1435-ORD
11/25/2014

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6200

AN ORDINANCE regarding development services under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, utility, and clearing & grading review and inspection services; repealing Ordinance No. 6140.

WHEREAS, certain fees and charges are required and assessed by the City of Bellevue, Development Services Department for permits and services in the conduct of municipal services and business; and

WHEREAS, the City Council considers the following fees and charges established herein to be adequate and appropriate.

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

Section 1. Scope of Ordinance

This ordinance establishes fees collected by the Development Services Department for development services. Additional fees collected by the Development Services Department for other review authorities are established under separate ordinances or administrative rules as noted in this ordinance. For the purpose of this ordinance, the term "the Director" means the Director of the Development Services Department or the Director's authorized representative. The term "appropriate Director" means the Director of the appropriate reviewing authority or the appropriate Director's authorized representative. The term "each Director" means the Director of the Development Services Department, the Fire Chief, the Director of the Transportation Department, and/or the Director of the Utilities Department or authorized representatives. The term "Building Official" means the Building Official or the Building Official's authorized representative.

Section 2. Administration

Each Director is authorized to interpret the provisions of the appropriate section of this ordinance and may issue rules for its administration. This includes, but is not limited to, correcting errors and omissions and adjusting fees to match the scope of the project. The fees established here will be reviewed annually, and, effective January 1 of each year, may be administratively increased or decreased by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain the cost recovery objectives established by the City Council.

Section 3. Responsibility for Payment of Fees

For the purposes of this ordinance, the term "applicant" means the person or organization who paid the fee and/or is responsible for the ongoing payment of the fees. Both the applicant and the owner of the property, for which the permit or approval is required, are individually responsible for the payment of the fees administered under this ordinance.

1. Fee Requirements: The following applies to the payment of fees and charges:

a. No application for a permit, approval, or service under the Bellevue City Code will be accepted by the City unless all fees required at submittal by any City Code or regulation have been paid.

b. No plans or specifications relating to any application filed with the City under the Bellevue City Code will be reviewed by the City until all fees required for review by any City code or regulation have been paid.

c. No final decision on an application for a permit or approval will be made until all fees required by any City code or regulation have been paid, except as authorized by the appropriate Director.

d. No final inspection will be done nor temporary, or final certificate of occupancy issued, nor Utilities project acceptance granted until all fees required by any City code or regulation to be paid prior to such final inspection, issuance of certificate of occupancy, or acceptance have been paid.

e. All fees due on any application or permit that has expired by code are due 30 days from the date of expiration.

2. Billings: Periodic billings for development services for the previous calendar month will be sent on or about the 10th of the current month and are due and payable by the 1st of the following month. The final payment is due at the time of issuance, as established in the conditions for the approval, prior to the issuance of the temporary or final certificate of occupancy, or as authorized by the appropriate Director.

3. Outstanding Fees and Charges: Any account receivable greater than 30 days past the due date is considered delinquent. The following provisions apply to delinquent payments:

a. Review of the application may be stopped. Review on any active application dependent on the suspended application may be stopped. Review will resume when all delinquent fees are paid in full.

b. If any required fee is not paid within ninety (90) of the date due, the appropriate Director may cancel the application. Any active application dependent on the canceled application may also be canceled.

c. An issued permit or approval may be revoked. Review on any active application dependent on the revoked permit or approval may be stopped by the appropriate Director until all delinquent fees are paid in full.

d. If the work is underway, the appropriate Director may issue a stop work order.

e. Any account receivable balance sixty (60) days past the invoice date will be levied a late fee of $25.00, or 1.0% of the outstanding balance, whichever is greater.

f. The City has no responsibility for any damages resulting to an applicant from a stop-work order or cessation of review.

g. The appropriate Director may take other appropriate actions to collect amounts due, including but not limited to, assignment of delinquent fees to a collection agency.

4. Collection Agency: If the City assigns a delinquent amount to a collection agency, the appropriate Director can add a reasonable fee in accordance with RCW 19.16.500.

5. Insufficient Funds: Any applicant whose payment of fees is returned to the City for Non-Sufficient Funds, or whose credit card payment is denied, will be charged the City standard insufficient funds fee. The original fees and the returned check fee are due and payable within five (5) working days of notification. Review of the project will be stopped or a stop-work order posted on the site. The appropriate Director may take other appropriate actions to collect amounts due.

6. Disputes: If a dispute arises as to the validity, or correct amount, of a fee, the fee determined by the City must be paid before the City will conduct any further review, inspection, or service. The fee may be paid under protest, in which case the applicant must specify, in writing within thirty (30) days of the date paid, the reason why such fee is not due or is due in a different amount than requested by the City. The written request must be submitted to the appropriate Director. Within thirty (30) days of the written request the appropriate Director will make a final determination of whether the fee is due, or if the dispute is as to the amount of the fee, a final determination as to the amount due. There is no administrative appeal of that decision.

7. Fee Responsibility Changes: If the original applicant or owner sells or otherwise transfers their interest in a project, they are required to notify the City. They remain liable for fees and charges associated with development services which

were incurred prior to the date the City is notified in writing that the fee responsibility has changed. The new applicant or owner is also responsible for such fees and if the same are not paid the appropriate Director may stop review of the project or revoke any permit or approval.

8. Cancellation/Withdrawal/Denial/Expiration: When no permit or approval is issued, or when an applicant withdraws an application prior to approval, or when an application or permit expires by code, the applicant and owner remain individually responsible for payment of all appropriate fees.

9. Low-income Tenant Relocation Assistance: If a fee is owed pursuant to the City's low-income tenant relocation assistance ordinance, Bellevue City Code Chapter 9.21, and permits are submitted to demolish, rehabilitate, or change the use of structures at the site, the Director may withhold review or issuance of the permits until the required relocation assistance fee is paid.

Section 4. General Provisions for all Permits, Approvals and Development Services Fees

1. Fee Calculation: The fees for applications for development services established or referenced in this ordinance will be calculated using the fee schedule in effect at the time the review, inspection, or service is performed and/or due. Each application stands alone and is considered individually for the purpose of calculating fees.

