



LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, March 28, 2016

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Review of 2016 Comprehensive Plan amendments. – (Memorandum)
- (7) 2. Rental housing program update.– (Memorandum)

REPORTS BY THE CITY MANAGER

- (21) Sewer connections update.

ITEMS TENTATIVELY SCHEDULED FOR THE APRIL 4, 2016 REGULAR CITY COUNCIL MEETING:

- 1. Lakewood's Promise agreement signing ceremony.
- 2. Appointing a member to the Lakewood Arts Commission. – (Motion – Consent Agenda)
- 3. Awarding a bid for improvements on South Tacoma Way from SR 512 to 96th Street. – (Motion – Consent Agenda)
- 4. Approving the refinancing of a Limited Tax General Obligation bond. – (Ordinance – Regular Agenda)
- 5. Expressing support for continued State funding for the Municipal Research Services Center. – (Resolution – Regular Agenda)

The City Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

The Council Chambers will be closed 15 minutes after adjournment of the meeting.

6. Expressing the intent to amend the 2016 Comprehensive Plan. – (Resolution – Regular Agenda)

COUNCIL COMMENTS

ADJOURNMENT

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To: Mayor and City Councilmembers

From: David Bugher, Assistant City Manager/Community Development Director

Through: John J. Caulfield, City Manager 

Date: March 28, 2016

Subject: City Council Initiated Comprehensive Plan/Zoning Amendments

Introduction: Each year, the City Council is afforded the opportunity to initiate a process by which to amend the Comprehensive Plan and related land use and development regulations. This memorandum has been prepared to bring forward this discussion. Amendments can be either map, or text related. If there is a consensus to make amendments this year, staff will bring back a resolution of intent for Council consideration and adoption.

Who can propose Comprehensive Plan/Zoning Amendments? Amendments to the texts or maps of the comprehensive plan and land use and development regulations may be initiated by:

- Resolution of intention by the City Council and/or Planning Commission;
- Application of one (1) or more owners, or their agents, of the property affected by a proposed amendment;
- Application by private citizens; and
- The Community Development Director, although it is the standing practice of the Director to defer from initiating amendment proposals.

Amendment Cycle: Each year, the Community Development Department advertises the submission of privately initiated applications during the first quarter of the calendar year. The close-out date to submit applications was March 18, 2016.

For 2016, the City received one application from Pierce County to amend the comprehensive plan and zoning maps, and zoning text. The proposal would redesignate the

comprehensive plan map for three parcels, located in the Springbrook Neighborhood, totaling 29.08 acres from “Public & Semi-Public Institutional” to “Corridor Commercial.” A corresponding zoning map amendment has also been submitted to change the zoning from Public Institutional (P/I) to Transit Oriented Commercial (TOC). A zoning text amendment is also proposed to allow Public Maintenance Facilities (Level 3) subject to an administrative use permit.

The property is currently owned and operated by Pierce County Public works and is used to store aggregate stockpiles for road maintenance activities. Pierce County is proposing to surplus the property, and as such, seeks to change the land use designations to make the property more marketable to the private sector.

Amendment Process: Amendments fall into two types of application processing categories, Process IV and Process V:

- Process IV are site specific map revisions of the Comprehensive Plan Future Land Use Map and/or Land Use and Development Code Zoning Map; citizen-initiated and other specific text amendments to the comprehensive plan, land use and development code, or other ordinances, and other project or non-project actions.
- Process V consists of area-wide amendments and new planning related ordinances.

Each process requires State Environmental Policy Act (SEPA) review, a notice of application, a notice of public hearing, and a staff report. Any proposed amendments would include an impact analysis and a discussion of compliance with the Growth Management Act, the existing comprehensive plan, and the countywide planning policies.

An important aspect to the SEPA review is the type of environmental analysis to be performed. Most comprehensive plan amendments can be accomplished with the issuance of a Determination of Non-Significance (DNS). A DNS is issued when the responsible official (community development director) has determined that the proposal is unlikely to have significant adverse environmental impacts, or that mitigation has been identified that will reduce impacts to a non-significant level. A 14-day comment period is allowed under this process. The issuance of a DNS is also appealable to the Planning Commission and City Council.

