

# City of Tukwila

Washington

Resolution No. 1718

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ADOPTING A LAND USE FEE SCHEDULE, AND REPEALING RESOLUTION NO. 1672.**

**WHEREAS**, the City intends to update land use permit fees on an annual basis with any increases tied to growth in City expenses for providing land use services; and

**WHEREAS**, the City has adopted a biennial budget process; and

**WHEREAS**, the City has studied its costs related to providing land use services and found the current fees do not cover the City's expenses and need to be increased; and

**WHEREAS**, budget constraints prevent the City from retaining the lower fee schedule for LDR zoned properties; and

**WHEREAS**, the City has determined the fee increase will take effect July 1, 2010;

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

**Section 1.** Land use permit and processing fees will be charged according to the following schedule:

Permit Type	2010-2011 Fee/ Retainer	2012 Fee/ Retainer	Plus any review hours over retainer **
Appeal - Zoning, Sign, SEPA, Subdivision Code (P-Appeal)*	\$515	\$541	+ hours over 5
Binding Site Improvement Plan (TMC Chapter 17.16) (P-BSIP)	\$3,330	\$3,497	
Boundary Line Adjustment (P-BLA/LC)	\$1,463	\$1,536	
Code Interpretation (TMC Section 18.96.020)	\$304	\$319	
Comprehensive Plan Amendment (TMC Chapter 18.80) (P-CPA)	\$3,955	\$4,153	+ hours over 40
Conditional Use Permit (P-CUP), Shoreline CUP *	\$3,385	\$3,554	
Design Review (TMC Section 18.60.030) (P-DR)			
Administrative	\$1,950	\$2,048	
Public Hearing	\$3,495	\$3,670	
Major Modification	\$1,195	\$1,255	
Minor Modification	\$543	\$570	
Lot Consolidation (P-BLA/LC)	\$543	\$570	
Noise Variance (TMC Chapter 8.22)			
Type I	\$423	\$444	
Type II	\$570	\$599	
Type III *	\$1,269	\$1,332	
Planned Residential Development			
Administrative (TMC Section 18.46.110) (P-APRD)	\$1,895	\$1,990	
Public Hearing (TMC Section 18.46.110) (P-PRD)	\$4,875	\$5,119	+ hours over 50
Minor Modification (TMC Section 18.46.130)	\$515	\$541	
Major Modification (TMC Section 18.46.130)	\$2,115	\$2,221	
Rezone - Map Change (TMC Chapter 18.84) (P-R)	\$3,495	\$3,670	+ hours over 35
Reasonable Use Exception to SAO (TMC Section 18.45.180)*	\$2,925	\$3,071	+ hours over 30
Sensitive Area Master Plan Overlay (TMC Section 18.45.160) (P-SAMP)	\$4,875	\$5,119	+ hours over 50