2. City Projects: The Departments of Development Services, Fire, Transportation, and Utilities will collect all appropriate fees for utility-funded, Capital Investment Program, and Special Purpose Fund projects except as authorized by the appropriate Director.

3. Refunds: Any fee established in this ordinance which was erroneously paid or collected will be refunded. Table 1 is used to calculate refunds for applications or issued permits or approvals which are withdrawn, canceled, denied or expired.

Table 1 – Calculating Refunds				
	Stage in Review Process			
Type of Fee	No time in Review	Review Started	Review Completed	Expired by Code
Operations fee	No refund	No refund	No refund	No refund
Flat review fee or review fee based on valuation, fixtures, devices, size, lots	20% non-refundable, 80% refundable	20% non-refundable, % of review not completed refundable	No refund	No refund
Review fee based on hourly billing	Balance of deposit	Balance of deposit	Balance of deposit	No refund

Stage in Construction Process				
Type of Fee	No Work Started	Work Started	Construction Completed	Expired By Code
State Building Code	No refund	No refund	No refund	No refund
Flat inspection fee or inspection fee based on valuation, fixtures, devices, size	20% non-refundable, 80% refundable	20% non-refundable, % of inspections not completed refundable	No refund	No refund
Inspection fee based on hourly billing	Balance of deposit	Balance of deposit	Balance of deposit	No refund

a. Refunds for fees collected by the Development Services Department and not specifically mentioned herein will be refunded at the direction of the appropriate Director or specific ordinance.

b. No refund less than $10.00 (combined from all departments) will be processed, except as authorized by the appropriate Director. No balance due on a canceled application or permit less than $10.00 (combined from all departments) will be collected.

c. Before any refund is released to the applicant the following will be deducted from the refund amount: all fees or charges owed on the subject application or permit; all fees or charges owed on any associated application or permit; all monthly billed fees owed more than 60 days; any fees or charges that have been assigned to a collection agency.

4. Exempt Activities: No fee established by this Ordinance will apply to a private project which is a part of a stream enhancement program approved by the Director or as authorized by the City Manager.

5. Over-the-Counter Issuance: If a permit that usually requires plan review is issued over-the-counter, the review fee is not charged.

6. Reinspection Fee: In instances where reinspection fees have been assessed, no additional inspection of the work is performed until the required fees are paid.

7. Expedited Review: The fee to expedite the review of an application, as approved by the appropriate Director, is determined by each Director in order to recover City costs.

8. Add-on Fees: Fees due after issuance as a result of a field inspection that identified a scope of work different from the work permitted are due and payable within five (5) working days of notification.

9. Multi-building Projects: Separate building, mechanical, electrical, plumbing, fire protection, and side sewer permits are required for each building in a multi-building complex.

10. Work Without a Permit or Approval: It is unlawful to proceed with any work or any portion of any construction, installation, alteration, repair, or use when the required fee has not been paid and the permit or approval issued. When work for which a permit or approval is required by the Bellevue City Code, regulation, or standard is started or proceeded with prior to obtaining that permit or approval, a penalty may be levied in an amount up to double the fee required for the work unlawfully conducted, as determined by the appropriate Director. This provision does not apply to emergency work when it is proved to the satisfaction of the appropriate Director that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and if there is an unreasonable delay in obtaining the permit, a double fee (as provided in this ordinance) will be charged. The payment of this double fee does not relieve any person from fully complying with the requirements of the Bellevue City Code in the execution of the work or from any other penalties prescribed by law. Such person may also be required to reimburse the City for all expenses related to any enforcement proceedings as determined by the appropriate Director.

11. Consultants: The applicant bears the cost of retaining consultants when the City determines it is necessary to obtain required technical expertise.

12. Recording Fees: The applicant bears the cost of fees associated with the recording of documents with King County.

13. Environmental Impact Statements: The applicant bears the cost of all City expenses related to the Environmental Impact Statement and the cost of retaining consultants.

14. Plat Engineering: The applicant bears the cost of all City expenses related to the engineering of the plat, including but not limited to, the cost of retaining consultants or special inspectors.

15. Definition of Development Service Fee-Based Activity: The fees established herein apply to any activity performed by development services staff required to reach a final decision on an application and to reach the final approval of the work authorized by an issued permit, commonly called "review" and "inspection". This includes, but is not limited to, review of plans and specifications, site visits, public involvement and public hearings, preconstruction meetings, inspections, reinspections, and occupancy requirements. Fees for staff activity related to appeals of decisions will be allocated in accordance with Subsection 16 below.

16. Fees for Activities Related to Appeals: Fees for staff time related to appeal hearings and resolution of appeals will be charged to the applicant.

Provided, that if an applicant appeals the City decision or recommendation and is the substantially prevailing party on appeal, fees related to the appeal hearings and resolution of appeals will be charged to the City's General Fund. Whether an applicant is the substantially prevailing party will be determined by the Hearing Examiner.

Section 5. General Provisions for Construction Permit Fees

1. Scope: These general provisions apply to all permits issued by the Building Section of the Development Services Department.

2. Operations Fee: Table 2 is used to calculate the operations fee on permits issued by the Building Section of the Development Services Department. The fee is due at submittal.

Table 2 - Operations Fee	
Type	Fee
Accessory Dwelling Unit Registration	$34
Commercial Construction Permits – major	$485
Commercial Construction Permits – medium and minor	$34
Demolition and Foundation Permits	$34
Demolition – over the counter	$6
Mechanical, Electrical, Plumbing Permits — plan review	$34
Mechanical, Electrical, Plumbing Permits — over-the-counter	$6
Pools and Spa Permits[A]	$34
Wireless Communication Facility	$34
Sign Permits	$34
Single Family Construction Permits[A]	$34

[A]The operations fee for an application that usually requires plan review will be $6.00 when the permit is issued over-the-counter.

3. Miscellaneous Inspections and Other Fees: Table 3 is used to calculate fees for miscellaneous inspections and additional plan review.

