

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5876

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, AMENDING SUBSECTIONS 4-2-060.P, 4-8-080.G, 4-8-120.C, 4-8-120.D, AND 4-9-030.E, AND SECTIONS 4-4-140, 4-9-075, 4-9-210, AND 4-11-230, OF THE RENTON MUNICIPAL CODE, BY ADDING REGULATIONS RELATING TO THE DEPLOYMENT OF SMALL CELLS, MICROCELLS, AND DISTRIBUTED ANTENNA SYSTEMS BY ESTABLISHING STANDARDS FOR PERMITTING, LOCATION, AESTHETICS, AND COMPATIBILITY FOR COMMUNICATION STRUCTURES, FACILITIES, AND USES; AND AMENDING THE CITY OF RENTON FEE SCHEDULE BY ESTABLISHING A FEE FOR A SMALL CELL PERMIT; AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it is necessary and beneficial for the health, safety and welfare of the community to update the zoning regulations for development of small cell, microcell, and distributed antenna systems telecommunications facilities; and

WHEREAS, it is important to accommodate the growing need and demand for telecommunications services while protecting the character of the City of Renton and its neighborhoods; and

WHEREAS, there is a need to establish standards for location, aesthetics and compatibility for small cell, microcell, and distributed antenna systems communication structures, facilities, and uses; and

WHEREAS, it is necessary to encourage the location and collocation of small cell facilities, microcells, and distributed antenna systems on existing buildings and structures in order to reduce the need for new towers, thereby minimizing visual clutter, public safety impacts, and effects upon the natural environment, as well as to encourage concealed technologies; and

WHEREAS, there is a need to encourage the availability of affordable, high-speed internet and cellular telephone access for businesses and residents, acknowledging that a growing

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number of businesses are conducted in whole or in part from homes and/or on-the-go, that increasingly education incorporates on-line learning necessitating good home internet connections for students and faculty, and that government participation and emergency service to the general public are enhanced by fast and reliable cellular and home internet connectivity; and

WHEREAS, there have been recent changes to the mandates of the Telecommunications Act of 1996, the Middle Class Tax Relief and Job Creation Act of 2012, and other applicable federal and state laws that require the City of Renton to update its wireless regulations; and

WHEREAS, a mechanism for the zoning and permitting of small cell, microcells, and distributed antenna systems telecommunication uses and an update of existing zoning provisions for other kinds of telecommunication uses is in the best interest of the citizens of the City of Renton; and

WHEREAS, this matter was duly referred to the Planning Commission for investigation and study, and the matter was considered by the Planning Commission; and

WHEREAS, pursuant to RCW 36.70A.106, on November 15, 2017 the City notified the State of Washington of its intent to adopt amendments to its development regulations; and

WHEREAS, the Planning Commission held a public hearing on November 15, 2017, considered all relevant matters, and heard all parties in support or opposition, and subsequently forwarded a recommendation to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

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SECTION I. Subsection 4-2-060.P of the Renton Municipal Code is amended as shown on Attachment A.

SECTION II. Section 4-4-140 of the Renton Municipal Code is amended as follows:

4-4-140 WIRELESS COMMUNICATION FACILITIES:

A. PURPOSE:

The purposes of this Section are to:

1. Provide a variety of locations and options for wireless communication providers while minimizing the ~~unsightly characteristics~~ visual impacts associated with wireless communication facilities;

2. Encourage creative approaches in locating and designing wireless communication facilities that blend in with the surroundings of such facilities;

3. Provide standards that comply with the Telecommunications Act of 1996 (“the Telecommunications Act”); the provisions of this Section are not intended to and shall not be interpreted to prohibit or have the effect of prohibiting personal wireless services as defined in the Telecommunications Act; and

4. Administer the provisions of this Section in such a manner as to not unreasonably discriminate between providers of functionally equivalent personal wireless services, as defined in the Telecommunications Act.

B. GOALS:

1. Commercial Wireless Facilities:

a. Encourage the location of towers in nonresidential areas and minimize the total number of towers throughout the community;

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- b. Encourage the joint-use of new and existing towers;
- c. Encourage users of towers and antennas to locate them, to the extent feasible, in areas where the ~~adverse~~ visual impact on the community is significantly minimized;
- d. Encourage users of towers and antennas to configure them in a way that minimizes the ~~adverse~~-visual impact of the towers and antennas; and
- e. Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.

2. Amateur Radio Antennas: The goals of this Section are to ensure the interests of neighboring property owners are considered while reasonably accommodating amateur radio communications so as to comply with applicable Federal law. These regulations are not intended to preclude amateur radio communications.

C. APPLICABILITY AND AUTHORITY:

No person shall place, construct, reconstruct or modify a wireless communication facility within the City without an Administrator issued permit, except as provided by this Title or chapter 5-19 RMC, and a Building Official issued permit. The Administrator shall have discretion to approve or deny elements of a WCF where standards provide flexibility or subjectivity; the same discretion is given to the Hearing Examiner for applications requiring a public hearing.

D. COLLOCATION REQUIRED:

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1. Evaluation of Existing Support Structures: ~~No~~ With the exception of support structures to facilitate the deployment of small cell facilities, no new support structure shall be permitted unless the applicant demonstrates to the Administrator's satisfaction that no existing tower or support structure can accommodate the applicant's proposed WCF. Evidence submitted to demonstrate that an existing tower or structure cannot accommodate the applicant's proposed antenna may consist of any of the following:

a. No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.

b. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.

c. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.

d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

e. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

f. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

2. Cooperation of Providers in Collocation Efforts: A-~~With the exception of support structures deploying small cell facilities,~~ a permittee shall cooperate with other providers in collocating additional antennas on support structures, provided the proposed collocators have received a building permit for such use at the site from the City. A permittee shall exercise good faith in collocating with other providers and sharing the permitted site, provided such shared use does not give rise to a substantial technical level of impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of collocation. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the City may require a third-party technical study at the expense of either or both the applicant and permittee.

3. Reasonable Efforts: All applicants shall demonstrate reasonable efforts in developing a collocation alternative for their proposal.

**E. ALTERATION OF EXISTING WIRELESS COMMUNICATION FACILITY (WCF)
SUPPORT STRUCTURES:**

1. Minor Alteration: A proposed collocation and/or modification to a lawfully existing WCF support structure that does not substantially change the physical dimensions of the WCF shall be a minor alteration and exempt from

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conditional use permit requirements. ~~“Substantially change the physical dimensions” means~~ A minor alteration is an eligible facilities request as that term is used pursuant to Section 6409(a) of the Spectrum Act and its implementing regulations. A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

a. Height: ~~A collocation and/or modification that would increase~~ For towers other than towers in the overall public rights-of-way, it increases the height of the WCF tower by more than ten percent (10%), or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet (20'), whichever is greater; for other eligible support structures, it increases the height of the structure by more than ten percent (10%) or more than ten feet (10'), whichever is greater;

b. Width: ~~A collocation and/or modification that would add~~ For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower by more than twenty feet (20'), or more than the width of the tower structure at the level of the appurtenance, whichever is greater, or a collocation and/or modification to; for other eligible support structures, it involves adding an existing WCF support appurtenance to the body of the structure other than a tower that would qualify as a concealed or camouflaged WCF; or

~~_____ c. **Compound Expansion:** Expansion of a WCF's compound necessitated protrude from the edge of the structure by the proposed more than six feet (6');~~

c. Equipment Cabinets:

i. For any eligible support structure it involves installation of more than four (4) the standard number of new equipment cabinets or more than one for the technology involved, but not to exceed four (4) cabinets; and

ii. For towers in the public rights-of-way and base stations, it involves installation of any new equipment shelter. An expansion of a compound necessitated by a minor alteration shall not constitute a major alteration; cabinets on the ground if there are no pre-existing ground cabinets associated with the structure; or involves installation of ground cabinets that are more than ten percent (10%) larger in height or overall volume than any other ground cabinets associated with the structure.

d. **Excavation:** It entails any excavation or deployment outside the current site;

e. **Concealment:** It would defeat the concealment elements of the eligible support structure; or

f. **Entitlement:** It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided, however, the compound expansion shall be the minimum necessary to accommodate the alteration that this limitation does

not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in items (a) through (d) above.

2. Major Alteration: Any change that is not a minor alteration is a major alteration.

3. Original Dimensions: An increase in height and/or width of a WCF due to a collocation and/or modification shall be measured against the dimensions of the ~~originally approved WCF~~ original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

~~**4. Applicable Standards:** Each collocation and modification shall adhere to the standards of this Section.~~

54. Review Time Period: Requests for minor alterations, as described in this subsection, shall be reviewed for completeness and approval or denial within sixty (60) days.

F. STANDARDS AND REQUIREMENTS FOR ALL TYPES OF WIRELESS COMMUNICATIONS FACILITIES:

1. Equipment Shelters/Cabinets:

a. Location: ~~Equipment~~ Except for equipment related to small cell facilities, equipment shelters and cabinets used to house related equipment

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should be located within buildings or placed underground, unless it is infeasible. However, in those cases where it can be demonstrated by the applicant that the equipment cannot be located in buildings or underground, equipment shelters or cabinets shall be screened to the Administrator's satisfaction.

b. Screening: Equipment shelters and cabinets for all facilities other than small cell facilities shall be surrounded by a fifteen-foot (15') wide sight-obscuring landscape buffer along the outside perimeter of required security fencing with a minimum height that is no less than the height of the compound fence at any point; however, existing topography, vegetation and other site characteristics may provide relief from the screening requirement. The required landscaped areas shall include an automated irrigation system, unless the applicant is able to justify an exception to this requirement to the Administrator's satisfaction. Related equipment facilities located on the roof of any building need not be landscaped but shall be screened on all sides in a manner that complements and blends with the surroundings so as to be shielded from view. Related equipment facilities shall not be enclosed with exposed metal surfaces. Equipment shelters and cabinets for small cell facilities shall be concealed in accordance with RMC 4-4-140.J.

c. Size: The applicant shall provide documentation that the size of any equipment shelters or cabinets is the minimum necessary to meet the provider's service needs, and meets any size requirements of this code. The area of the compound may be greater than is necessary in order to accommodate future

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collocations, but the area reserved for future equipment shelters/cabinets shall be the minimum necessary for the documented WCF capacity.

d. Generators:

i. Architectural integration is required (if applicable).

ii. To the extent feasible, generators shall be enclosed along with the related equipment. Similar to equipment shelters, the screening for the generator shall utilize similar building materials, colors, accents, and textures as the primary building; if no buildings exist on site, ensure that the building is designed to blend in with the environment.

iii. A screening wall and/or landscaping material shall be required to mitigate visual impacts.

iv. Fences shall be constructed of materials that complement and blend in with the surroundings.

v. Anti-graffiti finish shall be applied to all solid fences, walls, and gates.

vi. A noise analysis shall be required to demonstrate that the generator will operate within allowed noise limits if the generator is the sole power source.

2. Maximum Height: All wireless communication facilities shall comply with RMC 4-3-020, Airport Related Height and Use Restrictions. In addition, all wireless communication facilities shall comply with the height limitation of the applicable zoning district, except as follows:

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a. Monopole I: Less than sixty feet (60') for all zones. Antennas may extend sixteen feet (16') above the monopole I support structure.

b. Monopole II: No more than thirty five feet (35') higher than the maximum height for the applicable zoning district, or one hundred fifty feet (150'), whichever is less. Antennas may extend sixteen feet (16') above the monopole II support structure.

c. Stealth Towers: The maximum allowed height of a stealth tower shall be one hundred fifty feet (150'); however, the allowed height for a specific type of stealth facility shall be determined through the Conditional Use Permit review process and the standards of this Section.

d. Rooftop WCF: Concealed and/or camouflaged WCFs erected on a rooftop may extend up to sixteen feet (16') above the allowed zone height.

e. Utility Poles:

i. Proposed replacement utility poles, for the purpose of siting wireless communication facilities other than small cell facilities, shall be no more than twenty feet (20') taller than adjacent utility poles; ~~utility poles~~

ii. Utility poles used for the siting of wireless communication facilities other than small cells on residentially zoned private property shall be no taller than forty five feet (45');, unless those poles are transmission utility poles, in which case the proposed replacement utility pole cannot be more than twenty (20) feet taller than the existing pole.

iii. Small cell facility deployments on existing and replacement utility poles shall be regulated in accordance with RMC 4-4-140.J.

3. Visual Impact: Site location and development shall preserve the pre-existing character of the surrounding buildings and landscape to the extent consistent with the function of the communications equipment. Towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less adverse visual impact to the surrounding area. Towers, antennas and related equipment shall be uniformly painted a non-reflective neutral color that best matches the colors within the immediately surrounding built and natural landscape in order to reduce the contrast between the WCF and the landscape.

4. Setbacks: Towers shall be set back from each property line by a distance equal to the tower height, unless an engineering analysis concludes that a reduced setback is safe for abutting properties and the Administrator determines that a reduced setback is appropriate for the site.

5. Maximum Noise Levels: No equipment shall be operated so as to produce noise in levels above forty-five (45) decibels as measured from the nearest property line on which the wireless communication facility is located. Operation of a back-up power generator in the event of power failure or the testing of a back-up generator between eight o'clock (8:00) a.m. and nine o'clock

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(9:00) p.m. are exempt from this standard. No testing of back-up generators shall occur between the hours of nine o'clock (9:00) p.m. and eight o'clock (8:00) a.m.

6. Fencing: Security fencing shall be required and shall be painted or coated with a non-reflective neutral color. Fencing shall comply with the requirements listed in RMC 4-4-040, Fences, Hedges, and Retaining Walls.

7. Lighting: Towers or antennas shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the Administrator may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Security lighting for the equipment shelters or cabinets and other on-the-ground ancillary equipment is also permitted, as long as it is appropriately down shielded to keep light within the boundaries of the compound.

8. Advertising Prohibited: No lettering, symbols, images, or trademarks large enough to be legible to occupants of vehicular traffic on any abutting roadway shall be placed on or affixed to any part of a WCF tower, antenna array or antenna, other than as required by FCC regulations regarding tower registration or other applicable law. Antenna arrays designed and approved to be located on or within signs or billboards as a stealth tower, small cell, or a concealed or camouflaged WCF, shall not be construed to be in violation of this prohibition.

9. Building Standards: Support structures shall be constructed so as to meet or exceed the most recent Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision G

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Standard entitled: "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Prior to issuance of a building permit the Building Official shall be provided with an engineer's certification that the support structure's design meets or exceeds those standards.

10. Radio Frequency Standards: The applicant shall ensure that the wireless communication facility (WCF) will not cause localized interference with the reception of area television or radio broadcasts. If the City finds that the WCF interferes with such reception, and if such interference is not remedied within thirty (30) calendar days, the City may revoke or modify a Building and/or Conditional Use Permit.

G. CONCEALED WIRELESS COMMUNICATION FACILITY STANDARDS:

Additions or modifications to buildings shall complement the existing design, bulk, scale, and symmetry of the building, and minimize the addition of bulk and clutter. ~~Concealed~~ Except as otherwise provided in RMC 4-4-140.J for small cell facilities, concealed WCFs shall adhere to the following standards:

1. Building Addition: All antennas shall be fully concealed within a structure that is architecturally compatible with the existing building. Roof top additions shall be concealed on all sides.

2. Related Equipment: The related equipment shall be completely concealed inside a structure or inside an underground vault. Concrete masonry unit (CMU) walls and prefabricated facilities do not meet the intent of a concealed

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WCF. Equipment enclosures shall be designed to be compatible with the existing building/structure.

3. Materials: Fiberglass reinforced plastic or radio frequency transparent materials may be used to screen and integrate a WCF with an existing building. Visible transition lines between the old and new surfaces are prohibited.

4. Architectural Elements: New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if it complements the architecture of the existing building.

5. Residential Buildings: Wireless communication facilities shall not be located on residential buildings except for multi-family structures constructed pursuant to the International Building Code as an occupancy group R-2, which may serve as a support structure if the interior wall or ceiling immediately abutting the facility is an unoccupied residential space (e.g., stairwells, elevator shafts, mechanical rooms, etc.).