The environmental process becomes more complicated if the amendment creates a significant adverse environmental impact. Rather than issuing a DNS, the responsible official is likely to require a Supplemental Environmental Impact Statement (SEIS). An SEIS is a substantial undertaking and would impact the ability of the staff to proceed with an amendment cycle this year.

If the Council proposes amendments that are site specific map changes, clarifies existing policies, removes policies that have been already accomplished, or updates existing conditions, then a DNS would be the appropriate mechanism.

If the City Council proposes amendments that fall into the SEIS category, for example, rezoning the Oakbrook Golf Course to allow single family residential development, then the

amendment would be docketed for 2017. (This is just an example – there is no application pending for such a change in use.)

Any Planning Commission amendments? The Planning Commission is in the process of docketing proposals for 2016, although no specific amendments have been formalized. The Commission did receive testimony from one individual requesting the Commission to consider zoning for marijuana related uses. Staff is anticipating the Commission to formalize any proposals this April.

Any staff recommendations that should be incorporated into this year’s amendment cycle?

Establish a Planned Development (PD) Overlay Zone (applicable in any zoning district > 2 acres in size).

~~Delete Section 18A.2.810 (A.) (5.): Public/institutional uses previously within the Public/Semi-Public Institutional future land-use designation and Public Institutional zoning district which have been redesignated and rezoned in anticipation of surplus sale or other action intended to result in ownership transition to a non-public entity. Existing uses shall be considered conforming for regulatory purposes until the ownership transfer is complete.~~

“Gravelly Lake Drive Center” – change in zoning from ARC to NC2.

Incorporate JLUS land use policies into the comprehensive plan.

Pursuant to the Puget Sound Regional Council Comprehensive Plan certification process, incorporate revised planning policies as follows:

- Promulgating a subarea plan for Lakewood’s regional center
- Adding strategies for reducing emissions through transportation demand management.
- Expanding upon Comprehensive Plan Policy LU-46.3 (Supporting active living and healthy communities)
- Implementing multimodal level-of-service standards

Other near-term zoning amendments: The Planning Commission will be conducting a second public hearing to allow satellite parking in the AC2 zoning district. The hearing is scheduled for April 20, 2016.

PDSK Properties is proposing a privately initiated zoning text amendment to allow industrial warehousing subject to an administrative use permit.

There is a substantial amount of work going on “behind the scenes” to restructure, better organize Title 18A, the City’s zoning regulations. The Council is expected to receive an update on April 18, 2016.

Any “down-wind” amendments the Council should know about? The subarea plan for the City’s central core is a topic that has come before the Council previously. This will drive the amendment process in 2017/2018.

The department has fielded numerous inquiries concerning the land use and zoning patterns for the new Berkeley intersection proposed for Tillicum. There is a significant amount of speculation in play. The City does not know the precise alignment of the new intersection, and so staff has pointed out that for any privately initiated proposal that is submitted, will receive a negative recommendation.

Rather than having the private sector drive the decision-making, the City Council should take an active role in setting land use policy as it pertains to the intersection and Tillicum overall. However, until the City has more information on the alignment, any action this year is premature. This amendment is a topic that the Council may wish to undertake in 2017.



To: Mayor and City Councilmembers
From: Heidi Ann Wachter, City Attorney
Through: John J. Caulfield, City Manager
Date: March 28, 2016
Subject: Rental Housing Inspection

A handwritten signature in black ink, appearing to read "John J. Caulfield", is written over the printed name of the City Manager.

1. Chart of Exemptions from Specified Rental Housing Inspection Programs

RCW 59.18.040 Residential Landlord-Tenant Act	The following rental housing units are exempt from the rental housing inspection program authorized in State law: <ul style="list-style-type: none">✓ Institutions✓ Occupancy during bona fide earnest money✓ Hotel/Motel/Transient✓ Owner-condemnee✓ Single-family agricultural✓ Seasonal agricultural✓ Residence on public lands✓ Landlord/employee on property
RCW 59.18.125(4)(a)	Certificate of Occupancy within the past four years AND no code violations on property reported during that time.