Table 3 - Miscellaneous Inspections and Other Fees			
Type	Per Hour	Minimum Fee	Due
Plan review resulting from changes to approved plans (in addition to the normal fees associated with a change in scope of work)	$102	.5 hour	At revision issuance
Plan review for predevelopment services or when an applicant requests consulting services during a land use application.	$102	N/A	2 hour deposit at application and in monthly billing
Inspection outside normal hours (in addition to the normal inspection fee)	$102	2 hours	Within 5 days of notification
Reinspection fee (in addition to the normal inspection fee)	$102	1 hour	Within 5 days of notification

Section 6. Building Permits

1. Scope: The fees and provisions established here apply to the installation, relocation, addition, demolition, or repair of construction work that requires a permit.

2. Determination of Value or Valuation: The determination of the value or valuation under any of the provisions of this ordinance, unless otherwise noted, will be made on the basis of building valuation data published by a nationally recognized code organization, or other valuation criteria approved by the appropriate Director, including a regional modifier from a nationally recognized organization. The valuation to be used in computing the plan review and permit fees will be the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment. The "gross area" used in conjunction with the building valuations, means the total areas of all floors — measured from the exterior face, outside dimensions, or exterior column line of a building — including basements, cellars, and balconies but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides will be considered the edge of the roof. When the value is unknown it will be determined by the appropriate Director.

3. Inspection Fee Schedule: Table 4 is used to calculate the building inspection fee once the determination of value has been made. The inspection fee is due at issuance.

Table 4 – Building Inspection Fees Based on Valuation	
Total Valuation	Fee
$1 to $500	$33.00
$501 to $2,000	$33.00 for the first $500 plus $4.79 prorated for each additional $100 to and including $2,000
$2,001 to $25,000	$104.85 for the first $2,000 plus $19.18 prorated for each additional $1,000 to and including $25,000
$25,001 to $50,000	$545.99 for the first 25,000 plus $14.28 prorated for each additional $1,000 to and including $50,000
$50,001 to $100,000	$902.99 for the first $50,000 plus $9.24 prorated for each additional $1,000 to and including $100,000
$100,001 to $1,000,000	$1,364.99 for the first $100,000 plus $8.07 prorated for each additional $1,000 to and including $1,000,000
$1,000,001 to $5,000,000	$8,627.99 for the first $1,000,000 plus $4.79 prorated for each additional $1,000 to and including $5,000,000
$5,000,001 to $50,000,000	$27,787.99 for the first $5,000,000 plus $4.21 prorated for each additional $1,000 to and including $50,000,000
$50,000,001 and above	$217,237.99 for the first $50,000,000 plus $3.62 prorated for each additional $1,000 thereafter

4. Plan Review Fees: When the plans and/or specifications describing the proposed construction are reviewed by the Building Official, the fee will be 65 percent of the building inspection fee as shown on Table 4 and is due at issuance. A plan review estimate is due at submittal, and any excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

5. New Single Family Dwelling: The plan review and inspection fees for a new single family dwelling are 85 percent of the total fees calculated per subsection 3 and 4 above.

6. State Building Code Fee: The state building code fee is collected at issuance for the state on all building, spa, satellite dish, antenna, and demolition permits at the rate of $4.50 each. The fee for multi-family building permits is $4.50 for the first unit and $2.00 for each additional unit. The fee is due at issuance.

7. Rounding: The total of the inspection fee or plan review fee will be rounded to the nearest whole dollar.

8. Single Family Combination New Construction Permits: The fee for the mechanical and plumbing inspections of a single family combination new construction permit are each 11% of the building permit fee. The fee for the electrical inspections is 9% of the permit fee. These fees are due at issuance and are in addition to the building permit fee.

9. Fees for Miscellaneous Permits: Table 5 is used to calculate fees for miscellaneous construction permits.

Table 5 - Miscellaneous Permits		
Type	Fee	Due at
	Plan Review Fees	
Demolition Permit	$71	Submittal
Mechanical, Electrical, Plumbing[A]	$102	Submittal
Wireless Communication Facility	$337	Submittal
	Inspection Fees	
Demolition Permit	$41	Issuance
Re-roof Permit	$204	Issuance
Wireless Communication Facility	$82	Issuance

[A]This fee is charged when the scope of the work requires building review.

Section 7. Electrical Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of electrical work that requires a permit.

2. Inspection Fee Schedule: Table 6 is used to calculate inspection fees for the installation, replacement, relocation, or repair of each electrical service, system, circuit, appliance and other electrical work once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work.

Table 6 – Electrical Inspection Fees Based on Valuation	
Total Valuation	Fee
up to $500	$53.00
$501 to $2,000	$53.00 for the first $500 plus $8.09 prorated for each additional $100 up to and including $2,000
$2001 to $25,000	$174.35 for the first $2,000 plus $23.85 prorated for each additional $1,000 up to and including $25,000
$25,001 to $50,000	$722.90 for the first $25,000 plus $21.39 prorated for each additional $1,000 up to and including $50,000
$50,001 to $100,000	$1,257.65 for the first $50,000 plus $14.65 prorated for each additional $1,000 up to and including $100,000
$100,001 and above	$1,990.15 for the first $100,000 plus $12.66 prorated for each additional $1,000 thereafter

3. Plan Review Fee: When plans and/or specifications describing the electrical installation are reviewed by the Building Official, the fee will be 10 percent, with a minimum of $30.00, of the fee calculated for the electrical inspection based on such plans and/or specifications. The plan review fee is due at issuance and is in addition to the inspection fee. A plan review estimate is due at submittal, and any excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

4. Miscellaneous Electrical Inspection Fees: Table 7 is used to calculate inspection fees for miscellaneous electrical permits. The fees are due at issuance.