H. CAMOUFLAGED WIRELESS COMMUNICATION FACILITY STANDARDS:

Additions or modifications to buildings shall complement the existing design, bulk, scale, and symmetry of the building, and minimize the addition of bulk and clutter. ~~Camouflaged~~ Except as otherwise provided in RMC 4-4-140.J for small cell facilities, camouflaged WCFs shall adhere to the following standards:

1. Architectural Integration: Antennas may be mounted to ~~the sides of a~~ building if the antennas do not interrupt the building's architectural theme.

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a. When feasible, camouflaged WCFs shall employ a symmetrical, balanced design for all facade mounted antennas. ~~The first provider~~ For multiple deployments on a one structure will dictate the antenna length, width, and placement. All succeeding, subsequent applications will be required to ensure consistency provide for consistent design, architectural treatment and symmetry in placing antennas on the structure's exterior with any existing WCFs on the same side of the structure.

b. When feasible, interruption of architectural lines or horizontal or vertical reveals is prohibited.

2. Materials:

a. **Mounting Hardware:** Utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.

b. **Concealment:** Utilize skirts or shrouds on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas. Exposed cabling is prohibited.

c. **Paint:** Paint and texture antennas to match the adjacent building surfaces.

3. Antennas:

a. Antennas shall be no longer or wider than the facade on which they are proposed.

b. When panel antennas are unscreened, they shall be mounted no more than twelve inches (12") from the building facade.

c. No exposed mounting apparatus shall remain on a building facade without the associated antennas.

4. Residential Buildings: Wireless communication facilities shall not be located on residential buildings except for multi-family structures constructed pursuant to the International Building Code as an occupancy group R-2, which may serve as a support structure if the interior wall or ceiling immediately abutting the facility is an unoccupied residential space (e.g., stairwells, elevator shafts, mechanical rooms, etc.).

I. STEALTH TOWER STANDARDS:

The following standards for each type of stealth tower are the minimum necessary to meet the intent of effectively disguising the tower. Standards for types of stealth towers not identified within this subsection will be determined on a case-by-case basis by the Administrator through the Conditional Use Permit criteria pursuant to RMC 4-9-030_E, Decision Criteria – Wireless Communication Facilities.

1. Faux Trees:

a. Location: Faux trees shall be located within one hundred feet (100') of existing trees, unless photo simulations show, to the Administrator's satisfaction, that the proposed faux tree would be appropriate for the site.

b. Height: The faux tree may exceed the average height of nearby trees by no more than twenty percent (20%) or thirty feet (30'), whichever is greater.

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c. Authenticity: Faux trees shall replicate the shape, structure, and color of live trees common to the area. Plans shall provide detailed specifications regarding the number and spacing of branches, bark, foliage, and colors. All faux trees shall incorporate a sufficient number of branches (no less than three (3) branches per linear foot of height) and design materials (e.g., faux bark) so that the structure appears as natural in appearance as feasible. Branches shall not be required for the lowest twenty feet (20') of the trunk.

d. Concealment:

i. All cables and antennas shall be painted to match the color of the trunk.

ii. Antenna socks are mandatory for all antennas (and similar components) located on a faux tree.

2. Flagpoles:

a. Location and Height: The height, diameter and location of the flagpole shall be compatible with the surrounding area, as determined by the Administrator. The flagpole shall be tapered in order to maintain the appearance of an authentic flagpole.

b. Authenticity: Flags shall comply with the U.S. Flag Code. Allowed flags include national, state, county and municipal flags properly displayed. In addition, one corporate or institutional flag may be properly displayed at each site.

c. Concealment: Antennas shall be enclosed within the pole or a radome. If a radome is used, it shall have a diameter no greater than one hundred

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fifty percent (150%) of the diameter of the pole at the height where the radome will be mounted. The length of the radome shall not be greater than one-third (1/3) of the height of the proposed light pole. All cables shall be routed directly from the ground up through the pole. Cable coverings are prohibited.

3. Sports Field Lights:

a. Location and Height: Utilization of an existing or replacement sports field light as a WCF support structure shall only be permitted on sites where a sports field exists. The height, diameter and location of the sports field light(s) shall be compatible with the surrounding area, as determined by the Administrator.

b. Authenticity: Sports field lights shall be uniform (style, height, etc.) with the exception of the WCF. The sports field lights shall provide consistent illumination for the sports field.

c. Concealment:

i. Antennas shall be no more than twenty feet (20') above the light source.

ii. All cables shall be routed directly from the ground up through the pole. Cable coverings are prohibited.

iii. Paint antennas and mounting apparatus the same color as the pole.

4. Freestanding Signs:

a. Sign Permit Required: Towers replicating a sign shall be subject to RMC 4-4-100, Sign Regulations, and a separate sign permit shall be required.

b. Concealment:

i. All antennas shall be completely screened by the facade of the sign or by fiberglass reinforced plastic or radio frequency transparent materials.

ii. All cables and conduit to and from the sign shall be routed from underneath the foundation up into the pole. Cable coverings may be allowed in limited circumstances in situations where they are minimally visible and designed to integrate with the sign.

J. ~~APPLICATION SUBMITTAL REQUIREMENTS~~ SMALL CELL/DISTRIBUTED ANTENNA SYSTEMS STANDARDS:

Small cell deployment includes small cell facilities, microcells, and small cell networks. The following provisions establish design and concealment standards for small cell facilities and in appropriate situations, criteria for the establishment of standards for small cell deployments subject to a concealment element plan, provided, however, that any small cell, microcell, or small cell network component which is not exempt from SEPA review shall comply with RMC 4-9-070, Environmental Review Procedures. These standards shall also apply to distributed antenna systems when equipment is installed outside of a building. Throughout this Section, unless context clearly provides otherwise, the term small cell facilities refers to small cell facilities, microcells, small cell networks, and distributed antenna systems.

1. Preferred Concealment Techniques: Small cell facilities complying with the preferred concealment techniques described in this subsection shall be

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considered a permitted use. Facilities complying with the preferred concealment techniques in this subsection require a small cell permit, subject to the Type I permit procedures in RMC 4-8-080, Permit Classification. In addition, small cell facilities located on or over the public right-of-way also require a Right-of-Way Use Permit, unless the Administrator allows use of the public right-of-way and conditions thereof to be incorporated into a franchise agreement.

a. Building Attachment: Antennas may be mounted to a building if the antennas do not interrupt the building's architectural theme.

i. Small cell facilities attached to the side or roof of buildings shall employ a symmetrical, balanced design for all facade mounted antennas. Subsequent deployments will be required to ensure consistent design, architectural treatment and symmetry when placing antennas on the structure's exterior with any existing small cell facilities on the same side of the structure.

ii. The interruption of architectural lines or horizontal or vertical reveals is prohibited unless demonstrated to be unavoidable.

iii. New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if it complements the architecture of the existing building.

iv. Small cell facilities shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.

v. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance,

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and minimize the visual impact of the antennas. Exposed conduit, cabling and wiring is prohibited.

vi. Small cell facilities shall be painted and textured to match the adjacent building surfaces.

vii. All installations of small cell facilities shall have permission from the pole/structure owner to install facilities on such structure.

b. Projecting or Marquee Sign:

i. Small cell facilities replicating a projecting or marquee sign shall be subject to RMC 4-4-100, Sign Regulations. A sign permit is required unless the small cell facilities are placed entirely within an existing sign.

ii. All antennas shall be completely screened by the facade of the sign.

iii. All cables and conduit to and from the sign shall be routed from within the building wall. Cable coverings may be allowed on the exterior of the building wall in limited circumstances in situations where they are minimally visible and concealed to match the adjacent building surfaces.

c. Parking Lot Lighting: Small cell facilities are permitted as attachments to or replacements of existing parking lot light fixtures. The design of the parking lot light fixture shall be in accordance with RMC 4-4-075, Lighting, Exterior On-Site, provided that a pole extender up to six (6) feet in height may be utilized.

d. Street Light Poles and Traffic Signal Poles in Urban Design Districts:

For the purposes of this Section, urban design districts are those districts defined in RMC 4-3-100, Urban Design Regulations. In an urban design district, an existing street light pole or traffic signal pole (but not a wooden utility pole) may be replaced or added on to accommodate small cell antennas and related equipment subject to the following requirements.

i. Replacement street lights/traffic signal poles shall conform to the adopted streetscape design standard for the design district. The replacement pole shall look substantially the same as the existing standard.

ii. Wherever compatible with the pole design and technologically feasible, all equipment and cabling shall be internal to the replacement street lighting standard. If equipment or cabling is not proposed to be placed internal to the replacement pole, a concealment element plan shall be submitted in accordance with the provisions of RMC 4-4-140.J.3.

iii. No Illumination: Small cell facilities shall not be illuminated.

iv. Generators and Backup Battery: Generators are not permitted for small cell facilities. A battery backup may be permitted through the submittal of a concealment element plan and subject to administrative conditional use permit review for the purpose of serving multiple small cell facilities.

v. Cabinet Location and Dimensions: The equipment cabinet for small cell facilities shall be the smallest amount of cabinet enclosure necessary to

enclose the equipment. Disconnect switches may be located outside of the primary equipment cabinet.

e. Utility Poles/Street Light Poles in Areas Other Than Design Districts and Exempt from Undergrounding: For installations outside of urban design districts and exempt from undergrounding requirements pursuant to RMC 4-6-090, Utility Lines – Underground Installation, small cell antennas and related equipment may be attached to existing or replacement utility poles or street light poles if the antennas and related equipment meet the following requirements:

i. Height Restrictions: All small cell facilities shall be in compliance with height restrictions applicable to poles and other structures proposed to be utilized. The City may approve minor deviations up to the minimum additional height needed to allow sufficient space for the required clearance from electrical utility wires when required to accommodate antennae at the top of a pole or a pole extender, which shall be no greater than six (6) feet tall.

ii. Replacement Poles: Replacement poles shall match height, width, color (to the extent possible, and material of the original or adjacent poles). The City may approve minor deviations up to the minimum additional height needed to allow sufficient space for the required clearance from electrical wires when required to accommodate antennae, and may also approve minor deviations up to fifty percent (50%) of the pole width or thirty inches (30”), whichever is greater, when housing equipment within the pole base. Replacement

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poles shall be located as close as possible to the existing pole, and the replaced pole shall be removed.

iii. Interior Concealment: Whenever technologically feasible, antennas and equipment shall be fully concealed within a light pole, or otherwise camouflaged to appear to be an integrated part of a light pole.

iv. Flush-Mounting and Pole-top Antennas: In situations when interior concealment is demonstrated to not be possible, the small cell facility shall, to the full extent permitted under the state electrical code and the utilities' requirements, be flush-mounted on the subject pole, which means mounting directly to the pole with little to no gap other than that which may be required for the screws/bolts, or located at the top of the pole. Canisters attached to the top of a pole shall not exceed the diameter of the pole, unless technically required and then shall not be more than fifty percent (50%) greater than the diameter of the pole.

v. Antenna Design: Where an enclosure is proposed to house an antenna, the antenna shall be located in an enclosure of no more than three (3) cubic feet in volume, or in case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an enclosure of no more than three (3) cubic feet. No more than four (4) antennas are permitted on a single pole and with a total volume not to exceed twelve (12) cubic feet.

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vi. Material and Color: If interior concealment described in RMC 4-4-140.J.1.E.iv is not possible, the small cell facility shall to the maximum extent feasible match the color of the pole and shall be non-reflective.

vii. No Illumination: Small cell facilities shall not be illuminated.

viii. No collocation on wooden utility poles: Each wooden utility pole may not contain more than one small cell facility.

ix. Generators and Backup Battery: Generators are not permitted for small cell facilities. A battery backup may be permitted through the submittal of a concealment element plan and subject to administrative conditional use permit review for the purpose of serving multiple small cell facilities.

x. Cabinet Location and Dimensions: The equipment cabinet for small cell facilities shall be the smallest amount of cabinet enclosure necessary to enclose the equipment. Disconnect switches may be located outside of the primary equipment cabinet.

2. Concealment Element Plan:

a. Concealment Element Plan Required: Applications for proposed small cell facilities installations which do not conform to a preferred concealment technique in RMC 4-4-140.J.1 shall submit a concealment element plan. The plan shall include the design of the screening, fencing, or other concealment technology for a base station, tower, pole, or equipment structure, and all related transmission equipment or facilities associated with the proposed wireless facility.

b. Purpose of Concealment Element Plan, Generally: Concealment element plans should seek to minimize the visual obtrusiveness of installations using methods including, but not limited to, integrating the installation with architectural features or building design components, utilization of coverings or concealment devices of similar material, color and texture, or the appearance thereof, as the surface against which the installation will be seen or on which it will be installed.

Other concealment element approaches may include, but not be limited to, use of street furniture concealment products such as trash cans, benches, information kiosks, or other types of enclosures reasonably compatible to conceal ground level equipment. Additionally, the use of a concealment support or device, such as a clock tower, steeple, flagpole, tree, wayfinding sign, decorative pole with banner, art work, street sign, or other applicable concealment structure may be approved.

c. Review of Concealment Element Plan for Non-Substantial Change Collocations: Where a collocation is proposed that does not comply with a preferred concealment technique but does not constitute a major alteration, a concealment element plan shall be subject to administrative review to ensure the proposed collocation does not defeat the concealment features approved as part of the initial installation at that location.

d. Review of Concealment Element Plan for Initial Installations and Substantial Change Collocations: For initial installations and major alterations not

complying with a preferred concealment technique, the concealment element plan shall be subject to administrative conditional use permit review.

3. New Poles:

Within urban design districts and where undergrounding is not required pursuant to RMC 4-6-090, Utility Lines – Underground Installation, the installation of a new pole for the purpose of locating small cell facilities is permitted only when the applicant establishes that:

a. The small cell facility cannot be located on a site outside of the public right-of-way such as a public park, public property, or in or on a building whether by roof or panel-mount or separate structure; and

b. The small cell facility cannot be located on an existing pole within the public right-of-way; and

c. The proposed facility complies with a preferred concealment technique or an approved concealment element plan.

4. Ground-Mounted Equipment Standards; ADA Compliance Required:

To allow full use of the public right-of-way by pedestrians, bicycles and other users, and particularly in urban design districts and underground districts, all ground-mounted equipment shall be undergrounded in a vault meeting the City's construction standards or incorporated into street furniture or the base of a pole. The location of ground-mounted equipment including street furniture (to the extent undergrounding such equipment is not technologically feasible), replacement poles and/or any new poles shall comply with the Americans with

Disabilities Act (ADA), City construction standards, and State and federal regulations in order to provide a clear and safe passage within the public right-of-way.

5. Federal Regulatory Requirements:

a. These provisions shall be interpreted and applied in order to comply with the provisions of federal law. By way of illustration and not limitation, any small cell facility which has been certified as compliant with all FCC and other government regulations regarding the human exposure to radio frequency emissions will not be denied on the basis of radio frequency (RF) radiation concerns.

b. Small cell facilities shall be subject to the requirements of this code to the extent that such requirements:

i. Do not unreasonably discriminate among providers of functionally equivalent services; and

ii. Do not have the effect of prohibiting personal wireless services within the City.

c. Small cell facilities installed pursuant to the preferred concealment techniques or a concealment element plan may not be expanded pursuant to an eligible facilities request.

K. APPLICATION SUBMITTAL REQUIREMENTS:

In addition to application materials and information required pursuant to RMC 4-8-120₂C, Table 4-8-120C – Land Use Permit Submittal Requirements, the

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following materials are the minimum required to complete a review of any WCF, other than ~~an a minor~~ alteration pursuant to ~~subsection E1 of this Section, Minor Alteration~~ RMC 4-4-140.E.1 or small cell facilities pursuant to RMC 4-4-140.J. Additional materials and information may be required.

1. Technical Analysis:

a. Site Justification Letter: This report shall justify the need or requirement for the proposed WCF location and design. An analysis of other available sites shall be included as well as determination as to why these sites were not selected.

b. Justification Map: A map identifying the zoning districts, search area, alternative sites, the selected site, and all existing and approved WCFs within a one-half (1/2) mile radius.

c. Coverage Map: Map(s) identifying the proposed target coverage that illustrate the coverage prior to and after the installation.

d. Noise Report: For projects proposed adjacent to residential uses when generators, air conditioning units, or other noise-generating devices are utilized.