<p>Bellingham</p>	<p>The following rental housing units are exempt from the Bellingham rental housing inspection program:</p> <ul style="list-style-type: none"> ✓ Units unavailable for rent or outside the city limits; ✓ Bedroom units in an existing residence where the property resides onsite; ✓ Accommodations in hotels, motels, inns or similar facilities for transient guests (except for units occupied by non-transient guests); ✓ Retirement or nursing homes and housing within any hospital or State licensed medical care facility, service care facility, convent, monastery or other housing occupied exclusively by members of a religious order; ✓ Mobile or manufactured homes (these fall within the jurisdiction of Washington State Labor and Industries); and ✓ Shelters for transitional housing. <p>The following rental housing units are <u>required to register but are exempt from paying the registration fee and from inspection</u>:</p> <ul style="list-style-type: none"> ✓ Owner-occupied buildings containing two units; ✓ Units owned, operated or managed by a government agency or authority or are specifically exempted from a fee by state or federal law, however, once government ownership, operation or management ceases so does the exemption for fee payment; ✓ Rental units that receive funding or subsidies from federal, state or local government, and that are inspected at least once every three years as a condition of that funding; and ✓ Accessory dwelling units that are attached to a single family residential unit AND the owner of the property resides in either of those housing units. <p>Definition of "owner-occupied buildings containing two units"</p> <ul style="list-style-type: none"> ✓ A single family residence that the owner occupies with an accessory dwelling unit that is rented out; ✓ A single family residence with an accessory dwelling unit that the owners occupies; ✓ A single family residence that has been converted into two apartments, one of which the owner occupies; or ✓ A duplex in which the owner occupies one of the units.
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Mountlake Terrace	<p>The following rental housing units are exempt from the Mountlake Terrace rental housing inspection program:</p> <ul style="list-style-type: none">✓ Owner-occupied rental units.✓ Units unavailable for rent (or outside the city limits).✓ Housing accommodations in hotels, motels, inns or similar accommodations for transient guests.✓ Housing accommodations in retirement or nursing homes.✓ Housing accommodations in any hospital, state-licensed community care facility, convent, monastery, other facility occupied exclusively by members of a religious order, or an extended medical care facility.✓ Mobile homes and manufactured housing (these fall within the jurisdiction of Washington State Labor and Industries).✓ Accessory dwelling units.✓ Shelters and transitional housing.✓ Rental units that receive funding or subsidies from the federal, state, or a local government that are inspected every three years.
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Seattle

The following rental housing units are exempt from the registration provisions of the Seattle rental housing inspection program:

- ✓ Housing units lawfully used as vacation rentals for periods not to exceed three consecutive months and not consecutively used by the same individual or individuals for more than three months in any twelve-month period.
- ✓ Housing units rented for not more than 12 consecutive months as a result of the property owner, who previously occupied the unit as a primary residence, taking a work-related leave of absence or assignment such as an academic sabbatical or temporary transfer.
- ✓ Housing units that are a unit unavailable for rent.
- ✓ Housing units in hotels, motels, inns, bed and breakfasts, or in similar accommodations that provide lodging for transient guests.
- ✓ Housing units in facilities licensed or required to be licensed under RCW 18.20, RCW 70.128, or RCW 72.36, or subject to another exemption under Seattle's code.
- ✓ Housing units in any state licensed hospital, hospice, community-care facility, intermediate-care facility, or nursing home.
- ✓ Housing units in any convent, monastery, or other facility occupied exclusively by members of a religious order or congregation.
- ✓ Emergency or temporary-shelter or transitional housing accommodations.
- ✓ Housing units owned, operated, or managed by a major educational or medical institution or by a third party for the institution.
- ✓ Housing units that a government entity or housing authority owns, operates or manages; or units exempted from municipal regulation by federal, state, or local law.

The following rental housing units are exempt from Seattle's inspection provisions:

- ✓ Rental housing units that receive funding or subsidies from federal, state, or local government when the rental housing units are inspected by a federal, state, or local governmental entity at least once every five years as a funding or subsidy requirement; and the rental housing unit owner or agent submits information to the Department within 60 days of being notified that an inspection is required that demonstrates the periodic federal, state, or local government inspection is substantially equivalent to the inspection required by Seattle's code.
- ✓ Rental housing units that receive conventional funding from private or government insured lenders when the rental housing unit is inspected by the lender or lender's agent at least once every five years as a requirement of the loan; and the lender or lender's agent submits information to the Department within 60 days of being notified that an inspection is required that demonstrates the periodic lender inspection is substantially equivalent to the inspection required by Seattle's code.
- ✓ Accessory dwelling units and detached accessory dwelling units, provided the owner lives in one of the housing units on the property and an "immediate family" member lives in the other housing unit on the same property.