Permit Type	2010-2011 Fee/ Retainer	2012 Fee/ Retainer	Plus any review hours over retainer **
<b>SEPA Environmental Review (TMC Title 21) (P-SEPA)</b>			
SEPA Planned Action (P-PACT)	\$515	\$541	
SEPA Checklist	\$1,490	\$1,565	
SEPA EIS Fee	\$3,035	\$3,187	+ hours over 30
SEPA Addendum	\$515	\$541	
Shoreline Environment Re-designation (P-Shore D)	\$3,495	\$3,670	+ hours over 30
Shoreline Permit Exemption (TMC Chapter 18.44)	\$212	\$222	
<b>Shoreline Substantial Development Permit (TMC Chapter 18.44) (P-Shore)</b>			
Project Value \$5,000 - 10,000	\$1,030	\$1,082	
\$10,001 - 50,000	\$2,410	\$2,531	+ hours over 25
\$50,001 - 500,000	\$3,845	\$4,037	+ hours over 40
More than \$500,000	\$4,875	\$5,119	+ hours over 50
<b>Signs (TMC Title 19)</b>			
Temporary Sign Permit (P-T sign)	\$92	\$97	
Permanent Sign Permit (P-P sign)	\$212	\$222	
Master Sign Program Administration	\$1,895	\$1,990	
Master Sign Program BAR	\$3,035	\$3,187	
<b>Special Permission (P-SP)</b>			
Cargo Container (TMC Section 18.50.060)	\$515	\$541	
Landscape Perimeter Averaging (TMC Section 18.52.020)	\$515	\$541	
Parking Standard for Use Not Specified (TMC Section 18.56.100)	\$515	\$541	+ hours over 5
Parking Variance, Modification or Waiver (TMC Sections 18.56.130 and 18.56.140)*	\$846	\$888	+ hours over 8
Parking Lot Re-striping	\$515	\$541	
Residential Parking Reduction (TMC Section 18.56.065)	\$515	\$541	
Shared, Covenant and Complementary Parking Reduction (TMC Section 18.56.070)	\$515	\$541	+ hours over 5
Sensitive Area Deviation, Buffer Reduction (TMC Chapter 18.45)	\$1,435	\$1,507	+ hours over 15
Single Family Design Standard Exception (TMC Section 18.50.055)	\$515	\$541	
TSO Special Permission Use (TMC Section 18.41.060)*	\$846	\$888	
<b>Short Plat (TMC Chapter 17.12) (P-SS)</b>			
2-4 Lots	\$3,330	\$3,497	
5-9 Lots	\$3,790	\$3,980	
Subdivision Preliminary Approval (TMC Chapter 17.14) (P-SUBP) *	\$4,875	\$5,119	+ hours over 50
Subdivision Final Approval (P-SUBF)	\$3,035	\$3,187	+ hours over 30
Tree Clearing Permit and Exception (TMC Chapter 18.54) (P-Tree)	\$50	\$53	+ hours over 2
Unclassified Use Permit (TMC Chapter 18.66) (P-UU)	\$4,875	\$5,119	+ hours over 50
Variance - Zoning, Sign, Shoreline (P-VAR) *	\$2,465	\$2,588	
<b>Wireless Communication Facility (TMC Chapter 18.58) (P-Wire)</b>			
Minor	\$515	\$541	
Administrative	\$1,463	\$1,536	
Major or Height Waiver *	\$2,925	\$3,071	
Zoning Code Text Amendment (TMC Chapter 18.80) (P-Code)	\$3,955	\$4,153	

\* All Hearing Examiner costs will be passed through to the applicant.

\*\* The application fee covers the specified number of review hours. Hours over this retainer will be charged at \$92.00 per hour.

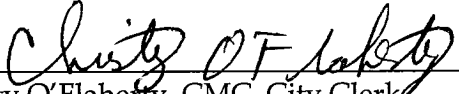
Fee Type	2010-2011 Fee/Retainer	2012 Fee/Retainer	Plus any review hours over retainer *
Annexation (P-Annex)	\$5,150	\$5,408	
Development Agreement (P-DA) *	\$1,895	\$1,990	+ hours over 20
Legal Lot Verification	\$488	\$512	
Mailing Label Fee for City to generate labels	\$400	\$420	
Pre-Application Meeting (PREAPP)	\$423	\$444	
Public Notice Mailing Fee	\$1 per address, per mailing		
Zoning Verification Letter	\$304	\$319	

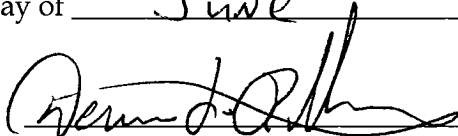
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**Section 2.** Resolution No. 1672, dated December 1, 2008, is hereby repealed, effective July 1, 2010.

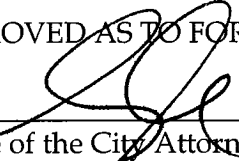
PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 21ST day of JUNE, 2010.

ATTEST/ AUTHENTICATED:

  
 Christy O'Flaherty, CMC, City Clerk

  
 Dennis Robertson, Council President

APPROVED AS TO FORM BY:

  
 Office of the City Attorney

Filed with the City Clerk: 6-16-10  
 Passed by the City Council: 6-21-10  
 Resolution Number: 1718