2. Photo Simulations: Photo simulations shall be required with each plan set. The photo simulations shall illustrate the proposed WCF from at least four (4) vantage points and show the existing view (without the proposed WCF) and proposed view (with the proposed WCF) from each vantage point.

3. Method of Attachment/Cabling: Dimensioned details shall be provided of antennas and mounting hardware used to attach the antennas to the structure.

4. Visual Mitigation: Any concealment/integration techniques proposed shall be fully explained, illustrated and detailed.

KL. OBSOLESCENCE AND REMOVAL:

Any wireless communications facility that is no longer needed or is not operational shall be reported immediately by the service provider to the Administrator. Discontinued facilities or facilities that are in disrepair, as determined by the Administrator, shall be decommissioned and removed by the facility owner within six (6) months of the date it ceases to be operational, and the site shall be restored to its pre-existing condition. The Administrator may approve an extension of an additional six (6) months if good cause is demonstrated by the facility owner.

LM. PERMIT LIMITATIONS:

1. Maintenance Required: The applicant shall maintain the WCF to standards that may be imposed by the City at the time of the granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the applicant fails to maintain the facility, the City may undertake the maintenance at the expense of the applicant or terminate the permit, at its sole option.

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2. Notice to City of Change of Operation of Facility: The applicant shall notify the Department of all changes in operation of the facility within sixty (60) calendar days of the change.

MN. MODIFICATIONS:

The Administrator shall have the authority to modify the standards of this Section, subject to the provisions of RMC 4-9-250.D, Variances, Waivers, Modifications, and Alternates.

NO. APPEALS:

See RMC 4-8-110, Appeals.

SECTION III. The Type I Land Use Permit table in subsection 4-8-080.G of the Renton Municipal Code, is amended to add a new row entitled “Small Cell Permit,” as shown below. All other provisions in the Type I Land Use Permit Table in subsection 4-8-080.G shall remain in effect and unchanged.

LAND USE PERMITS	PUBLIC NOTICE OF APPLICATION	RECOMMENDATION	OPEN RECORD HEARING ⁷	DECISION/ ADOPTION	OPEN RECORD APPEAL	CLOSED RECORD HEARING	JUDICIAL APPEAL
TYPE I							
Small Cell Permit	<u>No</u>	<u>No</u>	<u>No</u>	<u>Staff</u>	<u>HE</u>	<u>CC</u>	<u>SC</u>

SECTION IV. Subsection 4-8-120.C of the Renton Municipal Code is amended as shown on Attachment B. All other provisions in the Land Use Permit Submittal Requirements in subsection 4-8-120.C shall remain in effect and unchanged.

SECTION V. Subsection 4-8-120.D of the Renton Municipal Code is amended as shown below. All other provisions in the Definitions of Terms Used in Submittal Requirements for

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Building, Planning and Public Works Permit Applications in subsection 4-8-120.D shall remain in effect and unchanged.

Concealment Element Plan: A project narrative and illustrations that includes the design of the screening, fencing, or other concealment technology for a base station, tower, pole, or equipment structure, and all related transmission equipment or facilities associated with the proposed wireless facility.

Radio Frequency (RF) Emissions Report: A document completed and/or signed by a radio frequency (RF) engineer that provides information on the radio frequency emissions emanating from the small cell deployment. The RF Emissions Report shall include information proving that the small cell deployment will be compliant with all Federal Communications Commission (FCC) and other governmental regulations in connection with human exposure to radio frequency emissions for every frequency at which the small cell facility will operate.

SECTION VI. Subsection 4-9-030.E of the Renton Municipal Code is amended as follows:

E. DECISION CRITERIA – WIRELESS COMMUNICATION FACILITIES:

1. Decision Criteria: In lieu of the criteria in subsection D of this Section, Decision Criteria, the following criteria a through i shall be considered in determining whether to issue a Conditional Use Permit for a wireless communication facility (WCF) except a small cell facility; however, the Administrator may waive or reduce the burden on the applicant of one or more of these criteria if the Administrator concludes that the goals of RMC 4-4-140, Wireless Communication Facilities, are better served by the applicant's proposal.

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In lieu of the criteria in subsection D of this Section, Decision Criteria, the following criteria a – d and f shall be considered in determining whether to issue an administrative conditional use permit for a small cell facility; however, the Administrator may waive or reduce the burden on the applicant of one or more of these criteria if the Administrator concludes that the goals of RMC 4-4-140, Wireless Communication Facilities, are better served by the applicant’s proposal.

a. Height and Design: The height of the proposed tower and/or antenna as well as incorporation of design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

b. Proximity to Surrounding Uses: The nature of uses on adjacent and nearby properties and the proximity of the tower and/or antenna to residential structures and residential district boundaries.

c. Nature of Surrounding Uses: The nature of uses on adjacent and nearby properties. The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.

d. Topography and Vegetation: The surrounding topography and tree canopy coverage.

e. Ingress/Egress: The proposed ingress and egress.

f. Impacts: The potential noise, light, glare, and visual impacts.

g. Collocation Feasibility: The availability of suitable existing towers and other structures to accommodate the proposal.

h. Consistency with Plans and Regulations: The compatibility with the general purpose, goals, objectives and standards of the Comprehensive Plan, this Title, and any other City plan, program, map or ordinance.

i. Landscaping: Additional landscaping may be required to buffer adjacent properties from potentially adverse effects of the proposed use.

2. Revisions to Conditional Use Permits for Wireless Communication

Facilities: In lieu of the criteria in RMC 4-9-030_G, Major and Minor Revisions, the following criteria shall be considered in determining whether a proposed alteration to a wireless communication facility, including a small cell facility, constitutes a major or minor revision to a previously approved Conditional Use Permit.

a. Major Revision: A proposed major alteration to an existing WCF tower, as defined by RMC 4-4-140_E, Alteration of Existing Wireless Communication Facility (WCF) Support Structures, shall be deemed a major revision. Major revisions to an approved Conditional Use Permit shall require a new application. For major revisions that, due to extraordinary circumstances, would result in a highly unreasonable and unconscionable burden on the applicant or permit holder, if the applicant or permit holder were required to go through a new application process, the Administrator may permit the major revision to be treated as a minor revision.

b. Minor Revision: A proposed minor alteration to an existing WCF tower, as defined by RMC 4-4-140_E, Alteration of Existing Wireless

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Communication Facility (WCF) Support Structures, shall be deemed a minor revision. Minor revisions may be permitted by an administrative determination.

F. PROCEDURES:

1. General: Applications shall be reviewed in accordance with chapter 4-8 RMC, Permits – General and Appeals.

2. Pre-application Conference: Applicants are encouraged to consult early and informally with representatives of the Planning Division and other affected departments.

3. Submittal Requirements and Application Fees: Submittal requirements shall be as listed in RMC 4-8-120_C, Land Use Permit Submittal Requirements, as it exists or may be amended.

4. Public Notice and Comment Period Required: Whenever a complete application is received, the Planning Division shall be responsible for providing public notice of the pending application, pursuant to RMC 4-8-090, Public Notice Requirements, as it exists or may be amended.

5. Determining Necessity for Public Hearing: Upon receipt of the final departmental comments and after the close of the public comment period, the Administrator and/or the Environmental Review Committee shall determine the necessity for a public hearing pursuant to subsection C.2 of this Section.

6. Administrative Approvals: For projects not requiring a public hearing, the Administrator shall take action on the proposed Conditional Use Permit in accordance with the procedures in RMC 4-8-100, as it exists or may be amended.

7. Hearing Process and Examiner Authority: For projects requiring a public hearing, the Hearing Examiner shall take action in accordance with the procedures in RMC 4-8-100, Application and Decision – General, as it exists or may be amended.

8. Decision and Conditions: The Administrator may grant a Conditional Use Permit, with or without conditions, or deny the requested Conditional Use Permit. The Administrator or Hearing Examiner shall have authority to grant the Conditional Use Permit upon making a determination, in writing, that the use is consistent with the applicable decision criteria in this Section. The Administrator or Hearing Examiner may require additional setbacks, fencing, screening, soundproofing, public improvements or any other appropriate measures necessary to ensure compatibility with the surrounding neighborhood, and may specify the term and duration of the Conditional Use Permit. Conditions imposed by the Administrator or Hearing Examiner shall reasonably assure that nuisance or hazard to life or property will not develop.

9. Timeline to Apply for Associated Permits: Building permits, licenses or land use permits required for the operation of a Conditional Use Permit shall be applied for within two (2) years of the date of Conditional Use Permit approval, unless an extended time frame is granted by the Administrator or Hearing Examiner. A single two (2) year extension may be granted for good cause by the Administrator.

G. MAJOR AND MINOR REVISIONS:

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1. Major Revisions: Major revisions to an approved Conditional Use Permit shall require a new application. For major revisions that due to extraordinary circumstances would result in a highly unreasonable and unconscionable burden on the applicant or permit holder, if the applicant or permit holder was required to go through a new application process, the Administrator may permit the major revision to be treated as a minor revision.

2. Minor Revisions: Minor revisions may be permitted by an administrative determination if the revision does not:

- a. Involve more than a ten percent (10%) increase in area or intensity of the use; or
- b. Result in any significant environmental impact not adequately reviewed or mitigated by previous documents; or
- c. Expand onto property not included in original proposal.

SECTION VII. Section 4-9-075 of the Renton Municipal Code is amended as follows:

4-9-075 RESERVED PERMITS:

A. APPLICABILITY:

~~Utilities providing service within the City of Renton (cable TV, cable modem, natural gas, telecommunications, and electrical) shall do so under approved franchise or agreement with the City. If, for any reason, a utility is allowed to provide service within the City of Renton without an approved agreement with the City, they shall be subject to the permitting requirements of this Section.~~

B. PERMIT REQUIRED:

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Construction by one of these utilities within rights-of-way, easements, and on public property is subject to a permit.

C. SUBMITTAL REQUIREMENTS FEES:

1. Fees: Fees shall be stipulated in RMC 4-1-180A.

2. Submittal Requirements: Submittal requirements shall be stipulated by the Development Services Division. (Ord. 5153, 9-26-2005)

SECTION VIII. Section 4-9-210 of the Renton Municipal Code is amended as follows:

4-9-210 RESERVED SMALL CELL PERMITS

A. Submittal Requirements. In addition to other permits or agreements (e.g., administrative conditional use permit, franchise, etc.) necessary for the installation of one or more small cell facilities, applicants shall apply for a small cell permit using the small cell permit application form and submit the fee stipulated in the City of Renton Fee Schedule. The submittal shall also meet the following requirements.

1. The applicant shall provide a map identifying the geographic boundaries for the small cell deployment.
2. The application shall provide specific locational information as specified within the Small Cell Permit application, and specify whether and where small cell facilities are to be located on existing utility poles including city-owned light standards, or will utilize replacement utility poles, new poles, towers, existing buildings and/or other structures. Conduit and/or ground-mounted equipment necessary for and intended for use in the deployment shall also be specified regardless of whether the additional facilities are to be constructed by the applicant or leased from a third party. Detailed schematics and visual

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renderings, including photo simulations, of the small cell facilities shall be provided by the applicant.

3. The applicant may specify up to five (5) sites in one small cell permit application for processing if all proposed small cell facilities are subject to the same process type, utilize the same concealment technique, and are located on the same type of facility (such as the same light standard), and within either the public right-of-way or upon private property.
4. The applicant shall specifically designate any element of a deployment which qualifies as an eligible facilities request. Such element may be addressed separately by the Administrator in order to comply with the requirements in RMC 4-4-140, Wireless Communication Facilities.
5. The applicant shall provide written authorization of the owner of any pole or structure for the installation of its small cell facilities on such pole or structure. For city-owned poles or structures, the applicant shall submit a copy of a lease agreement from the city.
6. If the applicant proposes small cell facilities located on or over the public right-of-way, the applicant shall submit a copy of a Right-of-Way Use Permit issued by the city, unless an existing franchise agreement authorizes the proposed small cell facilities.
7. If the applicant proposes an element which is not exempt from SEPA review, the applicant shall simultaneously apply under Chapter 43.21C RCW and RMC 4-9-070, Environmental Review Procedures.

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8. The applicant shall submit a sworn affidavit signed by a radio frequency (RF) engineer with knowledge of the proposed project affirming that the small cell deployment will be compliant with all FCC and other governmental regulations in connection with human exposure to radio frequency emissions for every frequency at which the small cell facility will operate. If additional transmission facilities necessary to the small cell facility, such as microwave backhaul, are to be provided by a third party, then the small cell permit shall be conditioned on an RF certification showing the cumulative impact of the RF emissions of the entire installation. The applicant may provide one emissions report for the entire small cell deployment if the applicant is using the same small cell facility configuration for all installations within that batch, or may submit one emissions report for each subgroup installation identified in the batch.
9. The applicant shall provide proof of FCC and other regulatory approvals required to provide the service(s) or utilize the technologies sought to be installed.
10. The applicant shall submit a traffic control plan for any small cell facilities located on or over the public right-of-way.

B. Administration.

1. If more than one application for a small cell permit application is submitted by an applicant, they shall be considered in the order received. If multiple applications are submitted on the same date, the applicant shall indicate the order of consideration.

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2. The Administrator may approve, deny or conditionally approve all or any portion of the sites proposed in the small cell permit application. The denial of one or more small cell facility locations within a submittal shall not be the sole basis for a denial of other locations proposed within the same application.
3. Prior to issuance of a small cell permit, the applicant shall pay the actual administrative expenses incurred by the city that are directly related to the city's review of the application, including plan inspection, and approval, as authorized by RCW 35.21.860(1)(b), as may be amended.

SECTION IX. The definition of “Wireless Communication Facilities – Terms Related To” in section 4-11-230 of the Renton Municipal Code is amended as shown below. All other definitions in 4-11-230 shall remain in effect and unchanged.

WIRELESS COMMUNICATION FACILITIES – TERMS RELATED TO:

A. Antenna: Any system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of radio frequency signals.

B. Antenna, Amateur Radio (also called ham radio): A device that picks up or sends out radio frequency energy used for purposes of private recreation, non-commercial exchange of messages, wireless experimentation, self-training, and emergency communication. The term “amateur” is used to specify persons interested in radio technique solely with a personal aim and without pecuniary interest, and to differentiate it from commercial broadcasting, public safety (such as police and fire), or professional two (2) way radio services (such as maritime, aviation, taxis, etc.).

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C. Antenna Array: A group of antennas connected and arranged in a regular structure to form a single antenna that is able to produce radiation patterns not produced by individual antennas.

D. Antenna, Panel: Transmits and receives radio frequency signals in a specific directional pattern of less than three hundred sixty degrees (360°).

E. Antenna, Vertical Monopole Amateur Radio: A type of amateur radio device consisting of a single vertical element constructed of wire, aluminum, or fiberglass without any attached horizontal antennas. This definition does include associated guy wires attached not more than halfway up the monopole for anchoring purposes. This definition does not include amateur radio antennas with any more than a single vertical element (e.g., tower or lattice-type amateur radio antennas).

F. Base Station: A structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined herein nor any equipment associated with a tower. Base Station includes, without limitation:

1. Equipment associated with wireless communications services as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

2. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological

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configuration (including Distributed Antenna Systems (“DAS”) and small cell networks).

3. Any structure other than a tower that, at the time the relevant application is filed (with jurisdiction) under this section, supports or houses equipment described in subparagraph (1) and (2) above that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support.

The term does not include any structure that, at the time the relevant application is filed with the City under this section, does not support or house equipment described in subparagraph (1) and (2) above.

FG. Collocation: The mounting of antennas and related equipment on an existing support structure by more than one wireless communications provider.

GH. Compound: The leased or owned property upon which all elements of a WCF reside, which is demarcated with security fencing.

I. Eligible Facilities Request: Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

1. Collocation of new transmission equipment;
2. Removal of transmission equipment; or
3. Replacement of transmission equipment.

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J. Eligible Support Structure: Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the City.

HK. Equipment Cabinet: A mounted case with a hinged door used to house equipment for utility or service providers.

HL. Equipment Shelter: A room or building used to house equipment for utility or service providers (also known as a base station).

M. Equipment Structure: A facility, shelter, cabinet or vault used to house and protect electronic or other associated equipment necessary for processing wireless communications signals. "Associated equipment" may include, for example, air conditioning, backup power supplies and emergency generators.

