

ORDINANCE NO. 1435

CITY OF LACEY

AN ORDINANCE RELATING TO STREET MERCHANT REGULATIONS, AMENDING CHAPTERS 16.70.020 - .065, 16.70.080, AND 16.70.090, OF THE LACEY MUNICIPAL CODE, AMENDING APPENDIX A OF THE CITY'S DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, at the September 19, 2013 Joint Planning Commission-City Council meeting the City's Community Development Department proposed review of the City's Street Merchant Ordinance be added to the work program, and

WHEREAS, the Planning Commission reviewed the Street Merchant Ordinance and held a public hearing on November 5, 2013 to hear comment on the proposed amendments, and

WHEREAS, at the close of the Public Hearing the Planning Commission made a unanimous recommendation to the City Council to approve the proposed amendments, and

WHEREAS, the City Council finds the proposed amendments to be in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. Section 16.70.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.020 Definitions.

A. "Approving authority" Means the Site Plan Review Committee or the Director according to the provisions of Section 16.70.030 B (Process for approval).

B. "Director" shall refer to the Director of the Community Development Department, or his or her designee, that is responsible for administration of Limited Administrative review pursuant to Chapter 1 Section 1C of this Development Guidelines and Public Works Standards.

C. "Designated food vehicle zone" is an area within a street designated for location of a food vehicles(s) by the Director of Public Works.

D. "Food vehicle" means a licensed and operable motor vehicle or trailer used to

serve, vend, or provide food or nonalcoholic beverages for human consumption from a fixed location or along a route in a public place.

AE. “Handcrafted goods” means goods produced or created by the vendor from raw or basic materials.

BF. “Original art” means art crafted by the vendor or by artists the vendor acts as agent to on consignment of the art work.

GG. “Outdoor shopping center activities and events” means activities normally taking place in parking lots of shopping centers from time to time on a temporary basis. Activities include, but are not limited to, promotions or special showings and sale of boats and recreation vehicles or miscellaneous activities such as pony rides and carnival activities. Such activities attract consumers to the shopping center, both the travelling public and pedestrians in the area, and add flavor to the shopping experience. Activities do not significantly impede parking or circulation at the site or adversely affect permanent businesses in the area.

H. “Outdoor Food Court” Means one location (Parking lot, plaza, or lot) where more than four (4) street merchants selling food have located offering a choice foods and venders.

I. “Public Place” means public right-of-way and the space above or beneath its surface, whether or not opened or improved, including streets, avenues, ways, boulevards, drives, places, alleys, sidewalks, planting strips, squares, triangles, and plazas that are not privately owned.

DJ. “Retail stand” means a small vending cart, or street merchant structure, food vehicle or temporary seasonal structure used for retail sale of approved street merchant merchandise. The retail stand cart or structure is operated from a fixed location within a parking lot, pedestrian plaza, public property, ~~or~~ right-of-way and designed and sized to be readily moved.

EK. “Street fair, outdoor food court or market” means a location where multiple street merchants and activities are organized as one function, including but not limited to, one site, lot or parking lot designed or converted to accommodate multiple

street vendors on a permanent or seasonal basis, the Lacey Fun Fair or a seasonal farmers' market.

FL. "Street merchant" means a merchant selling goods from a fixed location within a parking lot, pedestrian plaza, public property or right-of-way using a vending cart, food vehicle, street merchant structure or temporary seasonal structure.

M. "Street merchant structure" means a structure typically larger than a vending cart that is not intended to be moved by one vender. Such structure is intended to be setup and stationary in one location, is less than 200 square feet and is not permanently affixed to its location by a permanent foundation. Examples include an espresso stand, year round fruit and vegetable stand, or other similar building intended to be used for street merchant activity as defined in this chapter.

GN. "Temporary/Seasonal retail stand" means a stand to sell seasonal retail items on a temporary basis. These include fireworks stands, if allowed, Christmas tree stands and local agricultural fruit stands.

O. "Vending cart" means a movable cart that is used to serve, vend, or provide food, nonalcoholic beverages, or flowers.

Section 2. Section 16.70.030 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.030 Licensing, ~~and site plan review~~, and approval of street merchant application and approval required.

A. All business activities shall meet requirements of Chapter 5.12 LMC for city business licensing.

~~**B.** Site plan review approval shall be obtained from the city of Lacey pursuant to the full administrative review procedures contained in Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards:~~

~~**B.**~~ No "street merchant," "street fair," "food court," ~~or~~ "market," "temporary/seasonal retail stand" or "outdoor shopping center activities and events"

shall be permitted to operate within the City of Lacey without first obtaining site plan approval pursuant to the requirements of Chapter 16.84 LMC. the appropriate planning approval as follows:

1. **Limited Administrative Review:** Limited Administrative Review shall generally be required for street merchant activities that are minor in scope and involve use of a vending cart or food vehicle located on private property or a designated pedestrian plaza. A street merchant operating from a street merchant structure located in a parking lot may also qualify for this abbreviated review depending on the size of the area to be used and the scope of activity expected. These applications shall be processed pursuant to the requirements of Section 1C. 030 of the City of Lacey Development Guidelines and Public Works Standards.