Table 7 – Miscellaneous Electrical Inspection Fees	
Type	Fee
Carnivals - including art and street fairs, haunted houses, amusement rides, and other temporary events	$138
Limited Voltage	25% of Table 6, with a $37 minimum
Signs - new circuit installation	$53
Hot Tubs and Spas issued without plan review	$65
Fire Alarm Pre Wire / Transmitter	$102

Table 7 – Miscellaneous Electrical Inspection Fees		
Type	Fee	
Temporary Power	$53 $83 $119 Table 6	125 amperes & below 126-200 amperes 201-400 amperes over 400 amperes
Vehicle Charging Station	$102	
Work in Right of Way	$204	

Section 8. Mechanical Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of mechanical work that requires a permit.

2. Wiring: The fees established in this subsection do not include the electrical wiring, which requires a separate permit.

3. Single-Family Inspection Fee Schedule: Table 8 is used to calculate the fees for miscellaneous single-family mechanical permits. The fees are due at issuance.

Table 8 – Mechanical Inspection Fees – Single Family	
Type	Fee
Air Conditioners with or without duct work	$40 each
Appliance Vents	$24 per vent
Bath, Laundry, Kitchen, or Whole House Fans	$24 each
Duct Work Only	$40 per permit
Furnace - up to and including 100,000 B.T.U.s - including duct work and piping	$40
Furnace - over 100,000 B.T.U.s - including duct work and piping	$53
Gas Piping Only - no fixture installation	$40 per permit
Gas Appliances with gas piping	$40 each appliance
Heat pumps with or without duct work	$40 each
Wood Stoves or Heaters including gas piping	$31

4. Fire Protection Sprinkler Systems: Table 9 is used to calculate mechanical inspection fees for water and chemical nozzle systems in a single-family residence. The inspection fee is due at issuance.

Table 9 – Fire Protection Sprinkler Systems – Single Family	
Size	Fee
16 to 50 heads	$65
51 to 100 heads	$65 plus $1.19 per head
101 or more heads	$125 plus $.87 per head

5. Fixed Fire Suppression Systems: The mechanical review fee for a fixed fire suppression system is $33.00 and is due at submittal. The mechanical inspection fee is $63.00 and is due at issuance.

6. Commercial Inspection Fee Schedule: Table 10 is used to calculate inspection fees for the installation, replacement, relocation, or repair of each commercial heating, ventilation, air-conditioning, or freezing unit or system, and other mechanical equipment once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The inspection fee is due at issuance.

Table 10- Mechanical Inspection Fees Based on Valuation	
Total Valuation	Fee
up to $1,000	$40.00
$1,001 to $100,000	$40.00 for the first $1,000 plus $22.93 prorated for each additional $1,000 up to and including $100,000
$100,001 and above	$2,310.07 for the first $100,000 plus $16.97 prorated for each additional $1,000 thereafter

7. Commercial Plan Review Fee: When plans and/or specifications describing the mechanical installation are reviewed by the Building Official, the fee is 50 percent of the fee calculated for the mechanical inspection based on such plans and/or specifications. The plan review fee is due at issuance and is in addition to the inspection fee. A plan review estimate is due at submittal, and any excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

8. Exemptions: A permit is not required for the replacement of range tops, gas dryers, or gas logs which have no additional gas piping.

Section 9. Plumbing Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of plumbing work that requires a permit.

2. Fixtures: For the purposes of this ordinance, "fixture" means and includes any appliance which connects to water, drain, or vent.

3. Fee Schedule: Table 11 is used to calculate plumbing fees. The plan review fee is due at issuance and is in addition to the inspection fee. A plan review estimate is due at submittal, and any excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

Table 11 — Plumbing Inspection Fees		
Total Valuation	Fee	Due At
First Fixture	$35.00	Issuance
Each Additional Fixture	$12.00	Issuance
Piping Fees		
Pipe Size	Fee	Due At
3/4" - 1"	$31.00	Issuance
1 ¼ " - 1 ½ "	$41.00	Issuance
2"	$54.00	Issuance
3"	$67.00	Issuance
4"	$86.00	Issuance
each additional inch over 4"	$15.00	Issuance
Medical Gas Piping per system	$15.00	Issuance
per outlet	$1.05	Issuance
Plumbing Plan Review Fees		
Commercial - first 20 fixtures	$35.00	Issuance
Each additional 10 fixtures or fraction thereof	$16.84	Issuance
Each additional floor above the first floor	$16.84	Issuance

4. Exemptions: The replacement of a residential toilet, wash basin, drinking fountain, urinal, bidet, dishwasher, bar sink, laundry tub, or kitchen sink with a like fixture in the same location does not require a permit. The replacement of a commercial toilet, wash basin, drinking fountain, urinal, residential-type dishwasher, bar sink, or a residential-type kitchen sink (36" x 24" x 8" or smaller) with a like fixture in the same location does not require a permit.

Section 10. Clearing & Grading Fees

1. Scope: The fees established here apply to development services by the Clearing & Grading section of the Development Services Department.

2. Operations Fee: Table 12 is used to calculate the operations fee on clearing and grading permits. The operations fee is due at submittal.

Table 12 – Clearing and Grading Permits Operations Fee	
Type	Fee
Clearing & Grading and Vegetation Permits	$34
Plat Infrastructure Permit	$485

3. Review Fee Schedule: Table 13 is used to calculate fees for clearing and grading review of applications.

Table 13 – Clearing & Grading Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Boundary Line Adjustment	$48			Submittal
Clearing & grading-commercial		$95	$285	Submittal and in monthly billings
Clearing & grading – residential minor [A]	$133			Submittal
Clearing & grading in critical areas	$190			Submittal
Commercial construction – major	$133			Submittal
Commercial construction – medium [A]	$447			Submittal
Commercial construction - minor	$48			Submittal
Conditional Use		$95	$190	Submittal and in monthly billings
Critical Areas		$95	$190	Submittal and in monthly billings
Demolition Permit[B]	$95			Submittal
Design Review		$95	$285	Submittal and in monthly billings
Detention Vault	$86			Submittal