JN. FAA: The Federal Aviation Administration, which maintains stringent regulations for the siting, building, marketing and lighting of cellular transmission antennas near airports or flight paths.

KO. FCC: The Federal Communication Commission, which regulates the licensing and practice of wireless, wireline, television, radio and other telecommunications entities.

P. Microcells: A wireless communication facility consisting of an antenna that is either:

1. Four feet (4') in height and with an area of not more than five hundred eighty (580) square inches; or

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2. if a tubular antenna, no more than four inches (4") in diameter and no more than six feet (6') in length.

~~**L. Provider:** A company providing telephone or other communications service.~~

Q. Pole Extender: A pole extender is a device that extends a utility pole or similar structure, the material of such structure being wood, composite, or otherwise, to the maximum height as permitted under this Title, without requiring the entire structure to be replaced, such that a small cell wireless facility may be located at the top of said structure and meet any required clearances as dictated by the structure owner.

MR. Radome: A plastic housing sheltering the antenna assembly.

NS. Related Equipment: All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.

OT. Satellite Dish: A microwave dish typically used for receiving television transmissions from at least one orbiting satellite.

U. Service Provider: Is defined in accordance with RCW 35.99.010(6). Service provider shall include those infrastructure companies that provide telecommunications services or equipment to enable the deployment of personal wireless services.

V. Small Cell Facility: A personal wireless services facility that meets both of the following qualifications:

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1. Each antenna is located inside an antenna enclosure of no more than three (3) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three (3) cubic feet; and

2. Primary equipment enclosures are no larger than seventeen (17) cubic feet in volume. The following associated equipment may be located outside the primary equipment enclosure and if so located, are not included in the calculation of equipment volume: electric meter, concealment, telecomm demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch.

W. Small Cell Network: A collection of interrelated small cell facilities designed to deliver personal wireless services.

PX. Support Structure: A structure used to support wireless communication antennas and related equipment, either as its primary use or as an accessory use. Support structures include, but are not limited to, towers, existing buildings, water tanks, signs, and light fixtures.

QY. Tower: Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul and the associated site. ~~A freestanding support structure used solely to~~

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~~support wireless communication antennas and related equipment.~~ Types of towers include, but are not limited to:

1. Guyed Tower: A freestanding or supported wireless communication support structure that is usually over one hundred feet (100') tall, which consists of metal crossed strips or bars and is steadied by wire guys in a radial pattern around the tower.

2. Lattice Tower: A self-supporting wireless communication support structure that consists of metal crossed strips or bars to support antennas and related equipment.

3. Monopole I: A freestanding support structure less than sixty feet (60') in height, erected to support wireless communication antennas and connecting appurtenances.

4. Monopole II: A freestanding support structure sixty feet (60') or greater in height, erected to support wireless communication antennas and connecting appurtenances.

5. Stealth Tower: A freestanding support structure that is disguised as a natural or built object typically appearing in the natural or urban landscape and is primarily erected to accommodate wireless communication facilities. Examples include, but are not limited to, manmade trees, freestanding signs, flag poles, light fixtures and clock towers.

RZ. WCF: See Wireless Communication Facility (WCF).

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SAA. Wireless Communication Facility (WCF): An unstaffed facility for the transmission and reception of low-power radio signals usually consisting of an equipment shelter or cabinet(s), a support structure, antennas and related equipment, generally contained within a compound. For purposes of this Title, a WCF includes antennas, support structures and equipment shelters, whether separately or in combination.

FBB. Wireless Communication Facility, Camouflaged: A wireless communication facility that is typically affixed to the facade of an existing structure that was not originally constructed to be a WCF support structure (e.g., an existing building), in a manner that integrates and disguises the WCF with the building by matching architectural elements, colors, materials, etc.

UCC. Wireless Communication Facility, Concealed: A wireless communication facility that is incorporated into an existing structure, that was not originally constructed to be a WCF support structure (e.g., an existing building), in a manner that completely hides the WCF within the existing structure or within an addition to the existing structure that is architecturally compatible.

SECTION X. The City of Renton Fee Schedule is hereafter amended as shown in Attachment C. The City Council authorizes subsequent amendments of the City of Renton Fee Schedule to be made via Resolution.

SECTION XI. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court or competent jurisdiction, such

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invalidity or unconstitutionality thereof shall not affect the constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION XII. This ordinance shall be in full force and effect five (5) days after publication of a summary of this ordinance in the City's official newspaper. The summary shall consist of this ordinance's title.

PASSED BY THE CITY COUNCIL this 22nd day of January, 2018.




Jason A. Seth, City Clerk

APPROVED BY THE MAYOR this 22nd day of January, 2018.



Denis Law, Mayor

Approved as to form:



Shane Moloney, City Attorney

Date of Publication: 01/26/2018 (Summary)

ORD:2004:1/10/18



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ATTACHMENT A

4-2-060 Zoning Use Table – Uses Allowed in Zoning Designations

USES:	RESIDENTIAL ZONING DESIGNATIONS									INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS							
	RC	R-1	R-4	R-6	R-8	RMH	R-10	R-14	RMF	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC	
P. WIRELESS COMMUNICATION FACILITIES																				
Amateur radio antenna	AD8	AD8	AD8	AD8	AD8	AD8	AD8	AD8	AD8				AD8	AD8	AD8	AD8		AD8	AD8	
Camouflaged WCF	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD
Concealed WCF	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD
Major alterations to existing WCF structures	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD
Minor alterations to existing WCF structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Monopole I support structures	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47	H47		
Monopole II support structures				H47						H47	H47	H47	H47	H47	H47	H47	H47	H47		
<u>Small cells complying with a preferred concealment technique</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Small cells submitting a concealment element plan</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>	<u>AD</u>
Stealth tower	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD

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ATTACHMENT B

C

TABLE 4-8-120C

LAND USE APPLICATIONS			
TYPE OF APPLICATION/PERMIT	Site Plan Review	<u>Small Cell Permit</u>	Special Permit
SUBMITTAL REQUIREMENTS			
Application Fee per the City of Renton Fee Schedule Brochure	x	<u>x</u>	x
<u>Concealment Element Plan</u>		<u>12</u>	
Letter from Property Owner		<u>5</u>	
Photo Simulations (for wireless communication facilities only)		<u>5</u>	
Preapplication Meeting Summary, if any	5	<u>5</u>	5
Project Narrative	12	<u>12</u>	12
<u>Radio Frequency Emissions Report</u>		<u>5</u>	
Service Area Map (for wireless communication facilities only)		<u>5</u>	

2017-2018

City of Renton Fee Schedule



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SECTION I. MISCELLANEOUS FEES		2016	2017	2018
1. Maps:				
a.	Zoning maps - standard 11 x 17	\$4	\$4	\$4
b.	Zoning maps - large 24 x 36	\$12	\$12	\$12
c.	Comprehensive Plan map - standard 11 x 17	\$4	\$4	\$4
d.	Comprehensive Plan map - large 24 x 36	\$12	\$12	\$12
e.	Precinct maps	\$5	\$5	\$5
2. Plat:				
a.	First page	\$2	\$2	\$2
b.	Each additional page	\$1	\$1	\$1
3. Photocopies:				
a.	Each 8.5" x 11" or 8.5" x 14"	\$0.15	\$0.15	\$0.15
b.	Each 11" x 17"	\$0.20	\$0.20	\$0.20
c.	Each 8.5" x 11" or 8.5" x 14" color	\$0.25	\$0.25	\$0.25
4. Budget:				
a.	City's Budget	\$10	\$10	\$10
b.	City's Budget to other municipality or quasi-municipal corporation or other nonprofit charitable or education organization	N/C	N/C	N/C
5. Audio or Video Recording Copies:				
a.	Audio recording, each copy	\$2	\$2	\$2
b.	Video recording, each copy	\$2	\$2	\$2
6. Regulations and Plans:				
a.	Comprehensive Plan and Map	\$30	\$30	\$30
b.	Title IV, Development Regulations:			
(i)	Text and Zoning Map	\$110	\$110	\$110
(ii)	Text only	\$100	\$100	\$100
c.	Individual Chapters of Development Regulations	\$10	\$10	\$10
d.	Renton Municipal Code (two volumes)	\$400	\$400	\$400
e.	Code Supplements, per year:			
(i)	Titles I - III and VI - X	\$70	\$70	\$70
(ii)	Title IV	\$70	\$70	\$70
7. Miscellaneous Services:				
a.	Certification and Notary Fees - Clerk's Certification	\$10	\$10	\$10
b.	Notary Public Attestation or Acknowledgement or as otherwise provided for in RCW 42.28.090, per signature	\$6	\$10	\$10
c.	Hold Harmless Agreements and other similar documents not otherwise provided for	\$20	\$20	\$20
d.	Lamination of licenses, pictures	\$6	\$6	\$6
e.	Community Development Block Grants (CDBG) Loan Program:			
(i)	Application Fee	\$200	\$200	\$200
(ii)	Loan Origination Fee	\$150 or 0.25% of loan amount, whichever is greater	\$150 or 0.25% of loan amount, whichever is greater	\$150 or 0.25% of loan amount, whichever is greater
(iii)	Closing Costs (including any legal fees)	50% of total actual costs	50% of total actual costs	50% of total actual costs
8. Miscellaneous Charges for Police Services:				
a.	Police Reports per page	\$0.15	\$0.15	\$0.15
b.	Record Checks (Written Response)	\$5	\$5	\$5
c.	Photographs - Digital on CD	\$2	\$2	\$2
d.	Photographs - black & white or color - Cost of developing film	Cost	Cost	Cost
e.	Fingerprint Cards	\$5	\$5	\$5
(i)	Each additional card	\$1	\$1	\$1
9. Charges for Fire Documents:				
a.	Fire reports per page	\$0.15	\$0.15	\$0.15
b.	Fire investigative report on CD	\$2	\$2	\$2
c.	First copy - black & white or color - Cost of developing film	Cost	Cost	Cost
d.	Additional copy - black & white or color - Cost of developing film	Cost	Cost	Cost
10. Computer Listings:				
a.	City of Renton new business list	\$10	\$10	\$10
b.	List of all business licenses	\$20	\$20	\$20
c.	Copies requested to be faxed, local number	\$3	\$3	\$3
d.	Copies requested to be faxed, long distance number			
(i)	One (1) - five (5) pages	\$10	\$10	\$10
(ii)	Six (6) or more pages (ten (10) page limit)	\$20	\$20	\$20
11. Utility Fee:				
a.	Special Request Water Meter Reading	\$30	\$30	\$30
b.	Utility New Account Setup	\$25	\$25	\$25
c.	Utility Billing Account Transfer (tenant billing form)	\$5	\$5	\$5
d.	Water utility outstanding balance search requested by fax, messenger, or letter	\$25	\$25	\$25

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City of Renton Fee Schedule
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SECTION I. MISCELLANEOUS FEES (CONTINUED)	2016	2017	2018
12. Schedule of Fines for False Alarms - Security/Burglar:			
a. First, second, and third false alarms in a registration year*	N/C	N/C	N/C
b. Fourth and fifth false alarms in a registration year*	\$50	\$50	\$50
c. Sixth false alarm and successive false alarms in a registration year*	\$100	\$100	\$100
d. Late Registration Penalty	\$50	\$50	\$50
e. Late False Alarm Payment Penalty	\$25	\$25	\$25
f. Appeal Hearing Cancellation Fee	\$10	\$10	\$10
*A registration year shall mean January 1 thru December 31 each year.			
13. NSF Check Fees	\$25	\$25	\$25
14. Veteran Park Tile: Three lines	\$75	\$75	\$75

Note: Should total of Section I fees due is less than \$4.00 and not other fee is due to the city at the same time, the department administrator may authorize to waive the entire amount due at their discretion.

15. Electronic Records			
a. Photocopies or printed copies of electronic records, per page	\$0	\$0	\$0.15
b. Scanning paper records, per page	\$0	\$0	\$0.10
c. Electronic files or attachments uploaded for electronic delivery (email, cloud-based data storage service, or other means of electronic delivery), for each four (4) files	\$0	\$0	\$0.05
d. Transmission of records in an electronic format or for the use of agency equipment to send the record: electronically, per gigabyte (GB)	\$0	\$0	\$0.10
<p><i>*The charges identified in RCW 42.56.120(3)(b) (and referenced above) may be combined to the extent that more than one type of charge applies to copies produced in response to a particular request. The actual cost of any digital storage media or device provided by the agency. Alternatively, the City may charge a flat fee of up to \$2.00 for the entire request as long as the cost of uploading and transmitting the electronic records is reasonably estimated to equal or exceed that amount. Only one \$2.00 flat fee per request is authorized for electronic records produced in installments. When records are provided electronically on a CD, DVD, thumb drive, flash drive, or other electronic device, the requestor will be charged for the cost of the electronic storage device. The City may charge an actual-cost service charge for requests that require use of IT expertise to prepare data compilations or provide customized electronic access services when not used by the City for other purposes. A cost estimate and explanation will be provided to the requestor before incurring the costs.</i></p> <p>Option to waive charges. The City may waive charges associated with fulfilling a request. The decision will be based on various factors, including the volume and format of the responsive documents. The decision to assess fees for fulfilling a public records request shall be made on a consistent and equitable basis, dependent primarily upon the amount of staff time required for copying, scanning, shipping, uploading, and/or transmitting the records associated with fulfilling a request.</p> <p>Certified copies. If the requestor is seeking a certified copy of a City record, an additional charge of \$1.00 per each complete document may be applied to cover the additional expense and time required for certification.</p>			

SECTION II. MAPLEWOOD GOLF COURSE	2016	2017	2018
1. Green Fees:			
a. Weekday:			
(i) 18 Hole	\$34	\$35	\$35
(ii) 9 Hole	\$25	\$27	\$27
(iii) 18 Hole, Senior	\$25	\$27	\$27
(iv) 9 Hole, Senior	\$17	\$19	\$19
(v) 18 Hole, Junior	\$18	\$18	\$18
(vi) 9 Hole, Junior	\$14	\$14	\$14
b. Weekend:			
(i) 18 Hole	\$40	\$42	\$42
(ii) 9 Hole	\$25	\$27	\$27
<p>For purposes of this section, "weekend" shall mean Friday, Saturday, and Sunday. "Weekday" shall mean the remaining four days of the week. "Junior" shall mean ages 17 and under, "Senior" shall mean ages 62 and over.</p> <p>Off-season and promotional rates determined by management; posted on website.</p>			
2. Club Rental	\$15	\$18	\$18
3. Golf Cart Fees:			
a. 18 Hole	\$28	\$30	\$30
b. 18 Hole Single Rider	\$20	\$22	\$22
c. 9 Hole	\$17	\$18	\$18
d. 9 Hole Single Rider	\$10	\$11	\$11
e. Trail Fee	\$8	\$10	\$10
4. Driving Range Fees:			
a. Large Bucket	\$8	\$8	\$8
b. Small Bucket	\$5	\$5	\$5
c. Warm-up Bucket	\$3	\$3	\$3
5. Lesson Fees:			
a. 1/2 Hour Private	\$45	\$45	\$45
b. 1 Hour Private	\$65	\$65	\$65
c. 1/2 Hour Series Private	\$160	\$160	\$160
d. 1 Hour Series Private	\$240	\$240	\$240
e. Group Series	\$100	\$100	\$100
f. 1/2 Hour Private, Junior	\$25	\$25	\$25
g. Playing Lesson(3-hole minimum/9-hole maximum) per hole	\$15	\$15	\$15

SECTION III. CITY CENTER PARKING FEES	2016	2017	2018
1. City Center Parking Garage Fees			
Parking rates for retail parking will be as follows:			
a. Zero (0) - two (2) hours	N/C	N/C	N/C
b. Two (2) - four (4) hours	\$2	\$2	\$2
c. Four (4) - six (6) hours	\$4	\$4	\$4
d. Six (6) - (10) hours	\$6	\$6	\$6
e. 10 hours or more	\$10	\$10	\$10
f. Monthly pass-holders, tax included	\$35	\$35	\$35