2. **Site Plan Review:** Site Plan Review shall generally be required for street merchant activities that are larger in scope and activity than a single merchant operating from a vending cart including:

a) Outdoor food courts, shopping center activities, and street fairs and markets that involve multiple (More than three) street merchants.

b) Applications that are in public right of way that require location in a designated food vehicle zone.

c) Applications that require special consideration because of location circumstances, size of street merchant structure or area, scope of activity, or potential impacts.

These applications shall be processed pursuant to the requirements of Chapter 16.84 (Site Plan Review).

3. **Determining process:** Based upon the individual characteristics of an application, considering location, size, and scope of use and potential impacts, the director may determine that a street merchant application

shall be processed either as a Limited Administrative Review, or as a full Site Plan Review. This determination shall be based upon which process best matches the need for review of a project, considering it's individual and unique circumstances and shall be based upon the sole discretion of the Director.

~~2.—All street merchants must operate from an approved retail stand or temporary/seasonal retail stand or approved street fair or market or as outdoor shopping center activities and events and must be approved by the site plan review committee. One combined approval may be given for street merchant activities within street fairs or markets or as part of an outdoor shopping center activity or event.~~

C. ~~Site plan review~~**Complete application and content:** Street merchant applications shall include the following information:

1. ~~Detailed~~ scale drawings of the location of the stand.

2. ~~The~~ device to be used, materials specifications ~~and with~~ drawings showing all four sides of the vending device, color schemes and any logos, printing or signs which will be incorporated. ~~Color schemes must be indicated on the drawings.~~ For existing vending devices, color photographs may be substituted for drawings.

3. The application shall contain a plan for scheduled hours of operation for the season that includes time of day, days of week, months of the year, and scheduled closings.

4. Written approval of the landowner shall also be submitted at the time of application.

D. **Permitted street merchant activities.** The ~~site plan review committee~~ Approving authority may ~~only~~ approve street merchant activities meeting the definition of retail stands and temporary/seasonal retail stands. Provided the ~~committee~~ Approving Authority may approve street fairs, outdoor food courts or

markets, or outdoor shopping center activities and events ~~for fixed temporary periods~~ based upon findings consistent with the intent of this chapter and the approval process as outlined in Section 16.70.030B.

E. ~~Site plan review committee~~ Approving Authority consideration and decision.
The Approving Authority, as described in section 16.70.030 B, shall ensure the following items are satisfied when acting upon an application:

1. ~~The site plan review committee shall review each application for~~The proposal is consistent ~~consistency~~ with the standards and intent of this chapter.
2. The ~~site plan review committee shall review each merchant's proposal with major emphasis upon how the~~ proposal will enhance the attractiveness of the pedestrian environment in which it is located.
3. The proposed ~~All~~ street merchant activities ~~shall be~~ are designed, oriented and operated to serve pedestrians with the exception of a street merchant structure or temporary/seasonal retail stands located in a parking lots.

F4. Based upon consideration of the application and its consistency with the intent and standards of this chapter, the ~~committee~~ Approving Authority may approve or deny an application. In approving an application, the ~~committee~~ Approving Authority may require any conditions on operation, location or design it deems necessary to ensure compliance with this chapter.

G5. The ~~committee~~ Approving Authority may ~~also~~ administratively approve any variances from the standards section of this chapter it deems necessary to fully satisfy the intent of Chapter 16.70 LMC to provide an exceptional pedestrian experience at strategic locations within the City.

H6. When authorizing variances to retail stand criteria, the applicant should demonstrate to the ~~committee's~~ Approving Authority's satisfaction the approved

design will be compatible with surrounding architecture, will add to the pedestrian desirability of the area, and will be a benefit to the neighborhood and zone in which it is located.

Section 3. Section 16.70.040 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.040 Design and development standards for retail stands.

~~A small r~~Retail stands shall generally comply with the following requirements:

A. ~~Retail stands~~Vending carts will normally not be more than sixty square feet provided the ~~site plan review committee~~ Approving Authority may approve any size of ~~retail stand~~ vending cart it determines meets the spirit and intent of this chapter.

B. ~~A Street Merchant structure shall not be more than 200 square feet in size.~~

CB. A canopy or umbrella may be included with ~~the a~~ retail stand. The canopy or umbrella shall be of vinyl, canvas, or similar durable material. All parts of such umbrella or canopy must have a minimum of seven feet of vertical clearance to the ground.

DC. Retail stand materials shall be low maintenance and cleanable, preferably painted and of non-corrosive metal.

ED. Temporary/seasonal retail stands may be of the size necessary to carry out their temporary operations as approved by the ~~site plan review committee~~ Approving Authority.