Table 13 – Clearing & Grading Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Environmental Impact Statement	$95			Submittal
Land Use Approval Amendment		$95	$190	Submittal and in monthly billings
Master Plan Development		$95	$285	Submittal and in monthly billings
Planned Unit Development		$95	$665	Submittal and in monthly billings
Plat – final	$48			Submittal
Plat – preliminary		$95	$475	Submittal and in monthly billings
Plat Infrastructure		$95	$1,425	Submittal and in monthly billings
Predevelopment Services		$95	$95	Submittal and in monthly billings
Preliminary SEPA Determination	$48			Submittal
Right-of-Way Use[A]	$95			Issuance
Shoreline Exemption	$48			Submittal
Shoreline Substantial Development	$48			Submittal
Shoring	$133			Submittal
Short plat – final	$48			Submittal
Short Plat – preliminary		$95	$285	Submittal and in monthly billings
Single Family – addition [A]	$95			Submittal
Single Family – new residence	$143			Submittal

[A]This fee is charged when the scope of the work requires clearing & grading review.
[B]This fee is charged when the scope of the work includes SEPA.

4. Inspection Fee Schedule: Table 14 is used to calculate the fees for clearing & grading and vegetation inspections.

Table 14 — Clearing & Grading Inspections		
Type	Fee	Due At
Clearing & Grading – with SEPA	$99	Issuance
Clearing & Grading – without SEPA	$436	Issuance
Clearing & Grading – in critical area	$99	Issuance
Commercial Construction – medium or minor[A]	$99	Issuance
Demolition Permit[A]	$50	Issuance
Detention Vault	$99	Issuance
Plat Infrastructure – short plat	$485	Issuance
Plat Infrastructure – subdivision	$970	Issuance
Single Family – Additions[A]	$99	Issuance
Minor clearing and grading without building permit	$218	Issuance
Single Family – New Residence	$446	Issuance
Vegetation – Single Family	$99	Issuance
Vegetation – Protected Area or Commercial	$99	Issuance
Wireless Communication Facility[A]	$99	Issuance

Miscellaneous Inspections			
Type	Per Hour	Minimum Fee	Due
Inspection outside normal hours (in addition to the normal inspection fee)	$99	2 hours	Within 5 days of notification
Reinspection fee (in addition to the normal inspection fee)	$99	1 hour	Within 5 days of notification

[A]This fee is charged when the scope of the work requires clearing & grading inspections.

Section 11. Fire Prevention Fees

1. Scope: The fees established here apply to development services by the Fire Prevention Office of the Fire Department.

2. Review Fee Schedule: Table 15 is used to calculate the fees for Fire Department review of applications.

Table 15 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Building Radio Coverage		$144	$374	Submittal
Commercial Construction – major		$144	$720	Submittal and in monthly billings
Commercial Construction – medium	$346			Submittal
Commercial Construction – minor[A]	$144			Submittal
Conditional Use		$144	$144	Submittal and in monthly billing
Demolition Permit	$72			Submittal
Design Reviews		$144	$432	Submittal and in monthly billings
Detention Vaults	$115			Submittal
Electrical Fire Alarms - Quick Review	½ normal fee			Submittal
Electrical Fire Alarms - valuation <=$25,000 plus .72 per device	$154			Submittal
Electrical Fire Alarms - valuation > $25,000 plus .84 per device	$317			Submittal
Fixed Fire Suppression System	$217			Submittal
Land Use Approval Amendment	$144			Submittal
Master Plan Development		$144	$432	Submittal and in monthly billings
Mechanical[A]	$389			Submittal
Planned Unit Development		$144	$288	Submittal and in monthly billings
Plat - final	$216			Submittal

Table 15 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Plat – preliminary		$144	$288	Submittal and in monthly billings
Plat Infrastructure		$144	$144	Submittal and in monthly billings
Predevelopment Services		$144	$288	Submittal and in monthly billing
Preliminary SEPA Determination	$144			Submittal
Short Plat – final	$115			Submittal
Short Plat – preliminary	$288			Submittal
Single Family – addition [A]	$173			Submittal
Single Family – new residence	$144			Submittal
Smoke Control System		$144	$3600	Submittal and in monthly billings
Temporary Use	$72			Submittal
Tenant Improvement[A]	$173			Submittal
Tenant Improvement – Initial Build Out or Change of Use	$216			Submittal
Underground Sprinkler Mains	$533			Submittal
Utility Extension Agreements – Water		$144	$144	Submittal and in monthly billings
Wireless Communication Facility	$86			Submittal

Fire Protection Sprinkler Systems			
	Single Family	Commercial	Due At
1-25 Heads	$144	$0	Submittal
26 - 50 heads	$144	$144	Submittal
51 -100 heads	$230	$230	Submittal
101 - 1,000 heads	$432	$662	Submittal

Table 15 – Fire Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
over 1,000 heads		--	$3,024	Submittal

[A] This fee is charged when the scope of work requires Fire review.

3. Inspection Fee Schedule: Table 16 is used to calculate the fees for Fire Department inspections.

Table 16 – Fire Inspections				
Type	Flat	Hourly Rate	Deposit	Due At
Building Radio Coverage	$576			Issuance
Commercial Construction – major		$144	$288	Issuance and in monthly billings
Commercial Construction – medium	$288			Issuance
Commercial Construction – minor[A]	$288			Issuance
Demolition Permit[A]	$72			Issuance
Fixed Fire Suppression System	$288			Issuance
Mechanical[A]	$230			Issuance
Smoke Control System		$144	$720	Issuance and in monthly billings
Temporary Use[A]	$144			Submittal
Tenant Improvement[A]	$317			Issuance
Tenant Improvement – Initial Build Out or Change of Use	$418			Issuance
Underground Sprinkler Mains		$144	$288	Issuance and in monthly billings

[A]This fee is charged when the scope of work requires Fire inspections.

4. Fire Alarm Device Inspection Fees: Table 17 is used to calculate the inspection fee for fire alarm devices based on valuation. A device is any system component intended or designed to initiate a signal, whether it be automatic or manual, as part of a fire alarm system. The inspection fee is due at issuance.