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SECTION IV. AQUATIC FEES		2016	2017	2018
1. Admission for the Aquatic Center shall be as follows:				
a. Regular Session:				
(i)	Resident infants - under 1 year	N/C	N/C	N/C
(ii)	Non-resident infants - under 1 year	N/C	N/C	N/C
(iii)	Resident youth - 1 to 4 years	\$4	\$4.50	\$4.50
(iv)	Non-resident youth - 1 to 4 years	\$8	\$8.50	\$8.50
(v)	Resident ages 5 and up	\$8	\$8.50	\$8.50
(vi)	Non-resident ages 5 and up	\$14	\$15	\$15
(vii)	Resident lap swim - water walking only	\$3	\$3	\$3
(viii)	Non-resident lap swim - water walking only	\$4.50	\$4.50	\$4.50
b. Season Pass:				
(i)	Resident infants - under 1 year	N/C	N/C	N/C
(ii)	Non-resident infants - under 1 year	N/C	N/C	N/C
(iii)	Resident ages 1 and up	\$60	\$60	\$60
(iv)	Non-resident ages 1 and up	\$120	\$120	\$120
c. Miscellaneous Rates:				
(i)	Resident regular session per person rate (group rates)*	\$10	\$10	\$10
(ii)	Non-resident regular session per person rate	\$16	\$16	\$16
(iii)	Locker Rental	\$0.25	\$0.25	\$0.25
<p>*Group Rates: Group rates offer guaranteed admission for the group. In order to qualify for a group rate, the group must consist of ten (10) or more persons, and the session must be scheduled in advance. Please note that the number of groups may be limited each day. Staff has the authority to offer discounted daily rates for partial sessions or Renton-only events.</p>				
d. Canopy Rental Fees* (includes canopy and admission for one leisure swim session):				
(i)	Henry Moses Party Tent #1 (10' x 20' for up to twenty-five (25) guests):			
	(1) Resident Rate, per session	\$300	\$310	\$310
	(2) Non-resident Rate, per session	\$450	\$475	\$475
(ii)	Henry Moses Party Tent #2 (10' x 10' for up to fifteen (15) guests):			
	(1) Resident Rate	\$200	\$200	\$200
	(2) Non-Resident Rate	\$290	\$300	\$300
*Sales tax not included in the rental fee				
e.	Resident Rate all inclusive	\$1,500	\$1,800	\$1,800
f.	Non-resident Rate all inclusive	\$1,500	\$2,300	\$2,300
g. Swim Lesson Program: Fees and associated descriptions are published in the "What's Happening" Renton Activities Guide				
h. End-of-year School Party Rentals:				
(i)	Renton School District			
	(1) 001 - 299 students	\$1,900	\$1,900	\$1,900
	(2) 300 - 399 students	\$2,250	\$2,250	\$2,250
	(3) 400 - 499 students	\$2,400	\$2,400	\$2,400
	(4) 500 - 599 students	\$2,550	\$2,550	\$2,550
(ii)	Other Schools and Districts			
	(1) 001 - 299 students	\$2,450	\$2,450	\$2,450
	(2) 300 - 399 students	\$2,850	\$2,850	\$2,850
	(3) 400 - 499 students	\$3,150	\$3,150	\$3,150
	(4) 500 - 599 students	\$3,360	\$3,360	\$3,360
2. Boat Launch Rates:				
a.	Daily resident - 7 days a week	\$10	\$10	\$10
b.	Daily Non-resident - 7 days a week	\$20	\$20	\$20
c.	Overnight resident - 7 days a week	\$20	\$20	\$20
d.	Overnight Non-resident - 7 days a week	\$40	\$40	\$40
e.	Annual parking permit - resident	\$60	\$60	\$60
f.	Annual parking permit - non-resident	\$120	\$120	\$120
g.	Additional sticker (launching permit)	\$5	\$5	\$5
h.	Fishing Tournaments at Coulon Beach (additional rental fee if using the Pavilion area for weigh in and or electricity at the current rental rate) per event	\$50	\$50	\$50
SECTION V. CARCO THEATER (REPEALED)		2016	2017	2018
SECTION VI. PARKS AND FACILITIES USE AND RENTAL		2016	2017	2018
1. Outlying Picnic Shelters (Cedar River Trail, Liberty Park, Phillip Arnold Park, Teasdale Park and Heritage Park) Maximum of 50 people:				
a.	Resident 8:30am-1:30pm/3:30pm-8:30pm	\$90	\$90	\$90
b.	Non-resident 8:30am-1:30pm/3:30pm-8:30pm	\$180	\$180	\$180
c.	Full day resident 8:30am-sunset	\$140	\$140	\$140
d.	Full day non-resident 8:30am-sunset	\$280	\$280	\$280
2. Gene Coulon Beach Park Shelters (South #1, South #2 and Creekside) Maximum of 75 people:				
a.	Resident 8:30am-1:30pm/3:30pm-8:30pm	\$100	\$100	\$100
b.	Non-resident 8:30am-1:30pm/3:30pm-8:30pm	\$180	\$180	\$180
c.	Full day resident 8:30am-sunset	\$140	\$140	\$140
d.	Full day non-resident 8:30am-sunset	\$280	\$280	\$280
e.	South Shelters 1 & 2 Resident rate	\$300	\$300	\$300
f.	South Shelters 1 & 2 Non-resident rate	\$600	\$600	\$600

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City of Renton Fee Schedule
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SECTION VI. PARKS AND FACILITIES USE AND RENTAL (CONTINUED)		2016	2017	2018
3. Gene Coulon Beach Park Shelters (North Shelter):				
a.	Resident 8:30am-1:30pm/3:30pm-8:30pm	\$120	\$120	\$120
b.	Non-resident 8:30am-1:30pm/3:30pm-8:30pm	\$240	\$240	\$240
c.	Full day resident 8:30am-sunset under 75 people	\$160	\$160	\$160
d.	Full day resident 8:30am-sunset 76 - 100 people	\$190	\$190	\$190
e.	Full day non-resident 8:30am-sunset under 75 people	\$320	\$320	\$320
f.	Full day non-resident 8:30am-sunset 76 - 100 people	\$380	\$380	\$380
4. Tennis, Basketball and Sand Volleyball court rate per hour (Tournament Play Only):				
a.	Tennis court	\$10	\$10	\$10
b.	Park basketball court	\$10	\$10	\$10
c.	Sand volleyball court	\$10	\$10	\$10
5. Catering and Event Rate (All city parks apply):				
a.	Resident half day	\$200	\$200	\$200
b.	Resident full day	\$350	\$350	\$350
c.	Non-resident half day	\$400	\$400	\$400
d.	Non-resident full day	\$700	\$700	\$700
6. Inflatable and big toy rate:				
a.	Each	\$50	\$50	\$50
Note: Along with rental fee for the use of City facility for each inflatable or big toy, Applicant or Renter shall provide proof of insurance naming the City of Renton as additional insured.				
7. Open Space Area in the Parks (Cascade, Teasdale, Phillip Arnold, Cedar River, Earlington, Gene Coulon, Glencoe, Kennydale Lions, Sunset, and Riverview Parks):				
a.	Resident rate per hour	\$10	\$10	\$10
b.	Non-resident rate per hour	\$25	\$25	\$25
8. Photo Shoots per hour:				
a.	Commercial Film and Photo Shoots per hour	\$300	\$300	\$300
9. Athletic Field Rental, Lights and Prep Fees:				
a.	Sports field rental per hour - resident	\$25	\$25	\$25
b.	Sports field rental per hour - non-resident	\$30	\$30	\$30
c.	Renton Area Youth Sports Agencies, per hour	\$6	\$6	\$6
d.	Field prep for softball/baseball - resident per occurrence	\$30	\$30	\$30
e.	Field prep for soccer - resident per occurrence	\$45	\$45	\$45
f.	Custom Field prep - resident per occurrence	\$100	\$100	\$100
g.	Field prep for softball/baseball - non-resident per occurrence	\$35	\$35	\$35
h.	Field prep for soccer - non-resident per occurrence	\$50	\$50	\$50
i.	Custom Field prep - non-resident per occurrence	\$100	\$100	\$100
j.	Field lights all sports - resident per hour	\$25	\$25	\$25
k.	Field lights all sports - non-resident per hour	\$30	\$30	\$30
10. Banquet & Classroom Rental - Community Center & Senior Activity Center:				
a.	Friday evening 5 hour minimum - resident	\$650	\$650	\$650
b.	Weekend Rates 10 hour minimum - resident	\$1,300	\$1,300	\$1,300
c.	Extra hours - per hour - resident	\$130	\$130	\$130
d.	Friday 5 hour minimum - non-resident	\$750	\$750	\$750
e.	Weekend Rates 10 hour minimum - non-resident	\$1,500	\$1,500	\$1,500
f.	Extra hours - per hour - non-resident	\$150	\$150	\$150
g.	Kitchen charge - per hour	\$100	\$100	\$100
h.	Banquet Room - Mon - Fri - daytime - resident/hr 3 hour min	\$85	\$85	\$85
i.	Banquet Room - Mon - Fri - daytime - non-resident/hr 3 hour min	\$90	\$90	\$90
j.	Damage deposit	\$550	\$550	\$550
k.	Contract violation fee - per hour	\$200	\$200	\$200
l.	Cancellation Fee - Less than 90 days	\$550	\$550	\$550
11. Classroom and Gymnasium Rental - Renton Community Center:				
a.	Resident single gym athletic - per hour	\$45	\$45	\$45
b.	Non-resident single gym athletic - per hour	\$50	\$50	\$50
c.	Resident double gym athletic - per hour	\$90	\$90	\$90
d.	Non-resident double gym athletic - per hour	\$100	\$100	\$100
e.	Resident single gym non-athletic	\$550	\$550	\$550
f.	Non-resident single gym non-athletic	\$675	\$675	\$675
g.	Resident double gym non-athletic	\$1,100	\$1,100	\$1,100
h.	Non-resident double gym non-athletic	\$1,350	\$1,350	\$1,350
i.	Carpet fee single gym - resident & non-resident	\$175	\$175	\$175
j.	Carpet fee double gym - resident & non-resident	\$350	\$350	\$350
k.	Classroom resident	\$35	\$35	\$35
l.	Classroom Non-resident	\$40	\$40	\$40
12. Birthday Party Packages:				
a.	Sports package - resident	\$65	\$65	\$65
b.	Sports package - non-resident	\$75	\$75	\$75
13. Facility Rental - Neighborhood Center:				
a.	Meeting room - resident	\$35	\$35	\$35
b.	Gymnasium - resident	\$35	\$35	\$35
c.	Meeting room - non-resident	\$40	\$40	\$40
d.	Gymnasium - non-resident	\$40	\$40	\$40
SECTION VII. COMMUNITY CENTER PASS CARD & FEES		2016	2017	2018

Fees and associated descriptions are published in the "What's Happening" Renton Activities Guide

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SECTION VIII. AIRPORT CHARGES	2016	2017	2018
1. Airport Fuel Flow Charge: per gallon	\$0.06	\$0.08	\$0.08
2. JetA Fuel Flow Charge: per gallon	\$0	\$0.10	\$0.10
3. Transient airplane parking daily	\$4	\$8	\$8
4. Hangar wait list, one time fee	\$100	\$100	\$100
5. Tie-down wait list, one time fee	\$25	\$25	\$25
6. Lost gate card fee per occurrence	\$50	\$50	\$50
7. T-Hangar, Non-Refundable Move-in Fee	\$250	\$250	\$250
8. Penalty for violation of Minimum Standards/Airport Rules & Regulations (each occurrence)	\$0	\$500	\$500
9. Penalty for Movement Area Incursions (each occurrence), assessed to sponsor/tenant	\$0	\$500	\$500

SECTION IX. ANIMAL LICENSES FEES* - RMC 5-4-2	2016	2017	2018
1. Altered Animal Annual License	\$0	\$30	\$30
2. Unaltered Animal Annual License	\$0	\$50	\$50
3. Economically Qualified Resident Special Lifetime License	\$0	\$0	\$0
4. Duplicate Tag	\$10	\$10	\$10
5. Late Charge	\$30	\$30	\$30

*Please note, impounded animals are subject to license fees, microchipping costs, and other out-of-pocket costs as specified in RMC 6-6-2.

SECTION X. BUSINESS LICENSES	2016	2017	2018
1. General Business License (Base fee + Per hour fee = Total fee):			
a. Registration Fee	\$110	\$150	\$150
b. Per hour fee, for each worker hour *	\$0.0352	\$0.0352	\$0.0352
c. Appeal of Business License Decision	\$0	\$250	\$250
* Per hour rate shall be adjusted every other year by Seattle-Tacoma-Bremerton, All Items, Urban Wage Earners and Clerical Workers (also known as CPI-W) ending August 31, for the same two year period.			

2. Short Term Employment within the City:			
a. A temporary ninety (90) day license maybe purchased for each FTE on a temporary job*	\$50	\$50	\$50
*Not to exceed 270 consecutive days			

3. Penalties:			
a. The penalty to reinstate an expired business license	\$50	\$50	\$50
	\$250	+20% \$250	+20% \$250
	Fees	Fees	Fees
b. The penalty for failure to obtain a business license*			
c. Failure to pay the license fee within one day after the day on which it is due and payable pursuant to subsection C7 of Chapter 5 of the RMC shall render the business enterprise subject to a penalty of (5%) of the amount of the license fee for the first month of the delinquency and an additional penalty of (5%) for each succeeding month of delinquency, but not exceeding a total penalty of (25%) of the amount of such license fee.	5%-25%	5%-25%	5%-25%

* Payment of all license fee amounts still owing for the last three (3) years, plus a penalty of (20%) per annum for all amounts owing, plus any accounting, legal or administrative expenses incurred by the City in determining the nonreporting, or the unpaid portion over the last (3) years or in collecting the tax and/or penalty.

SECTION XI. ADULT ENTERTAINMENT LICENSES	2016	2017	2018
1. Every person applying for a adult entertainment license shall pay the applicable nonrefundable application fee:			
a. Adult Entertainment Business License	\$750	\$750	\$750
b. Entertainer	\$75	\$75	\$75
c. Manager	\$75	\$75	\$75
d. License Replacement	\$10	\$10	\$10

2. Penalties:			
a. Civil Penalty, per violation	\$1,000	\$1,000	\$1,000

SECTION XII. DEVELOPMENT FEES	2016	2017	2018
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1. Building Fees:			
a. Building Permit Fees: Building Permit Fees are payable prior to the issuance of a building permit ¹			
(i) Base Fee/Valuation \$1.00 to \$500.00	\$28	\$28	\$28
(ii) Valuation \$501.00 to \$2,000.00	\$28 + \$3.65 x each \$100 value	\$28 + \$3.65 x each \$100 value	\$28 + \$3.65 x each \$100 value
(iii) Valuation \$2001.00 to 25,000.00	\$82.75 + \$16.75 x each \$1,000 value	\$82.75 + \$16.75 x each \$1,000 value	\$82.75 + \$16.75 x each \$1,000 value
(iv) Valuation \$25,001.00 to \$50,000.00	\$468 + \$12 x each \$1,000 value	\$468 + \$12 x each \$1,000 value	\$468 + \$12 x each \$1,000 value
(v) Valuation \$50,001.00 to \$100,000.00	\$768 + \$8.35 x each \$1,000 value	\$768 + \$8.35 x each \$1,000 value	\$768 + \$8.35 x each \$1,000 value
(vi) Valuation \$100,001.00 to \$500,000.00	\$1,185.50 + \$6.70 x each \$1,000 value	\$1,185.50 + \$6.70 x each \$1,000 value	\$1,185.50 + \$6.70 x each \$1,000 value
(vii) Valuation \$500,001.00 to \$1,000,000.00	\$3,865.50 + \$5.65 x each \$1,000 value	\$3,865.50 + \$5.65 x each \$1,000 value	\$3,865.50 + \$5.65 x each \$1,000 value
(viii) Valuation \$1,000,001.00 and up	\$6,690.50 + \$4.35 x each \$1,000 value	\$6,690.50 + \$4.35 x each \$1,000 value	\$6,690.50 + \$4.35 x each \$1,000 value

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City of Renton Fee Schedule
2017-2018