Related questions:

- Can a property become exempt based on age of structure?
 - Yes, if the certificate of occupancy was obtained within the past four years.¹

- Can a property become exempt based on age of structure beyond the four years (if a certificate of occupancy was granted ten or 20 years ago with no code violations reported)?
 - The four years identified in state law prevents the City from inspecting within those four years. It does not prohibit the City from setting a longer period than four years. In other words, there is nothing to prevent the City from exempting properties which obtained the certificate of occupancy in the last five, ten, or 20 years from the inspection requirement. One basis for doing so is to control the workload generated by the program.

- Can a property become exempt based on overall compliance?
 - Not entirely exempt but perhaps subject to a less frequent inspection. The law restricts inspections to no more than once every three years but does not prohibit less frequent inspections and a “clean” inspection could serve as the basis to set a future inspection further out than three years.

- Mobile homes
 - It is the mobile home itself that would be subject to a rental housing inspection program, and then, only if the home itself is a rental. The typical mobile home is owner-occupied on rented land. Based on a national statistic of 5% rental units, it would mean that 54 of Lakewood’s 1,080 mobile homes are rented rather than owned². Recent estimates suggest that, of 1057 mobile homes in the City of Lakewood, 62 are rented.³ This is almost 6%, consistent with the estimate based on the national average.

 - The City could consider requiring disclosure of units rented vs. owned as part of business license for the mobile home park. This would save the resources of having to regularly establish this.

¹ “A rental property that has received a certificate of occupancy within the last four years...is exempt from inspection under this section.” RCW 59.18.125(4)(a).

² National Multifamily Housing Council (NMHC) tabulations of the 2014 American Community Survey microdata. Updated August 2015.

³ There appear to be some number of mobile homes beyond the numbers found through the Pierce County Assessor. This should not significantly change the ratio of rented to owned units.

2. Rental Housing Fee Comparisons

City	Fees	As Applied to Lakewood
Bellingham	1-20 units - \$10 unit; 21 or more units, \$8 per unit	\$123,874.00
Mountlake Terrace	<ul style="list-style-type: none"> • Initial license: \$40 for first unit; \$1.50 per additional unit • Certificate of Compliance: \$15 • Initial inspection: no charge; \$90 for first re-inspection; \$125 for second re-inspection; \$200 for third re-inspection. • Annual renewal: \$60 • Inspection conducted by City: \$210 	\$130,660.00
Pasco	\$30 for first unit; \$3 per additional unit	\$118,320.00
Seattle	\$175 property & first unit; \$2 per additional unit	-
Tacoma	\$25-90 per year depending on AGI; \$250 for first provisional; \$500 per second provisional; \$1,000 per third provisional	-

Note: The City of Lakewood currently charges a \$60 business license fee for all businesses within the City. This fee is not currently collected from rental housing businesses. As explained in section 4 of this memo, that may contribute to the resources needed to deploy an effective rental housing inspection program.

3. Selection methods

Random	By lottery, one third of the City each year	Less predictable workload (could get a lot of enforcement issues one year and few the next)
Geographical	By district, two districts per year	Can try to manage workload by balancing higher violation districts with lower
Age of Building	By decade, 15 or 20 years	If taking same age structures at once, very likely to have very heavy workloads some years and light in others

Note: The risk in any selection method accrues to discriminatory motivation (perception that the program is designed to single out particular places). If we have reason to inspect a building, we should use that basis to inspect rather than the auspices of an overall program. The recommended method is geographical in order to control the workload by balancing districts with more required inspections in the same certification year as districts with less. With six districts in the City this works well into the three year cycle allowed under state law.⁴

4. Current enforcement

a. Business licensing for rental home businesses

⁴ RCW 59.18.125(3).

“Business” is defined in the City of Lakewood Municipal Code as including “all lawful activities engaged in with the object of gain, benefit, or advantage, directly or indirectly, whether part-time, full-time or seasonal.”⁵ This has been interpreted to include rental housing businesses. In the City of Lakewood “[I]t is unlawful for any person to conduct, operate, engage in, or practice any business ... that is conducted operated, engaged in, or practiced in whole or in part from real property located within the city, without first obtaining the appropriate general or temporary business license along with any applicable additional license required by this Title or other applicable local, state or federal law.”⁶ Thus, rental housing businesses in the City of Lakewood are required to operate pursuant to a validly issued city business license.