FE. Each retail stand shall be a self-contained unit; provided, however that self-contained electrical power generators are not permitted unless the Approving Authority ~~site plan review committee~~ determines noise impacts can be mitigated. Utility service connections may be permitted at permanent street merchant pads at the discretion of the City. Electrical service connections may be permitted by a property owner leasing space to a street merchant or by the adjacent property owner and when the following requirements are met:

1. Electrical lines are not allowed overhead or lying on the sidewalk.
2. The outlet location must be placed outside the walkways which are accessible to public and private use.
3. Length of electrical hookup must be within fifteen feet of the stand.
4. No extension cords will be allowed.
5. Hookup must be permanently wired to the retail stand and meet National Electrical Code requirements as to type, size and grounding, terminating in an approved outside weatherproof type receptacle.
6. Each retail stand shall require an electrical permit unless previously approved, and will require inspection prior to operation of the stand.

GF. Advertising signs may only be placed on the cart. Provided street merchants selling food or non-alcoholic beverages within pedestrian plazas may have one sandwich board sign with a menu and prices which would be limited to two feet wide and four feet high. Such sandwich board sign must be located within the pedestrian plaza and oriented to pedestrians at the site.

HG. All required licenses and permits issued by the City of Lacey must be displayed in a prominent, visible manner.

IH. It is the responsibility of the applicant to obtain necessary Health Department licenses and to adhere to best practices for food handling when undertaking street merchant activities involving the preparation and serving of food. Retail stand operations must have a permit from the Thurston County Health Department when required and must comply with all applicable Health Department requirements.

JJ. All persons conducting a retail stand business within the City must keep the site clean and orderly at all times and pick up any refuse or debris and clean up liquid spillage deposited by any person using the business location. Additionally, all such persons shall provide a refuse container for litter. This container shall be of a design approved by the City and must be emptied on a regular basis.

KJ. Support equipment and accessories shall generally be self-contained within the retail stand. Support equipment and accessories must not be placed so as to impede pedestrian or vehicular traffic or distract from the pedestrian experience.

LK. Retail stands selling food within a pedestrian plaza may have accessory seating and tables. Retail stands selling art and crafts may have merchandise displays set up adjacent to the retail stand for pedestrian view only. Art and craft displays shall be approved by the ~~site plan review committee~~ Approving Authority only when ~~the site plan review committee~~ it determines such accessories will enhance the pedestrian experience at the site and be compatible with the intent of the zone and neighborhood in which it is located.

ML. Noise-making devices designed to attract attention and loud shouting or yelling to attract attention are prohibited.

NM. All persons conducting a retail stand business shall obey any order of a police officer to temporarily move such retail stand to avoid congestion or obstruction of the surrounding area for pedestrian and/or vehicular traffic.

ON. All retail stands shall have fire extinguisher(s) available according to currently adopted Fire Code requirements.

P. Sustainable and creative designs are encouraged.

Q. Street Merchant designs that are fund and add interest to the street are encouraged.

Section 4. Section 16.70.045 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.045 Approved retail stand merchandise.

The following merchandise may be sold from retail stands:

A. Food

- B. Non-alcoholic beverages
- C. Newspapers and magazines
- D. Original art and handcrafted goods
- E. Other items the Approving Authority ~~site plan review committee~~ determines are appropriate to pedestrian areas that will enhance the pedestrian experience.

Section 5. Section 16.70.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.050 General location standards.

- A. Retail stands may only be located in the following zones:
 - 1. All commercial zones
 - 2. All light industrial zones
 - 3. Business park zone
 - 4. Mixed high density corridor and mixed moderate density corridor
 - 5. Along arterials and collectors at key multimodal intersections in pocket parks or pedestrian plazas as approved by the Approving Authority ~~site plan review committee~~ based upon findings that it will enhance the local pedestrian experience.
 - 6. Open space institutional zones.
- B. Retail stand locations shall be compatible with the pedestrian and the vehicular nature of the zone, the use of the right-of-way as a public thoroughfare, the use of parking lots as public parking areas, and/or the use of an open air plaza. The site shall be located to enhance the pedestrian nature of the zone and shall not be located so as to attract or serve vehicular traffic.

C. Temporary/seasonal retail stands may be located to attract and serve vehicle traffic.

D. In determining whether or not the proposed location would be permitted, the following criteria shall be considered:

1. The type and intensity of the proposed use and the type and intensity of existing uses;
2. The width of the sidewalk, pedestrian plaza or parking lot in which it is to be located;
3. The proximity and location of existing street furniture, including but not limited to signposts, lampposts, bus shelters, benches, phone booths, trees, newsstands, as well as the presence of bus stops and truck loading areas;
4. Established or proposed pedestrian and vehicular traffic patterns;
5. The number of available retail stand sites in a given area or zone of the City and the number of existing retail stands in such area.
6. Other factors deemed relevant by the Approving Authority site plan review committee, consistent with the purpose of this chapter and intent of the zone proposed for the use.