SECTION XII. DEVELOPMENT FEES (CONTINUED)		2016	2017	2018
1. Building Fees: (continued)				
b. Combination Building Permit Fees*¹				
(i)	Plumbing up to 3,000 sq ft	\$150	\$200	\$200
(ii)	Plumbing over 3,000 sq ft	\$175	\$225	\$225
(iii)	Mechanical up to 3,000 sq ft	\$150	\$200	\$200
(iv)	Mechanical over 3,000 sq ft	\$175	\$225	\$225
(v)	Electrical up to 3,000 sq ft	\$75	\$125	\$125
(vi)	Electrical over 3,000 sq ft	\$100	\$150	\$150
* Combination Building Permit fees are required for each new single family residential structure, and are payable prior to the issuance of a building permit				
c. Building Plan Check Fee¹				
(i)	Initial Building Plan Check Fee*	\$0	65% of permit fee	65% of permit fee
(ii)	Additional Building Plan Check Fee	\$0	50% of initial plan Check Fee	50% of initial plan Check Fee
* Building Plan Check Fee is in addition to the building permit fees and combination building permit fees. The plan check fee is equal to 65% of the building permit fee or the combination building permit fee, payable at the time of building permit application submittal. Includes three (3) review cycles.				
d. Demolition Permit Fee:				
(i)	Residential	\$115	\$118.50	\$118.50
(ii)	Commercial	\$250	\$257.50	\$257.50
e. State Building Code Fee:				
(i)	All projects:	\$4.50	\$4.50	\$4.50
(ii)	Multi-family projects:	\$4.50	\$4.50	\$4.50
(1)	Each additional card:	\$2	\$2	\$2
f. Electrical Permit Fees:				
(i)	Residential Fees - Single -Family and Duplex			
(1)	New Service - Single Family and Duplex ¹			
(a)	Up to 200 AMP	\$70	\$206	\$206
(b)	Over 200 AMP	\$80	\$206	\$206
(2)	Service Changes/New Circuits - Single Family and Duplex:			
(a)	Change up to 200 AMP	\$60	\$150	\$150
(b)	Change over 200 AMP	\$75	\$150	\$150
(c)	Any new circuits added to above price is per each up to a maximum of \$80.00	\$15	\$20	\$20
(d)	Minimum fee for remodel/addition of new circuits without a service charge	\$60	\$150	\$150
(ii)	Multi-Family, Commercial and Industrial Fees:			
(1)	Value of work:			
	\$1.00 to \$500.00	\$60	\$63	\$63
	\$500.01 to \$1,000.00	\$45 + 3.3% of value	\$47 + 3.5% of value	\$47 + 3.5% of value
	\$1,000.01 to 5,000.00	\$78 + 2.9% of value	\$82 + 3.05% of value	\$82 + 3.05% of value
	\$5,000.01 to \$50,000.00	\$223 + 1.7% of value	\$234 + 1.8% of value	\$234 + 1.8% of value
	\$50,000.01 to \$250,000.00	\$1,073 + 1.0% of value	\$1,127 + 1.05% of value	\$1,127 + 1.05% of value
	\$250,000.01 to \$1,000,000.00	\$3,573 + 0.8% of value	\$3,752 + 0.85% of value	\$3,752 + 0.85% of value
	\$1,000,000.01 and up	\$11,573 + 0.45% of value	\$12,152 + 0.47% of value	\$12,152 + 0.47% of value
(iii)	Temporary Electrical Services	\$60	\$150	\$150
(iv)	Miscellaneous Electrical Fees			
(1)	Job Trailers	\$60	\$150	\$150
(2)	Signs per each	\$60	\$150	\$150
(3)	Mobile Homes	\$60	\$150	\$150
(4)	Low Voltage Work (e.g., alarm systems; thermostats; computer, data, or phone lines; fiber optics, cable television, etc.)	50% of commercial fees Minimum \$60.00	50% of commercial fees Minimum \$150.00	50% of commercial fees Minimum \$150.00
Exemption: Residential telephone communication systems, thermostats, security systems, and cable television installations are exempt from fees				
g. House Moving* - minimum per hour Inspection Fee:				
		\$100	\$150	\$150
*This covers only the Building Section inspection of the structure prior to move. There is a separate additional fee charged by the Public Works Department to cover the actual house move permit. A building permit is also required in order to site the structure on the new site.				
h. Inspection Fee For Condominium Conversions				
		\$100 on 1st unit / \$15 each add'l unit	\$150 on 1st unit / \$20 each add'l unit	\$150 on 1st unit / \$20 each add'l unit
i. Manufactured/Mobile Home Installation Fees*:				
(i)	Within a manufactured home park	\$100	\$150	\$150
(ii)	Outside of a manufactured home park	Building Permit Fees	Building Permit Fees	Building Permit Fees
* Includes plan review and inspection fees for the foundation (electrical, plumbing, mechanical, sewer and water connection fees are in addition to the below amounts).				

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City of Renton Fee Schedule
2017-2018

SECTION XII. DEVELOPMENT FEES (CONTINUED)		2016	2017	2018
1. Building Fees: (continued)				
j.	Mechanical Permit Fees: ¹			
(i)	Basic permit fee plus itemized fees below:	\$45	\$49.50	\$49.50
(1)	Heating system (furnace, heat pump, suspended heater, fireplace, wood stove, etc.). A/C system (air conditioner, chiller or Air Handling Unit (VAV) including ducts and vents)	\$17	\$18.75	\$18.75
(2)	Boiler or Compressor:			
(a)	Single & Multi Family	\$17	\$18.75	\$18.75
(b)	Commercial	\$60	\$66	\$66
(3)	Commercial Refrigeration system	\$60	\$66	\$66
(4)	Residential ventilation/exhaust fan	\$8	\$8.75	\$8.75
(5)	Commercial ventilation/exhaust system not a portion of any heating or air conditioning system authorized by a permit.	\$17	\$18.75	\$18.75
(6)	Commercial Hood: Installation of each served by a mechanical exhaust, including the ducts for such hood each	\$50	\$55	\$55
(7)	Incinerator: Installation or relocation of each	\$75	\$82.50	\$82.50
(8)	Appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$17	\$18.75	\$18.75
(9)	Fuel Gas Piping:			
(a)	Each gas-piping system of 1 to 4 outlets	\$12	\$13.25	\$13.25
(b)	Each additional outlet over 4, per outlet	\$2.50	\$2.75	\$2.75
k.	Plumbing Permit Fees: ¹			
(i)	Base fee for all types of work; plus itemized fees below:	\$45	\$49.50	\$49.50
(1)	Per plumbing fixture (e.g., sink, shower, toilet, dishwasher, tub, etc.) or set of fixtures on one trap	\$8	\$8.75	\$8.75
(2)	For meter to house water service	\$8	\$8.75	\$8.75
(3)	Fuel Gas Piping:			
(a)	Each gas-piping system of 1 to 4 outlets	\$12	\$13.25	\$13.25
(b)	Each additional outlet over 4, per outlet	\$2.50	\$2.75	\$2.75
(4)	Per drain for rainwater systems	\$8	\$8.75	\$8.75
(5)	Per lawn sprinkler system, includes backflow prevention	\$8	\$8.75	\$8.75
(6)	Per fixture for repair or alteration of drainage or vent piping	\$8	\$8.75	\$8.75
(7)	Per vacuum breaker or backflow protection device on tanks, vats, etc	\$8	\$8.75	\$8.75
(8)	Per interceptor for industrial waste pretreatment	\$8	\$8.75	\$8.75
(9)	Medical Gas Piping:			
(a)	Each gas-piping system of 1 to 5 outlets	\$60	\$66.00	\$66.00
(b)	Each additional outlet over 5, per outlet	\$5	\$5.50	\$5.50
l.	Sign Permit Fees:			
(i)	Permanent Signs:			
(1)	Roof, projecting, awning, canopy, marquee, and wall signs	\$125	\$250	\$250
(2)	Freestanding ground and pole signs	\$175	\$250	\$250
(ii)	Temporary and Portable Signs:			
(1)	Real Estate Directional Signs, pursuant to RMC 4-4-100J2, permit valid for a 12-months period	\$50	\$75	\$75
(2)	Grand Opening Event Signs, pursuant to RMC 4-4-100J6d(i)	\$50	\$75	\$75
(3)	Event Signs, pursuant to RMC 4-4-100J6d(ii) and (iii) per sign, per promotion	\$25	\$50	\$50
(4)	A-Frame Signs, pursuant to RMC 4-4-100J5 Charge is for the first sign, all subsequent signs are \$50.00	\$100	\$125	\$125
(ii)	Temporary and Portable Signs: (continued)			
(5)	Commercial Property Real Estate Banner each sign permit is valid for 12 months.	\$50	\$75	\$75
(6)	Decorative Flags fee is per entrance and valid until flag(s) are removed	\$50	\$75	\$75
(iii)	Request for Administrative Modifications of City Center Sign Regulations per RMC 4-4-100H9:	\$100	\$150	\$150
(iv)	Work in Advance of Sign Permit Issuance: Where work for which the permit is required by this Title IV of RMC is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled; but the payment of such double fee shall not relieve any persons from complying with the requirements in the execution of the work nor from any other penalties prescribed herein.	All above fees doubled	All above fees doubled	All above fees doubled
m.	Miscellaneous Fees:			
(i)	Minimum Housing Inspection:			
(1)	Assessed under the provisions of Section 305.8 of the International Building Code.	\$75	\$100	\$100
(2)	WABO - Adult Family Home; Misc building inspection	\$100	\$100	\$100
(ii)	Plan Review Fees for Electrical, Plumbing, or Mechanical Permits*	40% of permit fee	40% of permit fee	40% of permit fee
(iii)	Reinspection Fee	\$75/hr	\$100	\$100
(iv)	Safe and Healthy Housing Program:			
(1)	Registration Fee			
(a)	1 - 4 dwelling unit(s), each, per year	N/A	\$12	\$12
(b)	5 - 24 dwelling units, each, per year	N/A	\$10	\$10
(c)	25 or more dwelling units, each, per year	N/A	\$8	\$8
(d)	Communal residence, each, per year	N/A	\$20	\$20
(2)	City Inspection			
(a)	Initial inspection	N/A	\$50	\$50
(b)	First (1st) reinspection	N/A	\$90	\$90
(c)	Second (2nd) reinspection	N/A	\$125	\$125
(d)	Third (3rd) reinspection	N/A	\$200	\$200
(3)	Contractor Inspection; admin fee to City	N/A	\$40	\$40
(4)	Appeal of Inspection	N/A	\$250	\$250

*In addition to the above permit fees, a plan check fee equal to forty percent (40%) of the permit fee may be charged when required by the Building Official.

¹Per Resolution 4318, fees for an Accessory Dwelling Unit (ADU) will be assessed at 50%; fees will be waived for every third ADU created within a subdivision of ten or more lots and vested as of the adoption date of Res. 4318, through December 31, 2018.

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City of Renton Fee Schedule
2017-2018

SECTION XII. DEVELOPMENT FEES (CONTINUED)		2016	2017	2018
2. Land Use Review Fees:				
a. General Land Use Review:				
(i)	Additional Animals Permit	\$50	\$50	\$50
(ii)	Address Change	N/A	\$100	\$100
(iii)	Annexation:			
	(1) Less than 10 acres	N/C	\$5,000	\$5,000
	(2) 10 acres or more	N/C	\$2,500	\$2,500
(iv)	Appeal (or reconsideration) of:			
	(1) Hearing Examiner's Decision	\$250	\$500	\$500
	(2) Administrative Decision	\$250	\$500	\$500
	(3) Environmental Decision	\$250	\$500	\$500
(v)	Binding Site Plan (total fee for both preliminary and final phases)	\$2,500	\$5,000	\$5,000
(vi)	Code Text Amendment	N/C	N/C	N/C
(vii)	Comprehensive Plan Map or Text Amendment (each)	\$2,500	\$5,000	\$5,000
(viii)	Conditional Use Permit:			
	(1) HEX	\$2,500	\$3,000	\$3,000
	(2) Administrative ³	\$1,000	\$1,500	\$1,500
(ix)	Critical Areas Exemption	N/C	N/C	N/C
(x)	Critical Areas Permit	N/A	\$1,200	\$1,200
(xi)	Critical Areas Review Fee: for those projects that propose impacts to critical areas and will be billed at the cost of contract biologist's review. ¹	100% of contract cost	100% of contract cost	100% of contract cost
(xii)	Development Agreement	N/A	\$10,000	\$10,000
(xiii)	Environmental Impact Statement Cost include the coordination, review and appeal. Draft and Final ²	100% of cost	100% of cost	100% of cost
(xiv)	Environmental Checklist Review	\$1,000	\$1,500	\$1,500
(xv)	Fence Permit (special)	\$100	\$150	\$150
(xvi)	Grading and Filling Permit (Hearing Examiner)	\$2,500	\$5,000	\$5,000
(xvii)	Landscape Review Fee	\$100	\$150	\$150
(xviii)	Legal Lot Segregation	N/C	N/C	N/C
(xix)	Lot Consolidation	N/A	\$500	\$500
(xx)	Lot Line Adjustment	\$450	\$1,000	\$1,000
(xxi)	Manufactured/Mobile Home Park:			
	(1) Tentative	\$500	\$1,000	\$1,000
	(2) Preliminary	\$2,500	\$3,000	\$3,000
	(3) Final	\$1,000	\$1,500	\$1,500
(xxii)	Open Space Classification Request	\$100	\$150	\$150
(xxiii)	Plats:			
	(1) Short Plat (total fee for both preliminary and final phases)	\$2,000	\$5,000	\$5,000
	(2) Preliminary	\$4,500	\$10,000	\$10,000
	(3) Final Plat	\$1,500	\$5,000	\$5,000
(xxiv)	Planned Urban Development:			
	(1) Preliminary Plan	\$2,500	\$5,000	\$5,000
	(2) Final Plan	\$1,000	\$2,500	\$2,500
	(3) Reasonable Use Exception:			
	(a) In conjunction with land use permit	N/A	\$500	\$500
	(b) Stand alone	N/A	\$1,500	\$1,500
(xxv)	Rezone	\$2,500	\$5,000	\$5,000
(xxvi)	Routine Vegetation Management Permit without Critical Areas	\$75	\$100	\$100
(xxvii)	Shoreline-Related Permits:			
	(1) Shoreline Permit Exemption	N/C	N/C	N/C
	(2) Substantial Development Permit	\$2,000	\$2,500	\$2,500
	(3) Conditional Use Permit	\$2,500	\$3,000	\$3,000
	(4) Variance	\$2,500	\$3,000	\$3,000
(xxix)	Site Development Plan (Site Plan or Master Plan which includes design review fee for projects subject to RMC 4-3-100):			
	(1) Hearing Examiner Review	\$2,500	\$3,500	\$3,500
	(2) Administrative Review	\$1,500	\$2,500	\$2,500
	(3) Modification (minor, administrative)	N/C	\$250	\$250
	(4) Modification (major) required new application and repayment of fee required	Application Fees	Application Fees	Application Fees
(xxx)	Small Cell Permit, per site ⁴	N/A	N/A	\$500
(xxx) (xxx)	Special Permit (Hearing Examiner)	\$2,500	\$2,500	\$2,500
(xxx) (xxxii)	Temporary Use Permits:			
	(1) Tier 1	\$75	\$100	\$100
	(2) Tier 2	\$150	\$200	\$200
(xxxii) (xxxiii)	Variance (per each variance requested) Administrative or Hearing Examiner	\$1,200	\$1,300	\$1,300
(xxxii) (xxxiv)	Waiver or Modification of Code Requirements cost is per request	\$150	\$250	\$250
(xxxiv) (xxxv)	Zoning Compliance Letter	\$400	\$450	\$450
b. Exception for Projects Vested in the County: For those projects that have vested to a land use permit under the development regulations of King County, the King County Land Use Review Fee Schedule shall apply, and is hereby adopted by reference. A copy of that fee schedule has been filed with the City Clerk and is available at the City Clerk's office for public review.				

