | 12" | * | | | |
| | Water Base Rate Monthly per meter – in the unincorporated areas of Thurston County, provided that no power of attorney agreement with the City to petition in favor of annexation has been filed. | 140% of water base rate | | | \$13.04.220 |
| | Water Monthly Consumption Rate – Single Family & Duplex units & within the General Service Area | | Volume of Water Used (Cubic Feet) | Charge per each 100 Cubic Feet | \$13.04.210 |
| | | Block 1 | 0 to 600 | \$3.02 | |
| | | Block 2 | 601 to 1,200 | \$3.34 | |
| | | Block 3 | 1,201 to 2,400 | \$3.99 | |
| | | Block 4 | 2,401 & greater | \$5.24 | |
| | Water Monthly Consumption Rate – Multi-family units (per unit) & within the General Service Area | | Volume of Water Used (Cubic Feet) | Charge per each 100 Cubic Feet | \$13.04.210 |
| | | Block 1 | 0 to 500 | \$3.02 | |
| | | Block 2 | 501 to 1,000 | \$3.34 | |
| | | Block 3 | 1,001 to 2,000 | \$3.99 | |
| | | Block 4 | 2,001 & greater | \$5.24 | |
| | Water Monthly Consumption Rate – Non-Residential & within General Service Area | \$3.34 per each 100 cubic feet consumed (Block 2) | | | |
| | Water Monthly Consumption Rate – Irrigation & within the General Service Area | \$3.99 per each 100 cubic feet consumed (Block 3) | | | |
| | Water Fill Station Consumption Rate | \$5.24 per each 100 cubic feet consumed (Block 4) | | | |
| | Water Monthly Consumption Rate – for all users in the unincorporated areas of Thurston County, provided that no power of attorney agreement with City to petition in favor of annexation has been filed | 140% of water consumption rate all category types (single family & duplex, multi-family units, non-residential and irrigation) | | | \$13.04.220 |
| | Sewer – Monthly City Wastewater Service Rate & within General Service Area | Type | | Monthly Rate | \$13.08.160 |
| | | Single-family | | \$23.11 (1.0 ERU) | |
| | | Individual mobile home | | \$23.11 (1.0 ERU) | |
| Residential Duplex | | \$23.11 (1.0 ERU) | | | |
| Multifamily (>2 units) | | \$16.18 (0.7 ERU) | | | |
| Sewer – Monthly City Wastewater Service Rate & within General Service Area | Mobile home (>2 units) | | \$23.11 (1.0 ERU) | \$13.08.160 | |
| | Uses other than or only partially residential (Minimum charge not less than 1.0 ERU) | Charge computed at a rate equal to the monthly discharge of sewage / 900 cubic feet (measured at the source either by water consumption or sewage discharge) x \$23.11 | | | |
| Sewer – Monthly City Wastewater Service Rate for all rate payers – in the unincorporated areas of Thurston County, provided that no power of attorney agreement with City to petition in favor of annexation has been filed | 140% of the sewer monthly operations & maintenance use | | | \$13.08.170 | |
| Water Resources & Sustainability | Sewer (continued)– Monthly LOTT Wastewater Service Charge | Type | | Monthly Rate | \$13.08.160 and LOTT Resolution No. 20-002 |
| | | Single-family | | \$46.37 (1.0 ERU) | |
| | | Individual mobile home | | \$46.37 (1.0 ERU) | |
| | | Residential Duplex | | \$46.37 (1.0 ERU) | |
| | | Multifamily (>2 units) | | \$32.46 (0.7 ERU) | |
| | | Mobile home (>2 units) | | \$46.37 (1.0 ERU) | |

| 2024 Table VII | | | | | |
|--|--|---|---|---|-------------|
| UTILITY RATES | | | | | |
| Water Resources & Sustainability | Sewer – Monthly LOTT Wastewater Service Charge | Type | Monthly Rate | \$13.08.160 and LOTT Resolution No. 20-002 | |
| | | Uses other than or only partially residential (Minimum charge not less than 1.0 ERU) | Charge computed at a rate equal to the monthly discharge of sewage / 900 cubic feet (measured at the source either by water consumption or sewage discharge) x \$46.37 | | |
| | Stormwater – Monthly Account Fee | | \$2.10 on every developed property within the city limits | | \$13.12.040 |
| | Stormwater - Monthly Service Charge *Provided that if the amount of impervious area on any such property shall exceed 50% of the gross property area, the service charge shall be computed as other property not included in the single-family or duplex category. | Unit Type | | Charge | |