E. The retail stand and location shall promote the diversity of retail stand activity;

F. The site and retail stand together shall not create a pedestrian or vehicular traffic hazard;

G. The retail stand shall be compatible with uses in the general vicinity and adjacent properties;

H. The retail stand location shall promote the pedestrian nature of the general area in which it is located;

I. The retail stand location shall be compatible with the public interest in the use of the sidewalk as a public right-of-way and the use of a public or private parking lot for the primary intended use of vehicular parking and, as such, shall not endanger the public health, safety and welfare.

Section 6. Section 16.70.060 of the Lacey Municipal Code is hereby amended to read as follows:

Section 16.70.060 Specific location standards.

A. ~~When the abutting owner or tenant has submitted to the site plan review committee written request for denial or restrictions of the retail stand site, the site plan review committee shall give due consideration to the impact that the retail stand would have on abutting property owners' business and duty to maintain the sidewalk area.~~ No retail stand shall be placed abutting within 100 feet or fronting a property of a business which specializes in an item that the retail stand offers for sale unless the applicant owns the establishment or has written consent from the proprietor of the establishment, e.g., a retail stand selling ice cream may not be located abutting within 100 feet of an established ice cream parlor. This 100 foot distance restriction shall be measured using the distance of the route of access between the two uses (the route someone would walk or drive).

B. ~~If neighboring owners have submitted written requests for denials or restrictions, the site plan review committee shall give similar consideration based on distance from the site and impacts to such neighboring owners.~~ The distance requirement of Section 16.70.060A may be reduced or waived if the street merchant is locating adjacent to a key pedestrian intersection and in a designated pedestrian plaza designed to accommodate a street merchant, or other circumstance related to the context of the application that make a lesser buffer appropriate to meet the intent of this ordinance.

C. Each retail stand shall be placed so it does not obstruct or impede pedestrian or vehicular traffic.

D. Each retail stand shall be limited to one assigned location. In the event that two or more applications for the same location are received, the general locational standards of this chapter shall be used to determine which application, if approved, shall be assigned the location. Only one permit may be issued for each approved location and, normally, no permit will be issued for a location within fifty feet of another approved location which already has a permit issued. Provided the ~~Approving Authority site plan review committee~~ may vary from this standard where it finds that the pedestrian volume can support multiple vendors and the pedestrian experience will be enhanced by such a closer location of retail stands. The distance requirement does not apply to a site designated as a street merchant food court (where a site is designed to accommodate a variety of street merchants to provide food choices) or outdoor street market (to accommodate multiple street merchants with a variety of wares), in an area of high volume pedestrian use.

E. Only one retail stand site shall be approved for each pedestrian plaza or pocket park or parking lot unless the ~~Approving Authority site plan review committee~~ finds that additional stand(s) would be consistent with the intent of this chapter to promote the pedestrian experience and will not adversely impact pedestrian or vehicular circulation or be detrimental to the intent and vision for the surrounding zone.

F. Any retail stand located in a parking lot shall comply with the following minimum standards:

1. The retail stand shall not block entrances and exits to the parking lot or fire exit doors of any buildings;

~~2. A retail stand shall only be permitted in parking lots containing more than twenty parking stalls;~~

~~3.~~ Retail stands should normally not occur in parking spaces directly in front of entrances or windows of the building;

~~4.~~ The retail stand shall comply with all other applicable City ordinances.

G. No retail stand shall be located within eight feet of an abutting property.

Section 7. Section 16.70.065 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.065 Location and leasing of city property for retail stand activities.

The ~~Approving Authority site plan review committee~~ may designate approved retail stand sites in any zone approved for such use on publicly owned parks, pedestrian plazas or City right-of-way on a sidewalk or streetside in a designated food vehicle zone. In doing so, the number of approved sites shall be limited to what the ~~Approving Authority site plan review committee~~ determines is appropriate to the pedestrian experience of the site and consistent with the intent and vision of the zone in which it is located. The ~~Approving Authority site plan review committee~~ must also find that the location of such retail stand space will not adversely affect pedestrian or vehicular traffic flow or create any undue hazard and will generally meet location criteria of Sections 050 and 060. In such cases, the City may competitively lease such spaces to street vendors consistent with policy for leasing of vending spaces to private entrepreneurs in City parks.

Section 8. Section 16.70.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.080 Permit limitations.

A. A retail stand ~~site plan~~ review approval may not be transferred to another person or to a location other than that stated on the permit.

B. Retail stands issued for public right-of-way or public property shall normally be reviewed once every year and may be extended each year for additional one-year increments if the ~~site plan review committee~~ Approving Authority finds that the retail stand has been operated in a way to enhance the pedestrian experience and is still a benefit to the zone in which it is located. When granting extensions, the ~~Approving Authority committee~~ Approving Authority may attach additional conditions to an approval it deems necessary to comply with this chapter or new City regulations. This shall not prohibit the City from entering into multiple year contracts if such is considered appropriate for the site and consistent with City policy.

C. Any permit or approval issued by the City for a retail stand on private property does not affect the permittee's responsibility to secure and maintain a contract or written approval from the property owner.

Section 9. Section 16.70.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.70.090 Permit revocation.