Table 17 – Fire Alarm Inspection Fees

Total Valuation	Fee
Pre-wire	$144.00
up to $500	$166.00
$501 to $2,000	$166.00 for the first $500 plus $4.55 prorated for each additional $100 up to and including $2,000 plus .72 per device
$2,001 to $25,000	$234.26 for the first $2,000 plus $15.71 prorated for each additional $1,000 up to and including $25,000 plus .72 per device
$25,001 to $50,000	$595.60 for the first $25,000 plus $14.20 prorated for each additional $1,000 up to and including $50,000 plus .84 per device
$50,001 to $100,000	$950.61 for the first $50,000 plus $9.64 prorated for each additional $1,000 up to and including $100,000 plus .84 per device
$100,001 and above	$1,432.58 for the first $100,000 plus $7.24 prorated for each additional $1,000 plus .84 per device

5. Fire Protection Sprinkler Systems: Table 18 is used to calculate the inspection fee for water or chemical nozzle fire protection sprinkler systems. The inspection fee is due at issuance.

Table 18 – Fire Protection Sprinkler Systems	
Number of Heads	Fee
1-15	$222
16-50	$276
51-100	$372 plus 1.12 each head over 50
101-1,000	$552 plus .96 for each head over 100
1,001 and above	$2,348 plus .90 for each head over 1,000

6. Miscellaneous Inspections: Table 19 is used to calculate the fees for miscellaneous inspections.

Table 19 — Miscellaneous Inspections			
Type	Per Hour	Minimum Fee	Due
Plan review resulting from changes to approved plans on application types with other than hourly billing (in addition to the normal fees associated with a change in scope of work)	$144	.5 hour	At revision issuance
Inspection outside normal hours (in addition to the normal inspection fee)	$169	2 hours	Within 5 days of notification
Reinspection fee (in addition to the normal inspection fee)	$144	1 hour	Within 5 days of notification

Section 12. Land Use Fees

1. Scope: The fees established here apply to development services by the Land Use section in the Development Services Department.

2. Certificate of Occupancy Inspections: The landscape inspection for the temporary or final certificate of occupancy is charged at the appropriate hourly rate.

3. Review Fee Schedule: Table 20 is used to calculate the fees for Land Use review of an application.

Table 20 — Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Boundary Line Adjustment [B C]		$158	$474	Submittal and in monthly billings
Bridle Trails Tree Removal - Major	$237			Submittal
Bridle Trails Tree Removal - Minor	$111			Submittal
Child care registration	$237			Submittal
Clearing & grading – critical area	$316			Submittal

Table 20 — Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Clearing & grading —commercial		$158	$316	Submittal and in monthly billings
Clearing & grading – residential major	$237			Submittal
Clearing & grading – residential minor	$111			Submittal
Commercial construction – medium		$158	$316	Submittal and in monthly billings
Commercial construction – major		$158	$1,264	Submittal and in monthly billings
Commercial construction – minor	$316			Submittal
Comprehensive Plan Amendment		$158	$632	Submittal and in monthly billings
Conditional Use		$158	$2,370	Submittal and in monthly billings
Demolition Permit	$284			Submittal
Design Review		$158	$5,688	Submittal and in monthly billings
Detention Vault	$111			Submittal
Environmental Impact Statement		$158	$5,688	Submittal and in monthly billings
Home Occupation	$822			Submittal
Land Use Approval Amendment		$158	$2,370	Submittal and in monthly billings
Land Use Code Exemption		$158	$474	Submittal and in monthly billings
Land Use Code Interpretation		$158	$316	Submittal and in monthly billings
Master Plan Development		$158	$5,688	Submittal and in monthly billings
Mechanical[A]	$316			Submittal
Mechanical-Quick Review[A]	$79			Submittal
Noise – Amplified Sound	$126			Submittal

Table 20 — Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Planned Unit Development		$158	$5,688	Submittal and in monthly billings
Plat – final [BD]		$158	$2,370	Submittal and in monthly billings
Plat – preliminary [B]		$158	$5,688	Submittal and in monthly billings
Plat Infrastructure		$158	$632	Submittal and in monthly billings
Portable Building Foundation	$126			Submittal
Predevelopment Services		$158	$316	Submittal and in monthly billings
Preliminary SEPA Determination		$158	$1,264	Submittal and in monthly billings
Rezone		$158	$1,264	Submittal and in monthly billings
Shoreline Exemption	$284			Submittal
Shoreline Exemption – SEPA		$158	$316	Submittal and in monthly billings
Shoreline Substantial Development		$158	$790	Submittal and in monthly billings
Shoring	$126			Submittal
Short Plat – final [B D]		$158	$790	Submittal and in monthly billings
Short Plat – preliminary [B]		$158	$1,264	Submittal and in monthly billings
Sign – temporary	$284			Submittal
Sign – with Building Permit	$553			Submittal
Sign Approval	$395			Submittal
Single family – addition	$379			Submittal
Single family – addition (quick review)	$111			Submittal
Single family – new residence	$948			Submittal

Table 20 — Land Use Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Single family – interior remodel [A]	$79			Submittal
Status Letter	$316			Submittal
Temporary Use	$126			Submittal
Tenant Improvement[A]	$205			Submittal
Tenant Improvement – Initial Build out or Change in Use	$600			Submittal
Variances		$158	$1,264	Submittal and in monthly billings
Vegetation – Commercial with or without Protected Area		$158	$316	Submittal and in monthly billings
Vendor Cart	$316			Submittal
Wireless Communication Facility-in Row		$158	$790	Submittal and in monthly billings
Wireless Communication Facility on Private/Public Property		$158	$632	Submittal and in monthly billings

[A] This fee is charged when the scope of work requires Land Use review.

[B] The fee for Survey Review is hourly at $128 per hour with a $1,024 deposit. The fee is due at submittal and in monthly billings.

[C] The fee deposit for Survey Review is charged only when the type of work is non-single family.

[D] This fee is charged when the scope of work requires Survey review.

4. Public Notice Signs: The cost of the legally required public notice signs will be borne by the applicant.

Section 13. Transportation Department Fees

1. Scope: The fees established here apply to development services by the development review, survey, and right-of-way use sections of the Transportation Department.

