

SUBSTITUTE ORDINANCE NO. 27445

AN ORDINANCE relating to buildings and fee codes; and amending Chapter 2.09 of the Tacoma Municipal Code by amending Sections 2.09.120, and 2.09.170 thereof; and declaring the effective date of said amendments.

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Section 2.09.120 of the Tacoma Municipal Code is hereby amended to read as follows:

2.09.120 Fee schedule – Special and miscellaneous services.

**Table IX
Special and Miscellaneous Service Fees**

A. Permits For: Fee

1.	Asphalt paving of planting strips or private access way	\$210
2.	Asphalt parking lots	\$180 for first 3,000 sq. ft., plus \$30 for each 1,000 sq. ft. or fraction thereof over 3,000 sq. ft.
3.	Asphalt driveways, temporary	\$180
4.	Permanent Portland cement concrete driveway, up to 30 ft. maximum width	\$280
5.	Storm sewer connection (add \$30 if contractor is to repair street)	\$300
6.	Standard sidewalk drain (includes sidewalk replacement inspection)	\$300
7.	Trench for water line, etc. (miscellaneous trench) (add \$60 if contractor is to repair street)	\$190 for the first 100 linear ft., plus \$0.70 per linear ft. over 100 linear ft.
8.	New sidewalk (existing curb and gutter is present)	\$240 + \$2 per sq. yd. over 30 sq. yds.
9.	New curb and gutter (existing sidewalk is present)	\$180 + \$2 per linear ft. over 50 ft.
	Staking is required but no design necessary	Add \$900
10.	New sidewalk, or curb and gutter, or combination of both (no existing improvements, staking required)	\$250 + \$2 per linear ft. of curb and gutter over 50 linear ft., plus \$2 per sq. yd. of sidewalk over 30 sq. yds.
	Staking required and design time	Add \$1,600

11.	Remove and replace sidewalk and/or curb and gutter	\$300 + \$2 per linear ft. of curb and gutter over 50 linear ft., plus \$2 per sq. yd. of sidewalk over 30 sq. yds.
12.	Water service installation (repair)	\$60
13.	Water service installation (new)	\$120
14.	Building moving (over-width motor vehicle permit)	\$319.99
15.	Over legal moving permit, each	\$30.48
16.	Annual over legal moving permit	\$30.48
17.	Tree planting permit in business, commercial, and industrial areas	\$25.40
18.	City verification and documentation of property released from sanitary sewer connection costs (no fee is to be charged if property is subject to in-lieu of assessment fees, or if the property is owned by any governmental entity)	\$36.06
19.	Communications antenna and related equipment installed in right-of-way	\$203.17
20.	Work order permit (issuance of a permit related to a billable work order)	\$50
21.	Modified work order permit (issuance of a permit related to a modified work order)	\$50
22.	Reinspections	See Table I

B. Charges for:

Fee

1.	GIS hardcopies - standard color maps Up to 11" x 17" 24" x 36" 36" x 36" Per additional linear foot	\$20 \$30 \$42.50 \$5
2.	GIS hardcopies - custom/ortho photomaps: Up to 11" x 17" 24" x 36" 36" x 36" Per additional linear foot	\$40 \$60 \$85 \$10

3.	<p>GIS or zoning information on CD's - standard files</p> <p>One quarter section file 1 to 3 entire section files 4 to 8 entire section files 9 to 16 entire section files 17 to 24 entire section files</p> <p>Entire City \$100 credit for previous purchase(s) of 1 entire section or more First upgrade Subsequent annual updates</p> <p>Custom files:</p>	<p>\$50 \$200 \$350 \$500 \$700</p> <p>\$900</p> <p>\$0 \$165</p> <p>Standard file prices, plus \$45 per hour</p>
4.	<p>Digital Ortho Photo CD – Limit 4 tiles</p> <p>Disk and 1 tile Disk and 2 tiles Disk and 3 tiles Disk and 4 tiles</p>	<p>\$200 \$350 \$450 \$550</p>
5.	<p>GIS drafting of plats, short plats, and BLA's</p> <p>New plats New short plat, boundary line adjustment, street vacation, or annexation Submitted in acceptable electronic format – Reduce submittal fee by 50 percent Submitted in electronic format to City standards – Reduce submittal fee by 90 percent Scanning hardcopies and indexing into E-Vault</p>	<p>\$35 per lot \$165 \$17.50 per lot \$3.50 per lot \$25 per page</p>
6.	<p>Digital hardcopies - bond prints - color or B/W</p> <p>Up to 18" x 32" 24" x 36" 36" x 36" Oversized bond copies</p>	<p>\$3 \$4 \$5.50 \$2 per linear ft.</p>
7.	<p>Digital hardcopies - mylar prints - B/W</p> <p>18" x 32" 24" x 36" 36" x 36" Oversized mylar copies</p>	<p>\$5 \$7 \$10 \$3.50 per linear ft.</p>
8.	<p>Digital information on compact disk (CD)</p> <p>Disk and one file Disk and 2 to 9 files</p> <p>Disk and 10 to 99 files</p> <p>Disk and 100 and more files</p>	<p>\$15 \$15, plus \$4 per file over 1 file \$45, plus \$3.50 per file over 9 files \$360, plus \$3 per file over 99 files</p>
9.	<p>Record Drawings Submitted as hardcopy</p> <p>Submitted in electronic format Submitted in electronic format to City standards Scanning hardcopies and indexing into E-Vault</p>	<p>\$85 per page Reduce cost by 50 percent Reduce cost by 90 percent \$25 per page</p>