The ~~Approving Authority site plan review committee~~ may immediately revoke or suspend a permit or deny either the issuance or renewal thereof if the committee finds that:

- A. The applicant or permittee has violated or failed to meet any of the provisions of this chapter or conditions of the permit;
- B. The ~~cart-retail stand~~ or operation is detrimental to the surrounding businesses or to the public due to either appearance or condition of the stand;
- C. Any required licenses have been suspended, revoked or cancelled;
- D. The applicant or permittee does not have a current, effective insurance policy in the minimum amount provided in this chapter;
- E. The scheduled hours of operation are not followed; or
- F. The property owner has withdrawn approval or revoked the contract allowing the use on his/her property.

Upon denial, suspension or revocation, the ~~Approving Authority site plan review committee~~ shall notify the applicant or permittee in writing of the action the ~~Approving Authority committee~~ has taken and the reasons therefore. After giving such notice by mail or in person, if the retail stand has not been removed within fifteen days, the City may cause a removal of any retail stand found in violation of this chapter, and is authorized to store such stand until the owner thereof shall redeem it by paying the removal and storage charges.

Section 10. Appendix A of the development guidelines and public works standards are hereby amended as set forth in the attachment hereto.

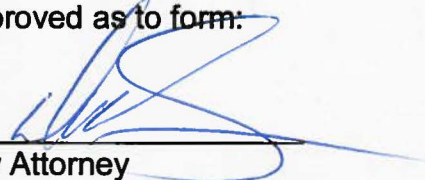
Section 11. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, at a regularly-called meeting thereof, held this 8th day of
May, 2014.


CITY COUNCIL

By: 
Mayor

Approved as to form:


City Attorney

Attest:


City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO. 1435

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on May 8, 2014, Ordinance No. 1435, entitled "AN ORDINANCE RELATING TO STREET MERCHANT REGULATIONS, AMENDING CHAPTERS 16.70.020 - .065, 16.70.080, AND 16.70.090, OF THE LACEY MUNICIPAL CODE, AMENDING APPENDIX A OF THE CITY'S DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS AND APPROVING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

- 1. The Ordinance amends provisions of the Lacey Municipal Code relating to street merchants and sets a Limited Administrative Street Merchant Review fee of \$132.00.**
- 2. The Ordinance approves this Summary for Publication.**

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: May 12, 2014.

LACEY FEE SCHEDULE
Effective ~~January 1~~ May 16, 2014

Amusement Devices/Games of Skill - 5.08.010 \$10/Machine

Business License - 5.12.010

 In City \$25/One Time

 Out of City \$10/One Time

 Temporary \$50/30 days

 Home Occupation \$25/One Time

Carnival - 5.04.010 \$100/year

Flea Market/Swap Meet - 5.12.015 \$50/3 days (\$250 Max/Year)

Flea Market/Swap Meet/Sellers Permit - 5.12.015 \$0.50/day

Mall Sales - Temporary \$25 + \$.50/day

Music Machine - 5.16.030 \$10/Machine

Music Machine Vendors - 5.16.040 \$25/\$10

Notary \$3

NSF Check or Returned Check \$20

Pawnbrokers & Secondhand Dealers - 5.32.020

 Less than 50% of Sales \$50

 90% Sales Less than \$10 \$50

 Other than above \$150

Solicitors - 5.20.030 \$50

Taxi-Cab & For-Hire Drivers - 5.24.110 \$25/\$10

Taxi-Cab & For-Hire Vehicle - 5.24.070 \$30/\$10

Wreckers & Tow Truck License - 5.28.020 \$25/truck

Wreckers Base License - 5.28.020 \$50

Fingerprinting \$10/card

Immigration/VISA letters (includes records check) \$5

Copies of Police Department Reports \$0.15 per page
(for reports over 10 pages)

Concealed Pistol License

Original License (valid for 5 Years) \$55.25
Renewal License (valid for 5 Years) \$32
Late Renewal License \$42
Replacement License \$10

Document Recording Fee (from Thurston County) \$62/1st Page + \$1.00/add.page

**Right-of-Way Access Permit- 12.16.005 \$170

Housemoving - 12.14.020 \$200

Disruption of New Streets - 12.16.055 5x=1st/Yr
4x=2nd/Yr
3x=3rd/Yr
2x=4th/Yr
1x=5th/Yr

Street or Alley Vacations - 12.32.010 \$215 + Up to 1/2 Assessed Value

LOTT Reserve Capacity Charge - 13.16.025 \$4,924.54

*General Facility Charge - Sewer - 13.16.027 \$3,218/ERU

*Front Footage - Sewer - 13.16.028 \$76.75/LF

*General Facility Charge - Water - 13.32.005

5/8"	=	\$5,449
1"	=	\$10,920
1 1/2"	=	\$21,744
2"	=	\$35,512
3"	=	\$66,998
4"	=	\$111,666
6"	=	\$223,102

**Service Connections - 13.32.010

Meter Only

5/8" \$359
 1" \$559
 1-1/2" \$978
 2" \$1,591
 3" Cost + 15%

Tap & Meter

5/8" \$1,111
 1" \$1,354 1-1/2" \$1,931
 2" \$3,255
 More than 2" Cost+15%

S.T.E.P. Tap Per Annual bid. Call Public Works.