This licensing requirement was selectively enforced as part of implementation of the City’s former rental housing inspection program. This program is likely to be found unconstitutional under current case law.⁷ While active the focus of this program was rental housing businesses that were known for crime and nuisance issues. The program has not been used for many years, in part because of the state of case law. Due to current case law, parts of that Code have been repealed.

There is no current enforcement. This means that if a rental housing inspection program is implemented, the rental owners may be looking at having to pay a business license for the first time and perhaps an inspection fee in addition to the business license fee (instead of a new cost in addition to a business license fee many rental housing owners could go from not paying any city fees to paying both a business license fee they have never before paid and the rental housing inspection fee).

b. Building Condition

Our information regarding current enforcement is anecdotal. The estimate is that the City invests one FTE on rental housing code enforcement.

Next Steps

1. Analyze the cost of the program, including implementation and maintenance costs. Address cost-benefit analysis in comparison to current approach of reacting when building condition becomes a code enforcement issue.
2. Determine what fee would cover the cost of the program. Compare this to the \$60 business license fee that is not currently collected.
3. Evaluate options in light of program cost. Expected options include the following:
 - a. Change enforcement - Continue to require rental housing businesses to obtain a business license and include rental housing inspection certification at regular reporting intervals. This requirement might fall within the \$60 licensing fee or could involve an additional fee for rental housing inspection.
 - b. Change requirements - Amend the business licensing code to exempt rental housing businesses and require those businesses to register in a specialized program. The fee for registration will be based on the cost of the program.

⁵ LMC 5.2.010A.

⁶ LMC 5.2.020.

⁷ *City of Seattle v. McCready*, 123 Wn.2d 260, 868 P.2d 134 (1994); *City of Pasco v. Shaw*, 161 Wn.2d 450, 166 P.3d 1157 (2007)

These steps should be taken within the coming weeks in order to inform the budget process. The goal is to be able to allocate resources as necessary to support the will of the Council.