| | | Single-family residential | | \$11.97* | |
| | | Each duplex-family | | \$11.97* | \$13.12.050 |
| | Stormwater - Monthly Service Charge | All other developed properties not defined as single-family residential and duplex family | | \$11.97 x Gross Impervious Area/3,250 square feet | \$13.12.060 |
| | Stormwater – Monthly Service Charge | All mobile residence communities | | \$11.97 x 1,800 x available Residence Site / 3,250 feet + \$11.97 x Other Gross Impervious Area / 3,250 square feet | \$13.12.070 |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| Primary Department | Title | Rate/Fee/Charge per... | Unit | Code Reference (If Applicable) |
|-----------------------|--|------------------------|-------------|--------------------------------|
| Community Development | Appeals | | | |
| | • Hearing Examiner | | | |
| | – Administrative Appeal* | \$1,500.00 | | \$18.62.020 |
| | – SEPA Appeal* | \$2,000.00 | | \$16.04.160 |
| | – Appeal of Impact Fee with Independent Fee Calculation | \$260.00 | calculation | \$3.50.140 |
| | *Reimbursed if appeal is substantially upheld | | | |
| Community Development | Transportation Impact Fees | | | \$3.50.130 |
| | <u>Type of Development</u> | | | ITE Land Use Code |
| | <i>Residential</i> | | | |
| | • Single Family / Duplex (Detached) | \$4,401.78 | dwelling | |
| | Single Family Detached and Attached (including duplexes) that are less than 1200 square feet floor area. Not to be used with any other impact or permit fee discounts. | \$3,301.33 | dwelling | |
| | Single Family detached and attached (including duplexes) located within one-half mile walking distance on a sidewalk or improved path from regular InterCity bus service and meets the federal definition of "Low Income Housing". For example, if a single family home then it must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$2,200.89 | dwelling | 210 |
| | • Multifamily – Apartment | \$2,856.47 | dwelling | |
| | Multi-family dwellings located within one-half mile walking distance on a sidewalk or improved path from regular InterCity bus service and meets the federal definition of "Low Income Housing". For example, if a single family home then it must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,428.29 | dwelling | 220 |
| | • Mobile Home Park | \$2,571.32 | dwelling | 240 |
| | • Senior Adult Housing – Detached | \$941.36 | dwelling | 251 |
| | • Senior Adult Housing – Attached | \$557.84 | dwelling | 252 |
| | • Congregate Care | \$592.72 | dwelling | 253 |
| | • Accessory Dwelling Unit | \$2,142.99 | dwelling | |
| | Accessory dwelling units located within one-half mile walking distance on a sidewalk or improved path from regular InterCity bus service and meets the federal definition of "Low Income Housing." For example, if a single family home then it must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,428.30 | dwelling | |
| | • Assisted Living | \$493.11 | bed | 254 |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| | | | | |
|-----------------------|--|-------------|----------|--------------------------|
| | <i>Industrial</i> | | | |
| | • Light Industrial | \$6.22 | SF / GFA | 110 |
| | • Industrial Park | \$5.75 | SF / GFA | 130 |
| | • Manufacturing | \$4.86 | SF / GFA | 140 |
| | • Warehousing | \$2.21 | SF / GFA | 150 |
| | • Mini-Warehouse | \$1.65 | SF / GFA | 151 |
| | • High-Cube Warehouse | \$0.76 | SF / GFA | 152 |
| | <i>Commercial – Services</i> | | | |
| | • Hotel | \$2,938.66 | room | 310 |
| | • Motel | \$2,340.97 | room | 320 |
| | • Walk-in Bank | \$12.01 | SF / GFA | 911 |
| | • Drive-through Bank | \$25.55 | SF / GFA | 912 |
| | • Day Care Center | \$31.05 | SF / GFA | 565 |
| | • Quick Lubrication Vehicle Shop | \$6,262.20 | VSP | 941 |
| | • Automobile Care Center | \$5.28 | SF / GFA | 942 |
| | • Gasoline/Service Station | \$17,052.80 | VFP | 944 |
| | • Service Station/Minimart | \$12,462.18 | VFP | 945 |
| | • Service Station/ Minimart/Carwash | \$12,983.78 | VFP | 946 |
| | • Carwash – Self Serve | \$6,215.44 | VSP | 947 |