****Reinspection of Water Line (From Bldg. to Meter) \$64**

****Hydrant Meter Rental**

2-1/2" \$187.36 per month or \$6.20 per day + Water Cost
 \$945 Deposit (Refundable) on Meter

Water Turn On After Turn Off - 13.40.030
 Mon.-Fri. 8:00 am - 4:30 pm \$12.50/trip

*Front Footage - Water - 13.52.015 \$44.90/LF

Storm Water Accumulative Service Charge for Undeveloped Parcels - 13.70.030

	<u>SF Residential</u>	<u>Commercial</u>
Cumulative fee 1/1/87 to 6/30/90	\$60.90	\$609.00
Monthly Fee 7/1/90 to 3/31/92	\$1.64/Acre	Sliding Scale
Monthly Fee 4/1/92 to 3/31/93	\$1.89/Acre	Sliding Scale
Monthly Fee 4/1/93 to 3/31/94	\$2.00/Acre	Sliding Scale
Monthly Fee 4/1/94 to 3/31/95	\$2.10/Acre	Sliding Scale
Monthly Fee 4/1/95 to 3/31/96	\$2.22/Acre	Sliding Scale
Monthly Fee 4/1/96 to 3/31/97	\$2.33/Acre	Sliding Scale
Monthly Fee 4/1/97 to 3/31/98	\$2.44/Acre	Sliding Scale
Monthly Fee 4/1/98 to 3/31/99	\$2.56/Acre	Sliding Scale
Monthly Fee 4/1/99 to 3/31/2000	\$2.65/Acre	Sliding Scale
Monthly Fee 4/1/00 to 12/31/2006	\$2.76/Acre	Sliding Scale
Monthly Fee 1/1/07 to 12/31/2008	\$2.86/Acre	Sliding Scale
Monthly Fee 1/1/09 to 12/31/10	\$3.28/Acre	Sliding Scale

Monthly Fee 1/1/11 to 12/31/11	\$3.28/Acre	Sliding Scale
Monthly Fee 1/1/12 to 12/31/13	\$3.38/Acre	Sliding Scale
Monthly Fee 1/1/14 to 12/31/14	\$3.68/Acre	Sliding Scale

Blueprint Copies (Based on Time & Materials)

D Size (24" x 36") \$2.00 each plus \$37.00/hour

Parking Lot Construction Permit - 14.19.0400-6 spaces - \$85
7-25 spaces - \$100

26-100 spaces - \$115
101 - up spaces - \$130

****Plan Check & Inspection - 14.22.030**

****Plan Check:**

Water \$202/1st 150' + \$.25/LF thereafter

Sewer \$202/1st 150' + \$.25/LF thereafter

Street or Street with curb, gutter & sidewalk \$202/1st 150' + \$.35/LF thereafter

Curb, Gutter & Sidewalk only \$202/1st 150' + \$.35/LF thereafter

Storm \$310 Per Report

Lighting \$202 + \$11.67/pole

Signals \$872/Inter.

Resubmittal - 14.22.020 \$108/Hr Starting with 2nd submittal (1 Hr. min.)

Latecomers Review -

Agreement Development	\$965 + \$108/Hour after 10 Hours
Agreement Administration	\$149 per Transaction Processing

****Inspection:**

Water \$228/1st 150' + \$.70/LF thereafter

Sewer \$228/1st 150' + \$.70/LF thereafter

Sewer - STEP System (Residence) \$335/Unit

Street \$228/1st 150' + \$.55/LF thereafter

Curb, Gutter & Sidewalk \$228/1st 150' + \$.55/LF thereafter

Storm \$228 ea/retn-detrn area + \$.55/LF pipe

Lighting \$228 + \$24.37/pole

Signals \$1,817 / intersection

Right-of-Way Access:

Overhead \$218/1st 150' + \$.07/LF thereafter

Underground \$218/1st 150' + \$.10/LF thereafter

****Development Guidelines (Paper Copy and a CD) \$99**

****Capital Facilities Plan \$38**

****Traffic Count Report \$35**

****Traffic Modeling Fee:**

Developments generating 20-100 Trips \$833 Development generating over 100 Trips \$833 + \$102/Hour after 8 Hours

Building Permit Fees:

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00

\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees: 1. Inspections outside of normal business hours 2. Reinspection fees 3. Inspections for which no fee is specifically indicated 4. Additional Plan Review required by changes, additions or revisions to plans 5. For use of Outside Plan Review	

Building Plan Check Fees:

All Residential & Commercial

Building **Single Family of 1400 Sq Ft or Less = 25% of Building Permit Fee Amount**

Single Family exceeding 1,400 Sq Ft = 50% of Building Permit Fee Amount

All other Buildings = 65% of Building Permit Fee Amount

Building - Previously Approved \$25

Mechanical Permit Fees:

CITY OF LACEY MECHANICAL PERMIT FEES

Permit Issuance and Heaters	\$23.50
1. For the issuance of each mechanical permit	
2. For issuing each supplemental permit for which the original permit has not expired, been cancelled, or finaled	\$7.25
Unit Fee schedule	
<i>(Note: The following do not include permit-issuing fee.)</i>	
1. Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$14.80
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$18.20
For the installation or relocation of each floor furnace, including vent	\$14.80
For the installation or relocation of each suspended heater, recessed wall heater or floor-	\$14.80

mounted unit heater	
2. Appliance Vents For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$7.25
3. Repairs or Additions For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$13.70
4. Boilers, Compressors, and Absorption Systems For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$14.70
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$27.15
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$37.25
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.45
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$92.65
5. Air Handlers For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	\$10.65
For each air-handling unit over 10,000 cfm (4719 L/s)	\$18.10
6. Evaporative Coolers For each evaporative cooler other than portable type	\$10.65
7. Ventilation and Exhaust For each ventilation fan connected to a single duct	\$7.25
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$10.65
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$10.65
8. Incinerators For the installation or relocation of each domestic-type incinerator	\$18.20
For the installation or relocation of each commercial or industrial-type incinerator	\$14.50
9. Miscellaneous For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table	\$10.65
Other Inspections and Fees	
1. Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$49.50*

2. Reinspection fees assessed, per inspection	\$49.50*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour)	\$49.50*
4. Additional plan review required by changes, additions or revisions to plans or to plans which an initial review has been completed (minimum charge – one-half hour)	\$49.50*
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved	

Mechanical Plan Check Fee: 25% of Fee

Plumbing Permit Fees:

CITY OF LACEY PLUMBING PERMIT FEES

Permit Issuance	
1. For the issuance of each plumbing permit	\$23.50
2. For issuing each supplemental permit for which the original permit has not expired, been cancelled, or finalized	\$7.25
Unit Fee Schedule <i>(Note: The following do not include permit-issuing fee)</i>	
1. Fixtures and Vents	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof)	\$9.80
For repair or alteration of drainage or vent piping, each fixture	\$4.75
2. Sewers, Disposal Systems and Interceptors	
For each building sewer and each trailer park sewer	\$24.65
For each cesspool	\$37.25
For each private sewage disposal system	\$74.50
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$19.90
Rainwater systems – per drain (inside building)	\$9.80
3. Water Piping and Water Heaters	
For installation, alteration, or repair of water piping or water-treatment equipment, or both, each	\$4.75
For each water heater including vent	
For vents only, see Mechanical Permit Fee Table	\$12.30
4. Gas Piping Systems	
For each gas piping system of one to five outlets	\$6.15
For each additional outlet over five, each	\$1.10
5. Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	
For each lawn sprinkler system on any one meter, including backflow protection	\$14.80

devices thereof	
For atmospheric-type vacuum breakers or backflow protection devices not included in Item 1:	
1 to 5 devices	\$12.30
Over 5 devices, each	\$2.25
For each backflow-protection device other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$12.30
Over 2 inches (50.8 mm)	\$24.65
6. Swimming Pools	
For each swimming pool or spa:	
Public Pool	\$91.25
Public Spa	\$60.75
Private Pool	\$60.75
Private Spa	\$30.25
7. Miscellaneous	
For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code	\$9.80
Other Inspections and Fees:	
1. Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$49.50*
2. Reinspection fees assessed, per inspection	\$49.50*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour)	\$49.50*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour)	\$49.50*
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

Plumbing Plan Check Fee 25% of Fee

City of Lacey Grading Permit Fees:

50 cubic yards (38.2 m3) or less	\$23.50
51 to 100 cubic yards (40 to 76.5 m3)	37.00

101 to 1,000 cubic yards (77.2 to 764.6 m3)- \$37.00 for the first 100 cubic yards (76.5 m3) plus \$17.50 for each additional 100 cubic yards(76.5 m3) or fraction thereof.

1,001 to 10,000 cubic yards (765.3 to 7645.5 m3)- \$194.50 for the first 1,000 cubic yards (764.6 m3), plus \$14.50 for each additional 1,000 cubic yards (764.6 m3) or fraction thereof.

10,001 to 100,000 cubic yards (7646.3 to 76 455 m3)- \$325.00 for the first 10,000 cubic yards (7645.5 m3), plus \$66.00 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.

100,001 cubic yards (76 456 m3) or more- \$919.00 for the first 100,000 cubic yards (76 455 m3), plus \$36.50 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.