District No.	Apartment Name	Site Address	No. of Units	Physical Age	City of Pasco Fee Schedule		City of Bellingham Fee Schedule		City of Tacoma		Mountlake Terrace	
					First unit, \$30	\$3 for each additional unit	1- 20 units (\$10 per unit)	21 or more units (\$8 per unit)			First unit, \$40	\$1.50 for each additional unit
1	CLOVER CREEK MANOR APTS	11151 GRAVELLY LAKE DR SW	13	35	\$ 30	\$ 36	\$ 130				\$ 40	\$ 18.00
1	BEVERLY COURT CONDOS	12309 TO 12421 BEVERLY CT SW & 12307 EDGEMERE DR SW	11	37	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
1	COUNTRY CLUB APTS	110 COUNTRY CLUB LN SW	14	30	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
1	GRAVELLY LAKE TOWNHOMES	13051 TO 13071 PACIFIC HWY SW	24	17	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
1	COUNTRY CLUB PLACE CONDOS	13120 & 13140 COUNTRY CLUB DR SW	20	7	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
1	NO NAME APTS	14518 PORTLAND AV SW	4	55	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
1	GRANT AVENUE APTS	14411 GRANT AV SW	8	28	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
1	ALICE'S WONDERLAND APTS	14402 WASHINGTON AV SW	9	47	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
1	BEACHCOMBER RENTALS	14312 WEST THORNE LN SW	9	16	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
1	SKIPPER APTS	14424 TO 14428 1/2 WASHINGTON AV SW	6	46	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
1	VILLAGE GREEN APTS	14436 WASHINGTON AV SW	16	28	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
1	WASHINGTON AVE APTS	14405 TO 14409 WASHINGTON AV SW	12	35	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
1	ASTER APTS	14510 WASHINGTON AV SW	12	19	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
1	PARADISE APTS	14424 UNION AV SW	9	35	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
1	UNION SQUARE APTS	14405 TO 14417 UNION AV SW	16	37	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
1	MEADOWBROOK APTS	7511 TO 7519 146TH ST SW	48	25	\$ 30	\$ 141	\$ 200	\$ 224			\$ 40	\$ 70.50
1	THORNE HEIGHTS CONDOS	14508 TO 14518 WEST THORNE LN SW	6	20	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
1	RENTALS	7309 TO 7325 146TH ST SW	9	60	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
1	RENTALS	14440 UNION AV SW	10	52	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
1	NO NAME APTS	6625 TO 6731 146TH ST SW	12	38	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
1	NO NAME APTS	14702 WASHINGTON AV SW	4	30	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
1	GRAND OAKS APTS	8214 LAKE ST SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
1	CRESCENT APTS	14417 TO 14521 69TH AVCT SW	30	43	\$ 30	\$ 87	\$ 200	\$ 80			\$ 40	\$ 43.50
1	CAROL APTS	14506 & 14510 UNION AV SW	6	47	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
1	TOWER COURT APTS	14503 TO 14521 70TH AVCT SW	15	37	\$ 30	\$ 42	\$ 150				\$ 40	\$ 21.00
1	HEIDI APTS	15024 PORTLAND AV SW	7	45	\$ 30	\$ 18	\$ 70				\$ 40	\$ 9.00
1	DRIFTWOOD APTS	8814 WADSWORTH ST SW	8	10	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
1	REDWOOD APTS	15107 BOAT ST SW	8	24	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
1	S & K APTS	7918 146TH ST SW & 14607 TO 14627 MURRAY RD SW	17	28	\$ 30	\$ 48	\$ 170				\$ 40	\$ 24.00
1	L & S SUNRISE APTS	7902 146TH ST SW	10	31	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
1	FOREST HILLS APTS	8913 FOREST RD SW	5	28	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
1	BROOKRIDGE APTS	7302 TO 7350 146TH ST SW	69	32	\$ 30	\$ 204	\$ 200	\$ 392			\$ 40	\$ 102.00
1	CEDAR COURT CONDOS	14605 TO 14616 70TH AV SW & 14601 TO 14612 70TH AVCT SW	16	34	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
1	RENTALS	15005 GRANT AV SW	5	48	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
1	NO NAME APTS	14821 WASHINGTON AV SW	4	39	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
1	UNION CREST APTS	14820 & 14900 UNION AV SW	32	23	\$ 30	\$ 93	\$ 200	\$ 96			\$ 40	\$ 46.50
1	NO NAME APTS	15202 GRANT AV SW	4	42	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
1	VILLAGE AT OAK MEADOWS APTS	7101 TO 7227 150TH ST SW	98	25	\$ 30	\$ 291	\$ 200	\$ 624			\$ 40	\$ 145.50
1	COUNTRY ESTATES APTS	6905 TO 6925 150TH ST SW	57	28	\$ 30	\$ 168	\$ 200	\$ 296			\$ 40	\$ 84.00
1	ORCHARD APTS	8314 TO 8326 ORCHARD ST SW	7	16	\$ 30	\$ 18	\$ 70				\$ 40	\$ 9.00
1	LAKESIDE APTS	15600 BOUNDARY ST SW	12	28	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
1	LAUREL GARDENS APTS	6501 TO 6615 150TH ST SW	230	35	\$ 30	\$ 687	\$ 200	\$ 1,680			\$ 40	\$ 343.50
1	JOHN MARK APTS	15121 WASHINGTON AV SW	14	37	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
1	MAC & L APTS	8212 TO 8222 ORCHARD ST SW	6	40	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
1	WASHINGTON OAKS APTS	15308 WASHINGTON AV SW	20	31	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
1	DUNDEE APTS	7317 & 7321 150TH ST SW	16	36	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
1	NO NAME APTS	15011 TO 15023 WEST THORNE LN SW	7	35	\$ 30	\$ 18	\$ 70				\$ 40	\$ 9.00
1	NO NAME APTS	15501 GRANT AV SW	4	43	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
1	TRELAWNY APTS	8502 BERKELEY ST SW	4	43	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
1	RENTALS	15515 TO 15531 GRANT AV SW	6	73	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
1	BROOKWOOD APTS	7320 150TH ST SW	20	25	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
1	WESTERN TERRACE APTS	7310 150TH ST SW	40	29	\$ 30	\$ 117	\$ 200	\$ 160			\$ 40	\$ 58.50
1	CANTERBROOK VILLAGE APTS	7202 TO 7268 150TH ST SW	134	28	\$ 30	\$ 399	\$ 200	\$ 912			\$ 40	\$ 199.50
1	RAINIER TERRACE APTS	6824 150TH ST SW	24	28	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
1	GLENWOOD APTS	15001 WOODBROOK DR SW	12	43	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
1	RENTALS	15514 TO 15528 WASHINGTON AV SW	5	57	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
1	BERKELEY APTS	15501 & 15502 WASHINGTON AV SW	24	31	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
2	KOKIRI OFFICE/APTS	10701 PACIFIC HWY SW	14	46	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
2	RAINIER TERRACE APTS	4102 108TH ST SW	10	30	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
2	SOUTHGATE APTS	3918 108TH ST SW	31	35	\$ 30	\$ 90	\$ 200	\$ 88			\$ 40	\$ 45.00
2	MONTGROVE MANOR APTS	4001 109TH ST SW	16	25	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
2	MALIBU APTS	4119 110TH ST SW & 4120 109TH ST SW	13	35	\$ 30	\$ 36	\$ 130				\$ 40	\$ 18.00
2	OAKLEAF APTS	4102 109TH ST SW & 4111 110TH ST SW	26	30	\$ 30	\$ 75	\$ 200	\$ 48			\$ 40	\$ 37.50
2	VILLAGE APTS	4210 110TH ST SW	46	22	\$ 30	\$ 135	\$ 200	\$ 208			\$ 40	\$ 67.50
2	GLEN ROSE APTS	4102 110TH ST SW	6	35	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
2	WISTERIA WALK APTS	3607 TO 3619 112TH ST SW	120	23	\$ 30	\$ 357	\$ 200	\$ 800			\$ 40	\$ 178.50
2	KINGS COURT APTS	4718 111TH ST SW	10	35	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
2	SHANONN COURT APTS	4500 & 4504 111TH ST SW	6	35	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
2	LAKEVIEW APTS	4400 111TH ST SW	7	35	\$ 30	\$ 18	\$ 70				\$ 40	\$ 9.00
2	PENNY MANOR APTS	4001 112TH ST SW	12	29	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50