2. Additional Fees and Charges: In addition to the fees established herein, applicants will pay location-specific traffic impact fees as established by separate ordinance.

3. Development Review Fee Schedule: Table 21 is used to calculate fees for the review of applications by the development review section of the Transportation Department.

Table 21 — Transportation Development Review Fees

Type	Flat	Hourly Rate	Deposit	Due At
Clearing & Grading – commercial		$164	$164	Submittal and in monthly billings
Commercial Construction – major		$164	$820	Submittal and in monthly billings
Commercial Construction – medium		$164	$82	Submittal and in monthly billings
Commercial Construction – minor[A]	$164			Submittal
Comprehensive Plan Amendments		$164	$82	Submittal and in monthly billings
Conditional Use –		$164	$1,640	Submittal and in monthly billings
Conditional Use – administrative		$164	$984	Submittal and in monthly billings
Conditional Use - shoreline		$164	$164	Submittal and in monthly billings
Design Review		$164	$4,100	Submittal and in monthly billings
Detention Vaults	$131			Submittal
Environmental Impact Statement		$164	$5,904	Submittal and in monthly billings

Table 21 — Transportation Development Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Land Use Approval Amendment		$164	$328	Submittal and in monthly billings
Master Plan Development		$164	$4,100	Submittal and in monthly billings
Planned Unit Developments – with and without platting[A]		$164	$3,280	Submittal and in monthly billings
Plat Infrastructure		$164	$820	Submittal and in monthly billings
Predevelopment Services		$164	$328	Submittal and in monthly billings
Preliminary SEPA Determination		$164	$328	Submittal and in monthly billings
Rezone		$164	$82	Submittal and in monthly billings
Shoring		$164	$82	Submittal and in monthly billings
Short Plat – final		$164	$164	Submittal and in monthly billings
Short Plat – preliminary[A]		$164	$820	Submittal and in monthly billings
Subdivision – final		$164	$328	Submittal and in monthly billings
Subdivision – preliminary[A]		$164	$1,640	Submittal and in monthly billings
Variance	$66			Submittal

[A]This fee is charged when the scope of work requires Transportation review.

4. Traffic Model Run Fee: The fee for each traffic model run, which provides information used to analyze the traffic impacts of a proposed development, is $1,960. The model run will not be processed until the fee is paid.

5. Right-of-Way Use Review Fee Schedule: Table 22 is used to calculate the fee for the review of applications by the right-of-way use section of the Transportation Department.

Table 22 – Right-of-Way Use Review				
Type	Flat	Hourly Rate	Deposit	Due at
Wireless Communication Facility in ROW	$98			Submittal
Government City Project		$164	$0	Monthly billings
Commercial Project		$164	$328	Submittal and in monthly billings
Conditional Use [B]		$164	$164	Submittal and in monthly billings
Demolition Permit	$66			Submittal
Franchise		$164	$0	Monthly billings
Predevelopment Services		$164	$82	Submittal and in monthly billings
Single Family	$262			Submittal
Street Use Lane Closure[A]	$197			Submittal
Temporary Use	$49			Submittal

[A]Fees waived for Block Parties
[B]This fee is charged when the scope of work requires Right-of-Way Use review.

6. Inspection Fee Schedule: Table 23 is used to calculate fees for Transportation Department inspections. The fees are due at issuance and in monthly billings.

Table 23 — Transportation Inspections and other Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Government City Project		$164	$0	Monthly billings
Commercial Development		$164	$656	Issuance and in monthly billings
Franchise		$164	$0	Monthly billings
Street Use Lane Closure		$164	$0	Issuance and in monthly billings
Single Family		$164	$82	Issuance and in monthly billings

Table 23 — Transportation Inspections and other Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Single Family –Existing Quick Review	$246			Issuance
Signal Crews		$164	$0	Issuance and in monthly billings
Inspections that require overtime by Transportation inspectors such as after normal hours, weekends, and holidays.		$189	$0	Monthly billings

7. Additional Fees and Charges for Right-of-Way Use: In addition to the review and inspection fees established herein, Table 24 is used to calculate additional fees and charges.

Table 24 – Additional Fees and Charges for Right-of-Way Use		
Type	Fee	Due At
Street Cut Fee[A]		
Less than 100 sq. feet or less than 100 linear feet	$64	Issuance
More than 100 sq. feet or more than 100 linear fee for each 100 feet	$131	Issuance
Lease Fees	1% of the market value of the encumbered square feet	per Month
Police Escort (minimum 4 hours per officer, actual time charged in excess of 4 hours)	Current rate established by union contract	Issuance and in monthly billings
Planned Signal Outage	$500 per 24 Hour occurrence/ intersection	Issuance

[A]Fees doubled for streets less than 60 months old.

8. Reimbursement: In addition to the fees established herein, the applicant will reimburse the City for the actual costs of work performed by the City, or contractors employed by the City, to repair or replace damages.

Section 14. Utility Department Fees

1. Scope: The fees established here apply to development services by the Utility Department and to the installation of water services.

2. Review Fee Schedule: Table 25 is used to calculate fees for the review of applications by the Utilities Department.

Table 25– Utility Review Fees

Type	Flat	Hourly Rate	Deposit	Due At
Boundary Line Adjustment	$178			Submittal
Clearing & Grading - commercial		$137	$137	Submittal and in monthly billing
Commercial Construction –medium	$137			Submittal
Commercial Construction – minor	$96			Submittal
Commercial Construction –major	$274			Submittal
Comprehensive Plan Amendments		$137	$69	Submittal and in monthly billings
Conditional Use		$137	$69	Submittal and in monthly billings
Demolition Permit	$103			
Design Review		$137	$685	Submittal and in monthly billings
Detention Vault	$192			Submittal
Environmental Impact Statement		$137	$69	Submittal and in monthly billings