| | • Carwash – Automated | \$86,948.72 | VSP | 948 |
| | • Movie Theater | \$257.74 | seat | 444, 445 |
| | • Health/Fitness Club | \$18.34 | SF / GFA | 492, 493 |
| | <i>Commercial – Institutional</i> | | | |
| | • Elementary School | \$3.01 | SF / GFA | 520 |
| | • Middle School/Junior High School | \$2.97 | SF / GFA | 522 |
| | • High School | \$2.42 | SF / GFA | 530 |
| | • Community/Junior College | \$448.26 | student | 540 |
| | • College/University | \$784.48 | student | 550 |
| | • Church | \$2.52 | SF / GFA | 560 |
| | • Hospital | \$7.08 | SF / GFA | 609 |
| | • Nursing Home | \$2.57 | SF / GFA | 620 |
| | <i>Commercial - Restaurant</i> | | | |
| | • Quality Restaurant | \$17.76 | SF / GFA | 931 |
| | • High Turnover (sit down) Restaurant | \$26.91 | SF / GFA | 931 |
| | • Fast Food Restaurant w/out Drive Thru | \$32.57 | SF / GFA | 933 |
| | • Fast Food Restaurant with Drive Thru | \$42.99 | SF / GFA | 934 |
| | • Tavern/Drinking Place | \$31.20 | SF / GFA | 935 |
| | • Coffee/Donut Shop w/out Drive Thru | \$50.74 | SF / GFA | 936 |
| | • Coffee/Donut Shop with Drive Thru | \$53.46 | SF / GFA | 937 |
| | • Coffee/Donut Shop with Drive Thru and with no inside seating | \$20.54 | SF / GFA | 938 |
| Community Development | <u>Type of Development</u> | | | <u>ITE Land Use Code</u> |
| | <i>Commercial – Office</i> | | | |
| | • General Office Building | \$9.46 | SF / GFA | 710 |
| | • Government Office Building | \$11.87 | SF / GFA | 730 |
| | • Medical-Dental Office/Clinic | \$20.68 | SF / GFA | 720 |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| | | | | |
|---|--|----------------------------------|--------------|---|
| Community Development | Commercial – | | | |
| | • Retail Shopping Center - | | | |
| | up to 49,999 sq. ft. | \$6.63 \$6.83 | SF / GLA | 820 |
| | 50,000 – 99,999 | \$7.36 \$7.58 | SF / GLA | 820 |
| | 100,000 – 199,999 | \$7.43 \$7.65 | SF / GLA | 820 |
| | 200,000 – 299,999 | \$7.57 \$7.79 | SF / GLA | 820 |
| | 300,000 – 399,999 | \$7.80 \$8.03 | SF / GLA | 820 |
| | 400,000 sq. ft. or more | \$8.29 \$8.54 | SF / GLA | 820 |
| | • Automobile Parts Sales | \$8.65 \$8.91 | SF / GFA | 843 |
| | • Car Sales – New/Used | \$10.80 \$11.12 | SF / GFA | 841 |
| | • Convenience Market | \$32.12 \$33.07 | SF / GFA | 851 |
| | • Discount Club | \$8.29 \$8.50 | SF / GFA | 861 |
| | • Electronic Superstore | \$6.85 \$8.91 | SF / GFA | 863 |
| | • Toy Superstore | \$7.62 \$7.85 | SF / GFA | 864 |
| | • Furniture Store | \$9.45 \$0.46 | SF / GFA | 890 |
| | • Hardware/Paint Store | \$9.08 \$9.35 | SF / GFA | 816 |
| | • Home Improvement Superstore | \$3.13 \$3.22 | SF / GFA | 862 |
| | • Nursery/Garden Center | \$7.24 \$7.45 | SF / GFA | 817 |
| | • Pharmacy/Drugstore w/out Drive Thru | \$8.15 \$8.39 | SF / GFA | 880 |
| | • Pharmacy/Drugstore with Drive Thru | \$10.86 \$11.18 | SF / GFA | 881 |
| | • Supermarket | \$17.07 \$17.58 | SF / GFA | 850 |
| | • Tire Store | \$7.60 \$7.82 | SF / GFA | 848 |
| | • Tire Superstore | \$3.86 \$3.98 | SF / GFA | 849 |
| | Cost per New Trip Generated: | \$3,628.19 \$3,735.58 | | |
| SOURCE: ITE, "Trip Generation, 8th Edition" | | | | |
| Notes: ¹ Abbreviations: | | | | |
| SF = Square Feet VSP = Vehicle Service Position | | | | |
| GFA = Gross Floor Area VFP = Vehicle Fueling Position | | | | |
| GLA = Gross Leasable Area | | | | |
| ² Annual Escalator: Transportation Impact Fees will be adjusted annually, based on the Engineering News Record Construction Cost Index for the Seattle, Washington, area as reported for July to establish the fee schedules effective January 1st of the subsequent year. | | | | |
| Community Development | Olympia School District No. 111 School Impact Fees | | | \$3.50.135 and Olympia School District Resolution No. 653 |
| | <i>Type of Residential Development</i> | | | |
| | • Single Family (includes townhouses, duplexes, and manufactured homes). | \$6,812.00 | dwelling | |
| | • Multi Family (three units or more and accessory dwelling units). | \$2,606.00 | dwelling | |