10.	Service Fees	
	Fee per transaction on all services obtained from the Information Center	\$15
	Fee per transaction on various services obtained from the govME website	\$15

C. Charges for:

Fee

Determination of off-site improvement requirement with formal report	\$680.00
Street barricade	
Per day/per block	\$40.63
Per month/per block	\$203.17

Section 2. That Section 2.09.170 of the Tacoma Municipal Code is hereby amended to read as follows:

2.09.170 Required filing fees for land use applications. The following schedule indicates the fee requirements for land use permits within the City. Said fee must be submitted concurrently with the application for a land use permit. The fee for any activity begun prior to receiving the appropriate approval shall be double the base fee herein set forth; provided, that such fee shall not exceed \$2,500 above the required filing fee.

A. Required Filing Fees for Land Use Applications.

TABLE XIII

1.	Plats	
a.	Boundary line adjustment	\$751.73
b.	Short plat	
	2 lots	\$1,005.69
	3 lots	\$1,503.46
	4 lots	\$2,006.30
c.	Subdivision	
	5-9 lots	\$3,149.13
	10 lots	\$3,250.71 + \$93.97 each lot over 10
d.	Final plat	\$1,254.57
e.	Plat by binding site approval	\$1,254.57
2.	Reclassification	
a.	One-family dwelling district (R-1, R-2 SRD, R-2)	\$1,879.32 + \$126.98 each complete acre
b.	Two-family dwelling district (R-3)	\$2,539.62 + \$126.98 each complete acre
c.	All other districts	\$7,517.28 + \$629.83 each complete acre
3.	Site approval	\$7,517.28
4.	Conditional use permit	\$3,758.64
a.	Day care centers less than 50 children	\$629.83

5.	Shoreline	
a.	Substantial development permit/conditional use/variance	
	Single-family	\$629.83
	Other than single-family	
	Up to \$500,000 project value	\$5,028.45
	\$500,001 to \$1,000,000 project value	\$6,298.26
	\$1,000,001 to \$1,500,000 project value	\$7,517.28
	\$1,500,001 to \$2,000,000 project value	\$8,787.09
	Over \$2,000,000 project for the first \$2,000,000	\$8,787.09 + \$1,269.81 for each \$1,000,000, or fraction thereof, project value in excess of \$2,000,000
b.	Revision to shoreline permit –	
	Other than single-family	\$1,879.32
	Single-family revisions	\$375.86
c.	Shoreline sign waiver	\$1,879.32
d.	Shoreline exemption	\$126.98
6.	Wetland	
a.	Development permit	\$6,630.00
b.	Assessment	\$2,530.00
c.	Delineation verification	\$1,330.00
d.	Mitigation Monitoring Review	\$530.00
e.	Wetland/Stream Exemptions	\$680.00
7.	Variance:	
a.	Single-family residential	\$629.83
b.	Other than single family	\$1,879.32
c.	Height – main building	\$1,269.81
d.	Height – accessory building	\$629.83
8.	Special development permit	\$3,758.64
9.	Waiver	\$2,539.62
10.	Modification of permit	
a.	Single-family residential	\$375.86
b.	All others	\$1,879.32
11.	Extension of permit	\$314.91
12.	Determination/interpretation by Land Use Administrator	\$690.78
13.	Additional notice (request of applicant)	\$441.89
14.	Open space use classification	\$629.83
15.	Zoning verification letter	\$126.98
16.	Accessory dwelling unit (“ADU”)	\$629.83
	Legalization of existing ADU before 1/1/96	\$126.98
	ADU Reauthorization	\$126.98

17.	Appeal (including environmental appeals)	\$253.96
18.	Environmental fees	
a.	SEPA checklist/threshold determination	\$375.86
b.	Parking lots, signs, and buildings 6,000 sq. ft. or less	\$507.92
c.	Grading permits and buildings 6,001–10,000 sq. ft.	\$888.87
d.	Buildings 10,001–20,000 sq. ft.	\$1,269.81
e.	Buildings over 20,000 sq. ft.	\$1,879.32
f.	Environmental Impact Statement (“EIS”)	\$1,879.32 base fee + \$76.19 each hour or fraction thereof over 12 hours
g.	Supplemental EIS	\$1,269.81 base fee + \$76.19 each hour or fraction thereof over 8 hours
h.	Addendum EIS	\$629.83 base fee + \$76.19 each hour or fraction thereof over 4 hours

B. Refund of appeal fee. The appeal fee shall be refunded if the appellant substantially prevails in the appeal, in the judgment of the Hearing Examiner, City Council, or superior court which finally rules on the appeal.

Section 3. The effective date of this ordinance shall be January 1, 2006.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form and legality:

Assistant City Attorney