Table 25– Utility Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Fire Protection Sprinkler System over 15 heads -Commercial	$82			Submittal
Land Use Approval Amendment		$137	$137	Submittal and in monthly billings
Master Plan Development		$137	$685	Submittal and in monthly billings
Planned Unit Development		$137	$1,370	Submittal and in monthly billings
Plat – final		$137	$411	Submittal and in monthly billings
Plat – preliminary		$137	$1,370	Submittal and in monthly billings
Plat Infrastructure		$137	$69	Submittal and in monthly billings
Portable Building Foundation	$69			Submittal
Predevelopment Services		$137	$206	Submittal and in monthly billings
Preliminary SEPA Determination	$274			Submittal

Table 25– Utility Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Rezone		$137	$69	Submittal and in monthly billings
Shoreline - Substantial Development	$137			Submittal
Shoreline Exemption	$69			Submittal
Shoring		$137	$69	Submittal and in monthly billings
Short plat – final		$137	$137	Submittal and in monthly billings
Short Plat – preliminary		$137	$411	Submittal and in monthly billings
Single Family — addition	$55			Submittal
Single family - new residence	$137			Submittal
Tenant Improvement [A]	$137			Submittal
Tenant Improvement – Initial Build Out or Change of Use	$137			Submittal
Underground Sprinkler Mains	$69			Submittal
Utility Extension — Sewer		$137	$1,370	Submittal and in monthly billings

Table 25– Utility Review Fees				
Type	Flat	Hourly Rate	Deposit	Due At
Utility Extension — Storm		$137	$2,192	Submittal and in monthly billings
Utility Extension — Water		$137	$1,370	Submittal and in monthly billings
Wireless Communication Facility	$82			Submittal

[A]This fee is charged when the scope of work requires Utility review.

3. Side Sewer and Storm Connection Permits: Table 26 is used to calculate fees for the review and inspection of connection permits by the Utility Department.

Table 26 — Side Sewer and Storm Connection Permits			
Review Fees			
	Side Sewer	Storm Connection	
Type	Flat Fee	Flat Fee	Due at
Addition or revision to existing	$274	N/A	Submittal
Commercial or Multifamily with or without work in the right-of-way	$274	$589	Submittal
Grease Interceptor or Oil Separator	$274	N/A	Submittal
On-site Multi-use with or without work in the right-of-way	$274	$589	Submittal
Single Family with or without work in the right-of-way	$274	$206	Submittal
Inspection Fees			
Type		Fee	Due at
Addition or revision to existing		$206	Submittal
Commercial or Multifamily with work in the right-of-way		$548	Submittal
Commercial or Multifamily without work in the right-of-way		$343	Submittal
Grease Interceptor or Oil Separator		$206	Submittal

Table 26 — Side Sewer and Storm Connection Permits		
Inspection Fees		
Type	Fee	Due at
On-site multi-use with work in the right-of-way	$548	Submittal
On-site multi-use without work in the right-of-way	$343	Submittal
Single Family with work in the right-of-way	$411	Submittal
Single Family without work in the right-of-way	$206	Submittal

4. Utility Extension Inspections and Other Fees: Table 27 is used to calculate fees for Utility extension inspections and other fees for Utility Department Services.

Table 27 – Utility Extension Inspections and Other Fees			
Type	Hourly Rate	Deposit	Due At
Utility Extension – Water	$137	$0	Monthly billings
Utility Extension – Sewer	$137	$0	Monthly billings
Utility Extension – Storm	$137	$0	Monthly billings
Water main shutdown — when required in conjunction with a utility extension	$137	$0	Monthly billings
Any inspection on a Utilities permit that requires overtime by Utilities Inspectors such as after normal hours, weekends and holidays [A]	$162	N/A	Monthly billings

[A] A two (2) hour minimum for night, weekend and holiday inspection is required.

5. Water Service and Meter Installation: Table 28 is used to calculate the fees for the installation, upgrade, or abandonment of water services and/or meters.

Table 28 Water Service and Meter Installation Fees			
Type	Review	Installation Minimum Fee[A]	Due At
¾" Drop-In Meter	$137	$221	Submittal
1" Drop-In Meter	$137	$233	Submittal
1 ½" Drop-In Meter	$137	$474	Submittal

Table 28 Water Service and Meter Installation Fees			
Type	Review	Installation Minimum Fee[A]	Due At
2" Drop-In Meter — domestic or Combo Fire/Domestic	$137	$579	Submittal
2" Drop-In Turbo Meter — Irrigation or Fire Only	$137	$746	Submittal
¾" Full Service with Meter	$137	$1,459	Submittal
1" Full Service with meter	$137	$1,698	Submittal
1 ½" Full Service with meter	$137	$2,961	Submittal
2" Full Service with meter — Domestic or Combo Fire/Domestic	$137	$3,075	Submittal
2" Full Service with Turbo Meter – Irrigation or Fire Only	$137	$3,075	Submittal
Upgrade of ¾" X 1" service to 1" X 1" including meter	$137	$428	Submittal
Service Abandonment	$164	$428	Submittal
Right-of-Way permit from King County		Current rate established by King County	Submittal

[A]Costs in excess of these charges may be billed to the applicant. The minimum fee is 100% refundable if the installation request is canceled.

6. Additional Charges: In addition to the fees established herein, applicants will pay all appropriate direct or regional facility charges, as established by ordinance or administrative rule.

7. Latecomer Administrative Fee: The fee for the administration of the latecomer agreements is $350 per payment, or 15% of the payment, whichever is smaller. This fee is collected from the applicant at the time of the latecomer payment.

Section 15. In the event of any conflict between this ordinance and Ordinance No. 5009 the fees and provisions in this ordinance shall prevail.

Section 16. Ordinance No. 6140 is repealed effective January 1, 2015.

ORIGINAL

Section 17. The fees and procedures adopted by this ordinance shall take effect January 1, 2015.

Section 18. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 1st day of December, 2014, and signed in authentication of its passage this 1st day of December, 2014.

(SEAL)

Claudia Balducci

Approved as to form:

Lori M. Riordan, City Attorney

Lacey Hatch, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

Published December 4, 2014.