| Community Development | • Multi Family Downtown | \$2,040.00 | dwelling | \$3.50.135 and Tumwater School District Resolution No. 02-23-24 |
| | Tumwater School District No. 33 School Impact Fees | | | |
| | <i>Type of Residential Development</i> | | | |
| | • Single Family (includes townhouses, duplexes, and manufactured homes). | \$5,408.00 \$5,565.00 | dwelling | |
| Community Development | • Multi Family (three units or more and accessory dwelling units). | \$1,114.00 \$1,114.00 | dwelling | \$3.50.140 |
| | Independent Fee Calculations | | | |
| | • Applicant chooses to prepare IFC | | | |
| | – Administrative Processing fee | \$500.00 | | |
| Community Development | – Deposit on Review Costs of IFC* | \$500.00 | | \$3.52.070 |
| | *Balance refunded or additional costs collected as a precondition to building permit issuance. | | | |
| | Park Impact Fees | | | |
| | <i>Type of Residential Development</i> | | | |
| Community Development | • Single Family, Detached | \$3,726.86 | housing unit | |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| | | | | |
|-----------------------|---|------------|--------------|------------|
| Community Development | <ul style="list-style-type: none"> • Single Family Detached. If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling unit is within one-half mile of a park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,863.43 | housing unit | \$3.52.070 |
| | <ul style="list-style-type: none"> • Single Family Detached and Attached (including duplexes) that are less than 1200 square feet floor area. Not to be used with any other impact or permit fee discounts. | \$2,795.15 | housing unit | |
| | <ul style="list-style-type: none"> • Single Family, Attached (and duplexes) | \$2,784.68 | housing unit | |
| Community Development | <ul style="list-style-type: none"> • Single Family Detached. If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling unit is within one-half mile of a park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,392.34 | housing unit | |
| | <ul style="list-style-type: none"> • Manufactured Home (mobile home) | \$2,227.71 | housing unit | |
| | <ul style="list-style-type: none"> • Multi Family (3-4 units per structure) | \$2,746.11 | housing unit | |
| | <ul style="list-style-type: none"> • Multi Family (3-4 units per structure). If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling is within one-half mile of a park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,373.06 | housing unit | |
| | | | | |
| Community Development | Park Impact Fees (Continued) | | | |
| | <ul style="list-style-type: none"> • Multi Family (5+ units per structure) | \$2,413.12 | housing unit | |
| | <ul style="list-style-type: none"> • Multi Family (5+ units per structure). If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or within one-half mile of a public park at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,373.06 | housing unit | |

2024 Table II

ZONING, LAND DIVISION & ENVIRONMENTAL

| | | | | |
|-----------------------|---|--------------------------|--------------|-------------|
| Community Development | • Accessory Dwelling Unit | \$1,670.78 | housing unit | \$3.52.070 |
| | • Accessory Dwelling Unit. If an active park/open space area at least one-half acre in size is included in the development in which the dwelling is being built or the dwelling is within one-half mile of a public park that is at least one-half acre in size. The home must meet the federal definition of "Low Income Housing". The home must be affordable to those making 80% of the median income. An affidavit must be submitted with the building permit application stating that the home meets the definition of low income and that a deed/title restriction will be placed on the home and recorded so that future sales, rental, or lease of the home will also abide by the requirements of this section and be affordable to those making 80% of the median income. | \$1,113.86 | housing unit | |
| Community Development | Impact Fee Deferral Program | | | |
| | • Administrative Application Fee | \$100.00 | application | \$3.50.130 |