ORDINANCE NO. 5876

City of Renton Fee Schedule
2017-2018

SECTION XII. DEVELOPMENT FEES (CONTINUED)		2016	2017	2018
2. Land Use Review Fees: (Continued)				
¹ Per RMC 4-3-050F7, the City may charge and collect fees from any applicant to cover costs incurred by the city in review of plans, studies, monitoring reports and other documents related to evaluation of impacts to or hazards from critical areas and subsequent code-required monitoring.				
² When the City is the lead agency for a proposal requiring an Environmental Impact Statement (EIS) and the Environmental Review Committee (ERC) determines that the EIS shall be prepared, the City may charge and collect a reasonable fee from any applicant to cover costs incurred by the City in preparing the EIS. The ERC shall advise the applicant(s) of the projected costs for the EIS prior to actual preparation; the applicant shall post bond or otherwise ensure payment of such costs. The ERC may determine that the City will contract directly with a consultant for preparation of an EIS, or a portion of the EIS, and may bill such costs and expenses directly to the applicant. Such consultants shall be selected by mutual agreement of the City and applicant after a call for proposals. If a proposal is modified so that an EIS is no longer required, the ERC shall refund any fees collected under this subsection which remain after incurred costs are paid. The City may collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this Title relating to the applicant's proposal. The City shall not collect a fee for performing its duties as a consulted agency. The City may charge any person for copies of any document prepared under this Title, and for mailing the document, in a manner provided by chapter 42.17 RCW.				
³ Per Resolution 4318, fees for an Accessory Dwelling Unit (ADU) will be assessed at 50%; fees will be waived for every third ADU created within a subdivision of ten or more lots and vested as of the adoption date of Res. 4318, through December 31, 2018.				
⁴ Prior to issuance of a small cell permit, the applicant shall pay the actual administrative expenses incurred by the City that are directly related to the City's review of the application, including plan inspection, and approval, as authorized by RCW 35.21.860(1)(b), as may be amended.				
3. Public Works Fees:				
a.	Franchise Application Fee	N/A	\$5,000	\$5,000
¹ The fixed application fee established herein is intended to cover the City's internal administrative costs in processing and administering the franchise. In addition to the fixed application fee, the City may require applicants to either directly pay or reimburse the City for external costs reasonably incurred to process the application and/or administer the franchise agreement. The City may require applicants to deposit funds in advance to cover legal and/or other professional services fees as they are incurred.				
b.	Franchise Permit Fees: ^{1,2}			
Unless otherwise specified in a franchise agreement, the fee shall be due and payable at or prior to the time of construction permit issuance. If a franchise agreement does not specify the fee amount, the generic fee, as identified in the following table, shall be collected.				
(i)	Small work, including trenching less than 60 linear feet or installation of 6 or less utility poles	\$350	\$350	\$350
(ii)	All other work permit fee plus \$60 per hour of inspection.	\$350	\$350	\$350
¹ Bond required pursuant to RMC 9-10-5				
² The City may decide to contract with a consultant to perform plan reviews and inspections and may bill such costs and expenses directly to the applicant.				
c.	Latecomers' Agreement Application Fees:			
(i)	Processing fee* (Nonrefundable)			
(1)	If amount covered by latecomers' is \$20,000 or less	\$500	\$500	\$500
(2)	If amount covered by latecomers' is between \$20,000 and \$100,000	\$1,000	\$1,000	\$1,000
(3)	If amount covered by latecomers' is greater than \$100,000	\$2,000	\$2,000	\$2,000
(ii)	Latecomers' Agreement – Administration and collection fee			
(1)	if amount covered by latecomers' is \$20,000.00 or less	15% of total	15% of total	15% of total
(2)	If amount covered by latecomers' is between \$20,000 and \$100,000	10% of total	10% of total	10% of total
(3)	If amount covered by latecomers' is greater than \$100,000	5% of total	5% of total	5% of total
(iii)	Segregation processing fee, if applicable	\$750	\$750	\$750
*The processing fee is due at the time of application. The administration and collection fee is deducted from each individual latecomer fee payment and the balance forwarded to the holder of the latecomer's agreement pursuant to RMC 9-5, Tender of Fee.				
d.	System Development Charge Tables:			
(i)	Water and Wastewater System Development Charges:			
(1)	5/8 x 3/4 inch and 1 inch:			
(a)	Water service fee ³	\$3,245	\$3,486	\$3,727
(b)	Fire service fee ^{1,2}	\$422	\$450	\$477
(c)	Wastewater fee ³	\$2,242	\$2,540	\$2,837
(2)	1-1/2 inch:			
(a)	Water service fee ³	\$16,225	\$17,430	\$18,635
(b)	Fire service fee ^{1,2}	\$2,110	\$2,247	\$2,384
(c)	Wastewater fee ³	\$11,210	\$12,700	\$14,185
(3)	2 inch:			
(a)	Water service fee ³	\$25,960	\$27,888	\$29,816
(b)	Fire service fee ^{1,2}	\$3,376	\$3,596	\$3,815
(c)	Wastewater fee ³	\$17,936	\$20,320	\$22,696
(4)	3 inch:			
(a)	Water service fee ³	\$51,920	\$53,776	\$59,632
(b)	Fire service fee ^{1,2}	\$6,752	\$7,191	\$7,630
(c)	Wastewater fee ³	\$35,872	\$40,640	\$45,392
(5)	4 inch:			
(a)	Water service fee ³	\$81,125	\$87,150	\$93,175
(b)	Fire service fee ^{1,2}	\$10,550	\$11,236	\$11,922
(c)	Wastewater fee ³	\$56,050	\$63,500	\$70,925
(6)	6 inch:			
(a)	Water service fee ³	\$162,250	\$174,300	\$186,350
(b)	Fire service fee ^{1,2}	\$21,100	\$22,476	\$23,843
(c)	Wastewater fee ³	\$112,100	\$127,000	\$141,850
(7)	8 inch:			
(a)	Water service fee ³	\$259,600	\$278,880	\$298,160
(b)	Fire service fee ^{1,2}	\$33,760	\$35,955	\$38,149
(c)	Wastewater fee ³	\$179,360	\$203,200	\$226,960
(ii)	Storm Water System Development Charges:			
(1)	New single family residence (including mobile/manufactured homes) ³	\$1,485	\$1,608	\$1,718
(2)	Addition to existing single family residence greater than 500 square feet (including mobile/manufactured homes) Fee not to exceed \$1,608 (2017) or \$1,718 (2018)	0.594 per sq foot	0.641 per sq foot	0.687 per sq foot

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City of Renton Fee Schedule
2017-2018

SECTION XII. DEVELOPMENT FEES (CONTINUED)		2016	2017	2018
3. Public Works Fees: (continued)				
	(3) All other uses charge per square foot of new impervious surface, but not less than \$1,608 (2017) or \$1,718 (2018)	\$0.594 per sq foot	\$0.641 per sq foot	\$0.687 per sq foot
d. System Development Charge Tables: (continued)				
	¹ Based upon the size of the fire service (NOT detector bypass meter)			
	² Unless a separate fire service is provided, the system development charge(s) shall be based upon the size of the meter installed and a separate fire service fee will not be charged.			
	³ Per Resolution 4318, fees for an Accessory Dwelling Unit (ADU) will be assessed at 50%; fees will be waived for every third ADU created within a subdivision of ten or more lots and vested as of the adoption date of Res. 4318, through December 31, 2018.			
e. Administrative Fees for SDC Segregation Request*		\$750 + administrative costs	\$750 + administrative costs	\$750 + administrative costs
	*The applicant shall pay the City's administrative costs for the preparation, processing and recording of the partial payment of the fee(s). The administrative fee is due at the time of application for special assessment district, and/or latecomer's charge partial payment for each segregation. If the same segregation is used for more than one utility's special assessment district, then only one administrative fee is collected.			
f. Public Works Construction Permit Fees:	The following public works construction permit fees, utility permit fees, and miscellaneous charges are payable at or prior to the time of construction permit issuance.			
(i)	Water Construction Permit Fees: ¹			
	(1) Water meter tests for 3/4" to 2" meter	\$50	\$50	\$50
	(a) Water meter tests on meters 2" or larger	\$60 deposit + time and materials	\$60 deposit + time and materials	\$60 deposit + time and materials
	(b) Open and close fire hydrants for fire flow tests conducted by others.	Time and materials	Time and materials	Time and materials
	(c) Water service disconnection (cut at main)	\$250	\$250	\$250
	(d) Meter resets	\$95	\$95	\$95
	(e) Repair of damage to service	\$225	\$225	\$225
	(f) Water main connections	\$535	\$535	\$535
	(g) Water main cut and cap	\$1,000	\$1,000	\$1,000
	(h) Water quality/inspection/purity tests	\$65	\$80	\$80
	(i) Specialty water tests (lead, copper, etc)			
		Cost of test + \$70 processing fee	Cost of test + \$70 processing fee	Cost of test + \$70 processing fee
	(j) Water turn ons/offers after hours	\$185	\$185	\$185
	(k) Installation of isolation valve.			
		\$2,000 deposit + time and materials	\$2,000 deposit + time and materials	\$2,000 deposit + time and materials
	(l) New water line chlorination fee. Fee plus \$0.15 per lineal foot for any footage after the first two hundred fifty (250) lineal feet	\$250 + \$0.15 per lineal foot	\$250 + \$0.15 per lineal foot	\$250 + \$0.15 per lineal foot
	(m) Miscellaneous water installation fees.			
	(n) Service size reductions	\$50	\$50	\$50
	(o) Installation fees for ring and cover castings	\$200	\$200	\$200
	(2) Water meter installation fees – City installed: The following fees are payable at the time of application for water meter installation(s)			
	(a) 3/4" meter installed by City within City limits. Installation of stub service and meter setter only.	\$3,075	\$2,850	\$2,850
	(i) 3/4" meter drop in only	\$400	\$400	\$400
	(b) 3/4" meter installed by City outside City limits. Installation of stub service and meter setter only.	\$3,310	\$2,910	\$2,910
	(i) 3/4" meter drop in only	\$400	\$400	\$400
	(c) 1" meter installed by the City. Installation of stub service and meter setter only.	\$3,310	\$2,850	\$2,850
	(i) 1" meter drop in only	\$460	\$460	\$460
	(d) 1-1/2" meter installed by the City. Installation of stub service and meter setter only	\$5,330	\$4,580	\$4,580
	(i) 1-1/2" meter drop in only	\$750	\$750	\$750
	(e) 2" meter installed by the City. Installation of stub service and meter setter only.	\$5,660	\$4,710	\$4,710
	(i) 2" meter drop in only	\$950	\$950	\$950
	(3) Water meter processing fees – Applicant installed: For meters larger than 2", the applicant must provide materials and installs. The City charges a \$220.00 processing fee at the time of meter application.	NA	\$220	\$220
	(4) Hydrant Meter fees: The following fees are payable at the time of application for a hydrant meter			
	(a) Hydrant meter permit fee	\$50	\$50	\$50
	(b) Deposits:			
	(i) 3/4" meter and backflow prevention assembly.	\$300	\$500	\$500
	(ii) 3" meter and backflow prevention assembly.	\$800	\$2,000	\$2,000
	(iii) Deposit processing charge, nonrefundable.	\$25	\$25	\$25
	(c) Meter rental (begins on day of pickup):			
	(i) 3/4" meter and backflow prevention assembly. Per month.	\$11.66	\$50	\$50
	(ii) 3" meter and backflow prevention assembly. Per month.	\$143.67	\$250	\$250
(ii)	Wastewater and Surface Water Construction Permit Fees ¹			
	(1) Residential:			
	(a) Wastewater permit fee	\$250	\$300	\$300
	(b) Surface water permit fee	\$250	\$300	\$300
	(2) Commercial:			
	(a) Wastewater permit fee	\$300	\$300	\$300
	(b) Surface water permit fee	\$300	\$300	\$300
	(3) Industrial:			
	(a) Wastewater permit fee	\$300	\$300	\$300
	(b) Surface water permit fee	\$300	\$300	\$300

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City of Renton Fee Schedule
2017-2018

SECTION XII. DEVELOPMENT FEES (CONTINUED) **2016** **2017** **2018**

3. Public Works Fees: (continued)

f. Public Works Construction Permit Fees: The following public works construction permit fees, utility permit fees, and miscellaneous charges are payable at or prior to the time of construction permit issuance. (continued)

(ii) Wastewater and Surface Water Construction Permit Fees¹ (continued)

(4) Repair of any of the above			
(a) Wastewater permit fee	\$200	\$300	\$300
(b) Surface water permit fee	\$200	\$300	\$300
(5) Cut and cap/Demolition permit:			
(a) Wastewater permit fee	\$250	\$300	\$300
(b) Surface water permit fee	\$250	\$300	\$300
(6) Reinspection for Wastewater or Surface Water Permits	N/C	\$300	\$300
(7) Ground water discharge (temporary connection to wastewater system for discharge of contaminated ground water over 50,000 gallons) Rate plus billed for current Renton and King County sewer rate on discharged amount (meter provided by property owner)	plus King County sewer rate on discharged amount	plus King County sewer rate on discharged amount	plus King County sewer rate on discharged amount

(iii) Work in right-of-way – construction permit: Utility and street/sidewalk improvements: A bond is required, as stipulated in RMC 9-10-5, Street Excavation Bond.

(1) Less than 35 feet in length	\$100	\$100	\$100
(2) 35 to 100 feet in length	\$125	\$125	\$125
(3) Greater than 100 feet in length	\$150	\$150	\$150
(4) Wastewater or storm water service	\$150	\$300	\$300
(5) King County ROW Permits/Inspections:			
(a) Service Installation Only	\$600	\$1,000	\$1,000
(b) Utility Extension per 100' of Length (Min 200' Length)	\$300	\$500	\$500

(iii) Work in right-of-way – construction permit: Utility and street/sidewalk improvements: A bond is required, as stipulated in RMC 9-10-5, Street Excavation Bond. (continued)

(iv) Street light system fee, per new connection to power system (payable at or prior to the time of construction permit issuance) \$500 \$500 \$500

Exception: No permit fee shall be charged for individual homeowners for work in street rights-of-way for street tree or parking strip irrigation systems.

²Per Resolution 4318, fees for an Accessory Dwelling Unit (ADU) will be assessed at 50%; fees will be waived for every third ADU created within a subdivision of ten or more lots and vested as of the adoption date of Res. 4318, through December 31, 2018.

g. Public works plan review and inspection fees³: All developers, municipal or quasi-municipal entities, or utility corporations or companies, except those specifically exempted, shall pay fees under this Section. Exempted entities include City-franchised cable TV, cable modem, natural gas, telecommunications, and electrical power. Half of this fee must be paid upon application and the remainder when the permit(s) is issued. There are additional construction permit fees which are also payable upon issuance. The fee will be based upon percentages of the estimated cost of improvements using the following formula.

(i) Street and utility plan review and inspection fees; estimated construction cost²: The applicant must submit separate, itemized cost estimates for each item of improvement subject to the approval by the Public Works Plan Review Section.

(1) \$150,000.00 or less	6% of cost	6% of cost	6% of cost
	\$9,000 + 5% over	\$9,000 + 5% over	\$9,000 + 5% over
(2) Over \$150,000.00 but less than \$300,000.00.	\$150,000	\$150,000	\$150,000
(3) \$300,000.00 and over.	\$16,500 + 4% over	\$16,500 + 4% over	\$16,500 + 4% over
	\$300,000	\$300,000	\$300,000
	\$550	\$550	\$550

(ii) Standard or minor drainage adjustment review

¹Includes three (3) review cycles. Additional reviews will be charged \$1,500 each.

²Construction cost, also known as the Engineer's Estimate or the Contractor's Bid, shall mean cost estimate for all project related improvements outside of the building envelopes, including, but not limited to, all costs required to construct the following: paved parking lots, private sidewalks or walkways; private and public storm water management facilities; temporary erosion and sedimentation control facilities; water quality facilities; public and private streets; public and private sanitary sewers; public water main improvements; required off-site street, bike and pedestrian improvements; street lighting improvements; required landscaping and street tree improvements; and site grading and mobilization costs.

³The City may decide to contract with a consultant to perform plan reviews and inspections and may bill such costs and expenses directly to the applicant.

h. Grade and Fill License Fees: Fees shall be based on Tier.