Other Inspections and Fees:

1. Inspection outside of normal business hours, per hour (minimum charge-two hours) \$49.50*
2. Reinspections fees assessed \$49.50.
3. Inspections for which no fee is specifically indicated, per hour (minimum charge-one-half hour) \$49.50*

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Grading Plan Check Fees:

50 cubic yards (38.2 m3) or less No fee

51 to 100 cubic yards (40 to 76.5 m3) \$23.50

101 to 1,000 cubic yards (77.2 to 764.6 m3) \$37.00

1,001 to 10,000 cubic yards (765.3 to 7645.5 m3) \$49.25

10,001 to 100,000 cubic yards (7646.3 to 76 455 m3)- \$49.25 for the first 10,000 cubic yards (7645.5 m3), plus \$24.50 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.

100,001 to 200,000 cubic yards (76 456 to 152 911 m3)- \$269.75 for the first

100,000 cubic yards (76 455 m3), plus \$13.25 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof.

200,001 cubic yards (152 912 m3) or more- \$402.25 for the first 200,000 cubic yards (152 911 m3), plus \$7.25 for each additional 10,000 cubic yards (7545.5 m3) or fraction thereof.

Other Fees: Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed \$49.50*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Electrical Permit Fee Per Wash. State L&I Fees
 Electrical Plan Check Fee Per L&I (39% of Fee)

Mobile Home Placement Permit - 14.13.050

Single Wide \$100
 Double Wide \$125
 Triple Wide \$150
 Premanufactured Addition \$50

*****Planning Fees:**

Appeal Administrative Determination to Hearings Examiner – DGPWS 1D	\$529
Appeal Administrative Determination of Hearings Examiner to Legislative Body – DGPWS 1D	\$529
Appeal Administrative Determination on SPR/SS to Hearings Examiner – DGPWS 1D	\$945
Appeal Hearings Examiner Determination on SPR/SS to Legislative Body –DGPWS 1D	\$945
Binding Site Plan - 16.99.010	\$639 + \$35/Lot
Boundary Line Adjustment - 15.28.010	\$272
Comp. Plan Amendment	\$1689
Comp. Plan Amendment w/Rezone	\$2530

Conditional Use - 16.99.020	\$1585
Condominium	\$639 + \$35/Lot
Design Review Application:	
Commercial	\$421
Multifamily	\$222
Residential - single family or accessory dwelling	\$66
Mixed Use	\$320
Environmental Checklist - 14.24.115	\$271
Environmental Impact Statement - 14.24.115	Variable Hr. Rate
Landclearing - 14.32.040	\$132 Plus Tree Professional
Costs	
<u>Limited Administrative Street Merchant Review</u>	<u>\$132</u>
Planned Residential Development Preliminary - 16.99.010	\$1890+\$35/unit
Planned Residential Development Final – 16.99.10	\$1472
PRD Extensions	\$895
Presubmission Conferences	FREE
Rezone Map - 16.99.010	\$2109
Shoreline Conditional Use - 14.26.020	\$1630
Shoreline Extension - 14.26.020	\$798
Shoreline Master Program Amendment	\$1692
Shoreline Substantial Development Permit (SSDP) - 14.26.020	\$1788
Shoreline Text Amendment - 14.26.020	\$1472
Shoreline Variance - 14.26.020	\$944
Short Plat Preliminary - 15.28.010	\$845 + \$114/lot

Short Plat Final \$114/lot		\$845 +
Site Plan Review - 16.99.010		\$0-250,000 =
\$528		\$250,001-1,000,000 = \$1054 \$1,000,001 & up = \$2108
Site Plan Review by Hearings Examiner - 16.00.010		\$2108
Subdivision Preliminary - 15.28.010		\$1889 + 35/lot
Subdivision Final - 15.28.010		\$1372 + \$35/lot
Subdivision Resubmittal/Extension		\$529
Townhouse Development Application		\$1323 + \$34/Unit
Variance		\$845
Village Center Application (including changing zoning maps)		\$4219
Wetland Approval Review by SPR Committee - 14.32.040		\$529
Wetland Approval Review by Hearings Examiner in conjunction with other Land Use Application - 14.32.040		\$1054
Wetland Approval Review by Hearings Examiner - 14.32.040	\$2108	
Zoning Text Amendment - 16.99.010		\$1217

Annual License Fee Schedule:

	<u>Regular</u>	<u>Senior Citizen Discount</u> (RCW 84.36.381(5)(B)(ii))
Dogs, not spayed/neutered	\$28.00	\$28.00
Dogs, spayed/neutered or under 6 months of age	\$16.00	\$6.00

Cats, not spayed/neutered	\$18.00	\$18.00
Cats, spayed/neutered or under 6 months of age	\$10.00	\$4.00
Service dog for blind, hearing impaired or physically disabled person		No FeeNo Fee
Police Dog	No Fee	No Fee
Duplicate license tag	\$3.00	\$3.00

* Fee adjusted annually on January 1 by an amount equal to the increase in the Engineering News Record Construction Cost Index or by 6 percent, whichever is higher.

** Fee adjusted on July 1, 1997 and annually thereafter in an amount equal to the average salary increase accruing to Public Works Department employees during the prior 12 months.

*** Fee adjusted on July 1, 1997 and annually thereafter in an amount equal to the average salary increase accruing to Community Development Department employees during the prior 12 months.