| | | | | \$3.52.070 |
| Community Development | Wireless Communication Antennas | | | \$11.20.050 |
| | • Wireless Communication (WCF) Permits | | | |
| | – Accessory (requiring WCF permit) | \$110.00 | antenna | |
| | – Attached WCF | \$330.00 | carrier | |
| | – Freestanding WCF | \$1,100.00 | structure | |
| | – Co-location on freestanding WCF | \$330.00 | carrier | |
| | • WCF Administrative Site Plan Review | Same as regular SPR fees | | |
| | • Conditional Use Permit | Same as zoning CUP fees | | |
| | • Request for Administrative Deviation | \$247.50 | request | |
| Community Development | Telecommunications in Rights-of-Way | | | |
| | • Telecommunications Right-of-Way Use | | | |
| | – Right-of-Way (ROW) Use Authorization | \$1,700.00 | | \$11.06.010 |
| | • Telecommunications Franchise/Master Permit Application | \$5,550.00 | | \$11.06.020 |
| | • Master Permit Renewal Application | \$2,800.00 | | \$11.06.120 |
| | – Annual Fee | \$500.00 | | \$11.06.160 |
| | – Supplemental Site Permit | \$500.00 (up to 5) | | \$11.06.110 |
| | | \$100.00 (after 5) | | |
| | | \$1,000.00 | new pole | |
| | | \$270.00 pole rent | year | |
| Community Development | Telecommunications in Rights-of-Way (continued) | | | \$3.52.069 |
| | • Telecommunications Facilities Lease | | | |
| | – Lease Application | \$500.00 | | \$11.08.020 |
| | – Renewal of Lease | \$225.00 | | \$11.08.120 |
| Community Development | Site Plan Review | | | \$14.02.080 |
| | • Feasibility Site Plan Review* | | | |
| | – One Acre or less | \$80.00 | | |
| | – Greater than 1 Acre | \$137.50 | | |
| | *Credited toward Preliminary Site Plan Fee | | | |
| | • Preliminary Site Plan Review | | | |
| | – One Acre or less | \$330.00 | | |
| | – Greater than 1 Acre | \$440.00 | | |
| | • Preliminary Site Plan Resubmittal | | | |
| | – One Acre or less | \$165.00 | | |
| | – Greater than 1 Acre | \$275.00 | | |
| | • Formal Site Plan Review | | | |
| | – One Acre or less | \$220.00 | | |
| | – Greater than 1 Acre | \$385.00 | | |
| | • Formal Site Plan Review Resubmittal | | | |
| | – One Acre or less | \$80.00 | | |
| | – Greater than 1 Acre | \$220.00 | | |
| | Multi-Family Tax Exemption | \$100.00 | | |

| 2024 Table II | | | | |
|---------------------------------------|--|---|--------------------|-------------|
| ZONING, LAND DIVISION & ENVIRONMENTAL | | | | |
| Community Development | • Design Plan Review | 2.5% of the Building Permit | | \$18.43.010 |
| | • Landscape Plan Review** | \$220.00 | | \$18.47.020 |
| | **Applies only to landscape plans required under \$18.47.020 | | | |
| | • Exterior Illumination*** | | | |
| | – Issuance and Inspection Fee | \$55.00 +... | \$7.50 per fixture | \$18.40.035 |
| | – Plan Review Fee | 65% of above lighting fee | | |
| | ***Applies to non-residential applications 4,000 square feet or larger in area | | | |
| Water Resources & Sustainability | • Request for Parking Modification | \$275.00 | | \$18.50.075 |
| | Drainage Manual Administration | | | |
| | • Adjustment application | \$500.00 | | \$13.12.015 |
| Community Development | • Variance and Exception application | \$1,000.00 | | |
| | Protection of Trees & Vegetation | | | |
| | • Land clearing application & review | \$110.00 | | \$16.08.050 |
| | • Work by City Tree Professional | Consultant Cost | hour | |
| | • Land Clearing Permit | | | |
| | – Less than 30 Trees | \$135.00 | | |
| | – 30 Trees or more | \$220.00 | | |
| | • Add'l Review or Inspections after one hour | \$66.00 | hour | |
| | • Investigation Charge for Land Clearing without required Permit | Double application and permit fee for tree cutting without a permit | | \$16.08.070 |
| | • Request for Land Clearing Modification | \$385.00 | | |
| | • Replacement Tree Mitigation Fee | \$400.00 | | |
| Community Development | Environmental Policy | | | |
| | • Environmental SEPA Checklist | \$880.00 | | \$16.04.190 |
| | • Expanded Environmental Checklist | \$880.00, plus consultant cost | | |
| | • Environmental Impact Statement (EIS) | \$880.00, plus consultant | | |