Grade and Fill Quantity	Cleared or Disturbed	New or Replaced Hard Surface	Tier
< 50 cy	< 7,000 sf	< 2,000 sf	1
50 cy - 499 cy	7,000 sf - < 3/4 acre	2,000 sf - 4,999 sf	2
500 cy - 4,999 cy	3/4 ac - < 1 ac	5,000 sf - < 1 ac	3
5,000 cy - 49,999 cy	1 ac - < 2.5 ac	1 ac - < 2.5 ac	4
50,000 cy - 99,999 cy	2.5 ac - < 5 ac	2.5 ac - < 5 ac	5
100,000 cy and larger	5 ac and larger	5 ac and larger	6

(i) Review/Intake Fee¹:

(1) Tier 1	N/A	\$155	\$155
(2) Tier 2	N/A	\$466	\$466
(3) Tier 3	N/A	\$621	\$621
(4) Tier 4	N/A	\$932	\$932
(5) Tier 5	N/A	\$1,242	\$1,242
(6) Tier 6	N/A	\$1,553	\$1,553

(ii) Inspection/Issuance Fee²:

(1) Tier 1	N/A	\$148	\$148
(2) Tier 2	N/A	\$444	\$444
(3) Tier 3	N/A	\$887	\$887
(4) Tier 4	N/A	\$1,183	\$1,183
(5) Tier 5	N/A	\$2,366	\$2,366
(6) Tier 6	N/A	\$3,550	\$3,550

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City of Renton Fee Schedule
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SECTION XII. DEVELOPMENT FEES (CONTINUED)		2016	2017	2018
3. Public Works Fees: (continued)				
h.	Grade and Fill License Fees: Fees shall be based on Tier. (continued)			
(iii)	Solid Waste Fills: The plan check fee for solid waste fills shall be one and one-half (1-1/2) times the plan checking fees listed above. The fee for a grading license authorizing additional work to that under a valid license shall be the difference between the fee paid for the original license and the fee shown for the entire project.	1.5 x plan check fee	1.5 x plan check fee	1.5 x plan check fee
(iv)	Annual Licenses of Solid Waste Fills: The fee for annual licenses for solid waste fills shall be one and one-half (1-1/2) times the plan checking fees listed above. The fee for a grading license authorizing additional work to that under a valid license shall be the difference between the fee paid for the original license and the fee shown for the entire project. Any unused fee may be carried forward to the next year. If any work is done before the license is issued, the grading license fee shall be doubled.	1.5 x plan check fee	1.5 x plan check fee	1.5 x plan check fee
¹ Intake/review fees are payable at the time of application.				
² Inspection/Issuance fees are payable at the time of issuance.				
i.	Release of easement fees: The imposition, collection, payment and other specifics concerning this charge are detailed in chapter 9-1 RMC, Easements			
(i)	Filing fee, payable at the time of application	\$250	\$250	\$250
(ii)	Processing fee (paid upon Council approval of release of easement)	\$250	\$250	\$250
j.	Right-of-Way use permit fees & Revocable permits for the Use of Excess Public Right-of-way: These fees are payable at the time of application. The imposition, collection, payment and other specifics concerning this charge are detailed in chapter 9-2 RMC, Excess Right-of-Way Use.			
(i)	Single family and two family uses annually, fee plus leasehold excise tax1 if applicable	\$10.00 + LET ¹	\$10.00 + LET ¹	\$10.00 + LET ¹
(ii)	All uses without public benefit fee is a per month charge based on property value2 of land to be utilized, plus leasehold excise tax1, if applicable. Payable yearly in advance	0.5% x Value ² LET ¹	0.5% x Value ² LET ¹	0.5% x Value ² LET ¹
(iii)	Uses with public benefit fee is a per year of assessed value of land adjoining the property, plus leasehold excise tax1, if applicable. In no case less than \$10.00. Payable yearly in advance.	0.5% x Value ² LET ²	0.5% x Value ² LET ¹	0.5% x Value ² LET ¹
(iv)	Insurance Required: Public Liability and property damage insurance is also required pursuant to RMC 9-2-5B, Minimum Permit Requirements for Excess Right-of-Way Use.			
(v)	Exception for Public Agencies: a no-fee permit may be issued only when the applicant is a public agency and when the proposed use of the right-of-way provides a direct service to the public (e.g., Metro applications for right-of-way for bus shelters).			
¹ There is hereby levied and shall be collected a leasehold excise tax on that act or privilege of occupying or using public owned real or personal property through a leasehold interest at the rate established by the State of Washington				
² Right-of-way value shall be based on the assessed value of the land adjoining the property as established by the King County Assessor				
k.	Street and Alley vacation Fees: The imposition, collection, payment and other specifics concerning this charge are detailed in chapter 9-14 RMC, Vacations			
(i)	Filing fee, payable at the time of application	\$500	\$500	\$500
(ii)	Processing and completion fee, payable upon Council approval of the vacation and upon administrative determination of appraised value of vacated right-of-way: Appraised Value of Vacated right-of-way: (1) Less than \$25,000 (2) \$25,000 to \$75,000 (3) Over \$75,000	\$750 \$1,250 \$2,000	\$750 \$1,250 \$2,000	\$750 \$1,250 \$2,000
l.	Temporary connections to a City utility system may be granted for a one-time, temporary, short-term use of a portion of the property for a period not to exceed three (3) consecutive years:			
(i)	Storm Water Fee; Fee equal to thirty percent (30%) of the current system development charge applicable to that portion of the property.*	10% of system development charge	30% of system development charge	30% of system development charge
(ii)	Wastewater Fee; Annual fFee equal to thirty percent (30%) of the current system development charge applicable to the size of the temporary domestic water meter(s).*	10% of system development charge	30% of system development charge	30% of system development charge
(iii)	Water Fee;Annual fFee equal to thirty percent (30%) of the current system development charge applicable to the size of the temporary water meter(s).*	10% of system development charge	30% of system development charge	30% of system development charge
*Fee shall be paid annually (non-prorated), and shall be nonrefundable, nontransferable (from one portion of the property to another) and shall not constitute a credit to the system development charge due at the time of permanent use of the utility system. The application for temporary connection shall consist of a detailed plan and a boundary line of the proposed development service area for use in the fee determination.				
m.	Water or Sewer - Redevelopment: Credit for existing water or sewer service: Any parcel that currently has water and or sewer service is eligible for a prorated system development charge			
(i)	Fee(s) based upon meter(s) proposed for final project minus fee(s) based upon meter existing on site.			
n.	Miscellaneous Fees:			
(i)	Re-inspection Fee	N/A	\$100	\$100
(ii)	Plan Revision following Permit Issuance: (1) Minor (2) Major	N/A N/A	\$250 Application Fee	\$250 Application Fee
(iii)	Street Frontage Improvements Fee-In-Lieu: (1) Street with existing storm drainage main line (2) Street with existing conveyance ditch	N/A N/A	\$107/LF \$122/LF	\$107/LF \$122/LF

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City of Renton Fee Schedule
2017-2018

SECTION XII. DEVELOPMENT FEES (CONTINUED)		2016	2017	2018
4. Technology Surcharge Fee				
An additional technology surcharge shall be required for all fees included in the following Subsections of Section XII, Development Fees, of the City of Renton Fee Schedule Brochure: Subsection 1, Building Fees; Subsection 2, Land Use Review Fees, except for appeals, critical areas review fee, and direct EIS costs; Subsections b, e, f, g and h of subsection 3, Public Works Fees; and Section XIII, Fire Department Fire Marshall Fees		3.0%	3.0%	5.0%
5. Impact Fees:				
a. School Impact Fees:				
(i)	Isaquah School District			
(1)	Single Family Fee	\$4,635	\$7,921	\$7,921
(2)	Multi Family, Duplex, & Accessory Dwelling Fee (ADU)	\$1,534	\$2,386	\$2,386
(ii)	Kent School District			
(1)	Single Family Fee	\$4,990	\$5,100	\$5,100
(2)	Multi Family, Duplex, & Accessory Dwelling Fee (ADU)	\$2,163	\$2,210	\$2,210
(iii)	Renton School District			
(1)	Single Family Fee	\$5,643	\$6,432	\$6,432
(2)	Multi Family, Duplex, & Accessory Dwelling Fee (ADU)	\$1,385	\$1,448	\$1,448
b. Transportation Impact Fees:¹				
(i)	Light Industrial, per sq foot	\$3.69	\$4.75	\$4.75
(ii)	Apartment, per dwelling & Accessory Dwelling Unit (ADU)	\$1,923.83	\$3,358.55	\$3,358.55
(iii)	Church, per sq foot	\$1.70	\$2.68	\$2.68
(iv)	Coffee/Donut Shop, no drive up, per sq foot	N/A	\$110.55	\$110.55
(v)	Coffee/Donut Shop, with drive up, per sq foot	N/A	\$116.12	\$116.12
(vi)	Condominium & Duplexes per dwelling	\$1,546.31	\$2,822.61	\$2,822.61
(vii)	Convenience market - 24 hour, per sq foot	\$26.84	\$110.91	\$110.91
(viii)	Daycare, per sq foot	N/A	\$48.88	\$48.88
(ix)	Drinking Place, per sq foot	N/A	\$30.77	\$30.77
(x)	Drive-in bank, per sq foot	\$17.26	\$69.89	\$69.89
(xi)	Fast food, no drive-up, per sq foot	\$22.65	\$70.93	\$70.93
(xii)	Fast food, with drive-up, per sq foot	\$27.66	\$90.36	\$90.36
(xiii)	Gas station with convenience store, per pump	\$8,588.71	\$32,656.54	\$32,656.54
(xiv)	Gas station, per pump	\$8,033.75	\$43,661.15	\$43,661.15
(xv)	General office, per sq foot	\$5.10	\$7.29	\$7.29
(xvi)	Health/fitness club, per sq foot	\$6.85	\$18.01	\$18.01
(xvii)	Hospital, per sq foot	\$3.02	\$3.90	\$3.90
(xviii)	Hotel, per room	\$1,952.79	\$2,143.76	\$2,143.76
(xix)	Manufacturing, per sq foot	\$2.78	\$3.58	\$3.58
(xx)	Marina, per boat berth	\$476.56	\$1,143.34	\$1,143.34
(xxi)	Medical office, per sq foot	\$9.39	\$16.47	\$16.47
(xxii)	Mini-warehouse, per sq foot	\$0.99	\$1.29	\$1.29
(xxiii)	Mobile home, per dwelling	\$1,662.92	\$3,215.64	\$3,215.64
(xxiv)	Motel, per room	\$1,555.62	\$1,965.11	\$1,965.11
(xxv)	Movie theater, per seat	\$6.09	\$321.57	\$321.57
(xxvi)	Nursing home, per bed	\$494.92	\$893.23	\$893.23
(xxvii)	Restaurant: sit-down, per sq foot	\$11.58	\$30.48	\$30.48
(xxviii)	Senior housing - attached, per dwelling	\$384.76	\$1,464.90	\$1,464.90
(xxix)	Shopping center, per sq foot	\$3.33	\$13.29	\$13.29
(xxx)	Single family house, per dwelling	\$2,951.17	\$5,430.85	\$5,430.85
(xxxi)	Supermarket, per sq foot	\$11.83	\$32.91	\$32.91
c. Park Impact Fees:¹				
(i)	Single family	\$1,887.94	\$2,740.07	\$2,740.07
(ii)	Multi-family: 2 units, Duplexes, & Accessory Dwelling Unit (ADU)	\$1,532.56	\$2,224.29	\$2,224.29
(iii)	Multi-family: 3 or 4 units	\$1,458.52	\$2,116.84	\$2,116.84
(iv)	Multi-family: 5 or more units	\$1,280.84	\$1,858.95	\$1,858.95
(v)	Mobile home	\$1,340.06	\$1,944.91	\$1,944.91
d. Fire Impact Fees:				
(i)	Residential - single family (detached dwellings & duplexes), per dwelling unit	\$495.10	\$718.56	\$829.77
(ii)	Residential - multi family & Accessory Dwelling Unit (ADU), per dwelling unit	\$495.10	\$718.56	\$964.53
(iii)	Hotel/motel/resort, per sq foot	\$0.65	\$0.94	\$1.29
(iv)	Medical care facility, per sq foot	\$5.56	\$8.04	\$3.92
(v)	Office, per sq foot	\$0.14	\$0.21	\$0.26
(vi)	Medical/dental office, per sq foot	\$0.87	\$1.26	\$1.99
(vii)	Retail, per sq foot	\$0.61	\$0.88	\$1.25
(viii)	Leisure facilities, per sq foot	\$1.36	\$1.98	\$2.36
(ix)	Restaurant/lounge, per sq foot	\$1.84	\$2.67	\$5.92
(x)	Industrial/manufacturing, per sq foot	\$0.08	\$0.12	\$0.15
(xi)	Church/non-profit, per sq foot	\$0.25	\$0.36	\$0.56
(xii)	Education, per sq foot	\$0.45	\$0.66	\$0.72
(xiii)	Special public facilities, per sq foot	\$3.33	\$4.83	\$4.48
*(i)-(ii) is per unit				
*(iii)-(xiii) is per square foot				

¹ Per Resolution 4318, fees for an Accessory Dwelling Unit (ADU) will be assessed at 50%; fees will be waived for every third ADU created within a subdivision of ten or more and vested as of the adoption date of Res. 4318, through December 31, 2018.

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City of Renton Fee Schedule
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SECTION XIII. FIRE DEPARTMENT FIRE MARSHAL FEES (RFA)		2016	2017	2018
a.	Fire plan review and inspection fees:			
(i)	\$0 to \$249.99	\$30	\$30	\$35
(ii)	\$250.00 to \$999.99	\$30 + 2% of the cost	\$30 + 2% of the cost	\$35 + 2% of the cost
(iii)	\$1,000.00 to \$4,999.99	\$50 + 2% of the cost	\$50 + 2% of the cost	\$60 + 2% of the cost
(iv)	\$5,000.00 to \$49,999.99	\$150 + 1.5% of the cost	\$150 + 1.5% of the cost	\$175 + 1.5% of the cost
(v)	\$50,000.00 to \$99,999.99	\$350 + 1.2% of the cost	\$350 + 1.2% of the cost	\$400 + 1.2% of the cost
(vi)	\$100,000.00 and above	\$800 + .75% of the cost	\$800 + .75% of the cost	\$900 + .75% of the cost
(vii)	Construction Re-inspection. Fee is per hour with a 2 hour minimum. The minimum may be assessed if the requested inspection does not meet the approval of the inspector.	\$75	\$75	\$125
(viii)	Violation/Second Re-Inspection after 30-day period (whenever 30 days or more have passed since Fire Department notification of a violation, which required a first re-inspection, and such violation has not been remedied or granted an extension)	\$150	\$150	\$150
(ix)	Third Re-Inspection/Pre-Citation Follow-Up Inspection when re-inspections are required beyond the first and second re-inspections	\$250	\$250	\$250
(x)	Preventable Fire alarm fee: (1) First, second, and third preventable alarms (2) Fourth and fifth preventable alarms in a calendar year, fee is per each alarm (3) Sixth preventable alarm and successive preventable alarms in a calendar year, fee is per each alarm.	N/C \$70 \$150	N/C \$70 \$150	N/C \$75 \$150
(xi)	Late Payment Penalty	\$35	\$35	\$35
b.	Fire Permit type:			
(i)	Operational fire code permit (issued in accordance with Section 105.6 of the IFC) fee is yearly (includes items such as fire special events, covered stages, mobile food facilities, hot works, etc.)	\$84	\$84	\$100
(ii)	Hazardous materials and HPM facilities yearly	\$150	\$150	\$175
(iii)	Construction permit:	20% of plan review fee Min. \$50	20% of plan review fee Min. \$51	20% of plan review fee Min. \$52
(iv)	Replacement for lost permit, per each	\$35	\$35	\$35
(v)	Hazardous production materials permit (for businesses storing, handling, or using hazardous production materials as regulated in the fire code) permit is yearly	\$150	\$150	\$175
(vi)	Underground tank removal permit (commercial)	See Fire plan review and construction permit fees	See Fire plan review and construction permit fees	See Fire plan review and construction permit fees
(vii)	Underground tank removal or abandonment-in- place permit (residential)	\$84	\$84	\$84
(viii)	Other requested inspection when not required by the fire code. Fee is per hour with a minimum 1 hr when approved by the Fire Marshal, such as home daycares	N/A	N/A	\$125
(ix)	NSF check fees	N/A	N/A	\$25
(xi)	RFA technology surcharge fee applied to Fire Department Fire Marshal Fees, subsection a. (i, ii, iii, iv, v, vi) and subsection b. (iii)	N/A	N/A	3%