| | • Addendum to Environmental Documents | \$220.00 | | |
| Community Development | Wetland Protection Standards | | | |
| | • Wetland Permit Application | \$440.00 | | \$16.28.140 |
| | • Reasonable Use Exception | \$880.00 | | \$16.28.190 |
| Community Development | Fish and Wildlife Habitat Protection | | | |
| | • Reasonable Use Exception | \$880.00 | | \$16.32.097 |
| Community Development | Land Divisions | | | |
| | • Boundary Line Adjustment | \$450.00 | | \$17.02.160 |
| | • Lot Consolidation | \$450.00 | | |
| | • Preliminary Binding Site Plan | \$770.00 +... | \$27.50 per lot | |
| | • Final Binding Site Plan | \$440.00 +... | \$27.50 per lot | |
| | • Preliminary Plat | \$2,750.00 +... | \$38.50 per lot | |
| | • Final Plat | \$1,650.00 +... | \$38.50 per lot | |
| | • Preliminary Short Plat | \$1,100 +... | \$55.00 per lot | |
| Community Development | • Final Short Plat | \$440.00 +... | \$55.00 per lot | |
| | Land Divisions (Continued) | | | |
| | • Preliminary PUD (includes limited overlay zone) | \$1,320 +... | \$33.00 per lot | \$17.26.040 |
| | • Final PUD | \$935.00 | | |
| | • Preliminary Plat Extension | \$550.00 | | |
| | • Replats, Vacations, and Alterations | | | |
| | – Replats | Same as Preliminary and | | |
| | – Vacations | \$450.00 | | |
| Community Development | – Alterations | \$450.00 | | |
| | Zoning | | | \$2.62.060 |
| | • Certificate of Appropriateness | \$110.00 | | |
| | • Zoning Certification Letter | \$82.50 | | |
| | • Planned Unit Development | Same as preliminary and final PUD | | \$18.36.030 |
| | • Home Occupation | See Business Licenses | | \$18.42.030 |
| | • Mobile Home Installation* | | | \$18.48.010 |
| | – Single | \$150.00 + plumbing fees | | |
| | – Double | \$175.00 + plumbing fees | | |

| 2024 Table II | | | | |
|---------------------------------------|---|--------------------------|--------------------------|----------------|
| ZONING, LAND DIVISION & ENVIRONMENTAL | | | | |
| Community Development | – Triple | \$200.00 + plumbing fees | | |
| | • Title Elimination Inspection Fee | \$170.00 | | |
| | • Title Elimination Review | \$85.00 | | |
| | * plus footing, foundation, skirting, and tie downs | | | |
| | • Mobile Home Park – Site Plan | | | |
| | – Preliminary | \$1,00.00 +... | \$30 per unit | \$18.48.130 |
| | – Final | \$750.00 +... | \$30 per unit | |
| | • Conditional Use Permit | \$2,090.00 | | \$18.56.020 |
| | • Variance | \$1,000.00 | | \$18.58.020 |
| | • Rezone | \$1,500.00 | | \$18.60.065 |
| Community Development | Zoning | | | |
| | • Comprehensive Plan | | | |
| | – Map Amendment | \$1,500.00 | | \$18.60.065 |
| Community Development | • Annexations | | | |
| | – Not in an Unincorporated Island | \$200.00 | acre, Maximum of \$4,000 | |
| | – In Unincorporated Islands | No fee (\$0.00) | | |
| | • Sign | | | |
| | – Application for Conditional Exemption | \$20.00 | sign | \$18.44.075 |
| | Shoreline Management Act | | | |
| | • Shoreline Exemption Letter | \$200.00 | | Resolution 250 |
| | • Substantial Development Permit | \$1,600.00 | | |
| | • Conditional Use | \$1,750.00 | | |
| | • Variance | \$1,750.00 | | |
| | • Shoreline Permit Time Extension | \$500.00 | | |
| Community Development | Transportation Concurrency | | | |
| | • Concurrency Application | \$170.00 | | \$15.48.040 |
| | • Traffic Impact Analysis (TIA) Review | \$260.00 | | |

| 2024 Table IV | | | | |
|--|---|---|-------------|--------------------------------|
| TRANSPORTATION, ENGINEERING, UTILITIES & UTILITY CONNECTIONS | | | | |
| Primary Department | Title | Rate/Fee/Charge | Unit | Code Reference (If Applicable) |
| Transportation & Engineering | Right-of-Way License (includes projections over ROW) | | | |
| | • Application Fee | \$275.00 + license rate | | \$3.40.010 |
| | • Five-Year License Rate | | | |
| | – 1 to 1,000 square feet | \$155.00 | | \$3.40.020 |
| | – 1,001 to 5,000 square feet | \$208.00 | | |
| | – 5,001 to 20,000 square feet | \$260.00 | | |
| | – More than 20,000 square feet | Negotiable | | |
| Community Development | Right-of-Way Access/Utility Permit | | | |
| | • General | \$115.00 | | |
| | • Residential (1-single family or duplex; lots of record; includes erosion control) | | | |
| | – Street Only or 1 Utility Use | \$145.00 | | |
| | – Multiple | \$285.00 | | |
| | • Private Utility | | | |
| | – Overhead | | | \$12.16.050 |
| | Plan Check | \$186 for 1st 150' +\$0.10 per 1' thereafter | | |
| | Inspection | \$186 for 1st 150' +\$0.10 per 1' thereafter | | |
| | – Underground | | | |
| | Plan Check | \$415.00 + \$0.36 per ... | linear foot | |
| | Inspection | \$2.00 per... | linear foot | |
| | – Single Service | \$57.00 | | |
| Transportation & Engineering | Street & Alley Vacation | | | |
| | • Application Fee | \$515.00 | | |
| | • Publishing Notice | \$182.00 | | \$12.04.020 |
| | • Acquisition Cost | Up to 50% of the assessed or appraised value | | |
| Community Development | Street Construction and Restoration | | | |
| | • Street, Curbs, and Sidewalks | | | |
| | – Plan Check | \$415 + \$0.57 per... | linear foot | |
| | – Inspections | \$2.50 per linear foot | linear foot | |
| | • Street Lighting | | | \$12.18.030 |
| | – Plan Check | \$415.00 + \$0.57 per ... | linear foot | |
| | – Inspections | \$1.25 per... | linear foot | |
| | • Street Signals | | | |
| | – Plan Check | \$1,255.00 per... | Signal | |
| | – Inspections | \$1,710.00 per... | Signal | |
| Community Development | Street Disruption Fee | | | |
| | • 1 st year | 5 times construction cost | | |
| | • 2 nd year | 4 times construction cost | | \$12.16.060 |
| | • 3 rd year | 3 times construction cost | | |
| | • 4 th year | 2 times construction cost | | |
| | • 5 th year | 1 times construction cost | | |
| Water Resources & Sustainability | Notice Required to Have Water Disconnected | | | |
| | • Disconnection of water service on a temporary or permanent basis | \$30.00 | | \$13.04.060 |
| Water Resources & Sustainability | Water Service | | | |
| | • Occupant turning on penalty | \$30.00 | | \$13.04.080 |
| Water Resources & Sustainability | Hydrant Meter Rental | | | |
| | • (2½") – for construction | \$1,500.00 deposit + 3" meter monthly fee + consumption | | \$13.04.140 |

| 2024 Table IV | | | | |
|--|--|---|-------------|----------------|
| TRANSPORTATION, ENGINEERING, UTILITIES & UTILITY CONNECTIONS | | | | |
| Water Resources & Sustainability | Sewer Service - Lateral Extension | | | \$13.08.100 |
| | | | | |
| | • Gravity Tap | \$280.00 | | |
| | • Force Main Tap | \$3,300.00 | | |
| Finance | Utility Billing Late Penalty | | | \$13.18.020 |
| | • If bill not paid until after the due date | 1% of late balance per utility or... | | |
| | - minimum penalty | Water - \$5.00 | | |
| | | Sewer - \$4.00 | | |
| | | Stormwater - \$1.00 | | |
| Water Resources & Sustainability | • If past due bill is not paid 20 days after the due date | \$10.00 penalty - water | | \$13.18.040 |
| | | | | |
| Water Resources & Sustainability | Water Utility | \$30.00 weekdays, \$100.00 weekdays after 4:30 PM, all day weekends, & holidays | | \$13.18.055 |
| | • Reconnection Fee | | | |
| Finance | Utility Account Set-up Fees | | | \$13.18.055 |
| | • Owner Account Setup | \$15.00 | | |
| | | (Water \$8.00, Sewer \$5.00, Stormwater \$2.00) | | |
| Community Development | Utility Plan Check & Inspection Fees | | | \$13.20.030 |
| | • Watermain | | | |
| | – Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Inspections | \$2.85 per ... | linear foot | |
| | • Sewermain, Gravity | | | |
| | – Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Inspections | \$2.85 per ... | linear foot | |
| | • Sewermain, Pressure | | | |
| | – Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Inspections | \$2.85 per ... | linear foot | |
| | • Sewer Pump Station, Community System | | | |
| | – Plan Check | \$1,212.00 for each | | |
| | – Inspections | \$1,212.00 for each | | |
| | • Stormwater System | | | |
| | – Plan Check | \$415.00 + \$45.00 per... | acre | |
| | – Storm Pipe Plan Check | \$415.00 + \$0.52 per... | linear foot | |
| | – Stormwater Report Review | \$455.00 per... | report | |
| | – Inspections | \$3.80 per... | linear foot | |
| | | \$600.00 per... | system | |
| | – Resubmittals (1 hour minimum) | \$98.50 per hour starting with 2nd | | |
| | • High Groundwater Reviews | \$2,500.00 + \$95.00 per... | hour | |
| | • Latecomers – Streets/Utilities | \$800.00 + \$95.00 per hour after 10 hours + 8% | | Resolution 494 |
| | • Bonding Agreements, Letters of Credit (providing forms and reviewing documents, once complete) | \$120.00 | | |
| | | | | |
| | | | | |
| Water Resources & Sustainability | Water Meter Testing | \$140.00 | | \$13.04.400 |
| Water Resources & Sustainability | Water – Installation charge (service line & meter) | Installation | Meter Size | \$13.04.360 |
| | | \$3,000.00 | 3/4" | |
| | | \$3,400.00 | 1" | |
| | | \$7,000.00 | 1-1/2" | |
| | | \$7,500.00 | 2" | |
| | * For meters larger than 2" the charge will be the actual cost of labor & materials for furnishing and installing the meter, plus an amount equal to 25% of the cost of labor and materials for overhead expenses. | * | 3" | |
| | | * | 4" | |
| | | * | 6" | |
| | | * | 9" | |
| | | * | 10" | |
| | | * | 12" | |
| | Water – Drop-In Meter charge (charge if the service line has been installed by the developer or property owner) | Installation | Meter Size | \$13.04.360 |

| 2024 Table IV | | | | |
|--|---|---|-----------------|--|
| TRANSPORTATION, ENGINEERING, UTILITIES & UTILITY CONNECTIONS | | | | |
| Water Resources & Sustainability | | \$650.00 | 3/4" | \$13.04.360 |
| | | \$760.00 | 1" | |
| | | \$1,300.00 | 1-1/2" | |
| | | \$1,600.00 | 2" | |
| | * Drop-in charges for meters larger than 2" will be the actual costs of labor and materials for furnishing & installing the meter plus an amount equal to 25% of the cost of labor and materials for overhead expenses. | * | 3" | |
| | | * | 4" | |
| | | * | 6" | |
| | | * | 8" | |
| | | * | 10" | |
| | | * | 12" | |
| | Water – Connection Charges in the General Service Area | Connection Fee | Connection Size | \$13.04.370 |
| | | \$5,079.91 \$5,079.39 | 3/4" | |
| | | \$8,635.73 | 1" | |
| | | \$16,479.29 | 1-1/2" | |
| | | \$26,920.42 | 2" | |
| | | \$50,793.09 | 3" | |
| | | \$84,653.59 | 4" | |
| | | \$169,138.51 | 6" | |
| Water Resources & Sustainability | Water - Connection Charges in General (Continued) | | | \$13.04.370 |
| | | \$423,141.46 | 8" | |
| | | \$643,577.89 | 10" | |
| | | \$981,38.51 \$981,838.51 | 12" | |
| Water Resources & Sustainability | Single Family, Accessory Dwelling units, and Multi-family housing that meets the federal definition of "Low Income Housing". An affidavit must be submitted with the building permit application stating that the housing meets the definition of low income and that a deed and title restriction will be placed on the property and recorded so that future sales or rental/lease of the property will also abide by the requirements of this section and be affordable to those making 80% of the median income. | 50% of the applicable connection charge based on connection size. | | |
| Water Resources & Sustainability | Sewer – Connection Charges | Charge | | \$13.08.090 |
| | • Equivalent Residential Unit (ERU) | \$3,018.58 | | |
| | • Accessory Dwelling Unit | \$2,113.01 | | |
| | • Multi-Family Unit | \$2,055.46 \$2,113.01 | | |
| Water Resources & Sustainability | Single Family, Accessory Dwelling units, and Multi-family housing that meets the federal definition of "Low Income Housing." An affidavit must be submitted with the building permit application stating that the housing meets the definition of low income and that a deed and title restriction will be placed on the property and recorded so that future sales or rental/lease of the property will also abide by the requirements of this section and be affordable to those making 80% of the median income. | 50% of the applicable connection charge based on ERU calculation. | | |
| Water Resources & Sustainability | Sewer – Capacity Development Charge (CDC) *Change effective January 1, 2021 | \$7,080.94 per... | ERU* | \$13.08.090 and LOTT Resolution No. 20-002 |