Fees based on annual gross income, Gross income is defined as total rent received, including rent from Section 8. If gross income is less than \$12,000, fee is \$90 annually. If gross income is greater than \$12,000, fee is \$25 annually.

District No.	Apartment Name	Site Address	No. of Units	Physical Age	City of Pasco Fee Schedule		City of Bellingham Fee Schedule		City of Tacoma		Mountlake Terrace	
					First unit, \$30	\$3 for each additional unit	1- 20 units (\$10 per unit)	21 or more units (\$8 per unit)			First unit, \$40	\$1.50 for each additional unit
2	NO NAME APTS	11213 TO 11221 KLINE ST SW	12	37	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
2	BRICKYARD COURT APTS	4614 113TH ST SW	8	33	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
2	VILLAGE 5 APTS	4903 115TH STCT SW	5	35	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
2	COTTAGE LANE APTS	4711 115TH STCT SW	16	40	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
2	BUTLER APTS	4815 & 4901 115TH STCT SW	29	35	\$ 30	\$ 84	\$ 200	\$ 72			\$ 40	\$ 42.00
2	TWIN OAKS APTS	4801 115TH STCT SW	32	35	\$ 30	\$ 93	\$ 200	\$ 96			\$ 40	\$ 46.50
2	TYEE PARK APTS	4918 115TH STCT SW	6	35	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
2	MELODY APTS	4914 115TH STCT SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
2	JUNIPER COURT APTS	4822 & 4904 115TH STCT SW	20	35	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
2	BRIDGEPORT TERRACE APTS	4802 & 4814 115TH STCT SW	8	42	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
2	LA DOBE APTS	4706 TO 4714 120TH ST SW & 4707 TO 4801 121ST ST SW & 12010 TO 12020 47TH AV SW	53	31	\$ 30	\$ 156	\$ 200	\$ 264			\$ 40	\$ 78.00
2	MAPLE COURT APTS	4809 TO 4815 122ND ST SW	64	29	\$ 30	\$ 189	\$ 200	\$ 352			\$ 40	\$ 94.50
2	OAKWOOD TERRACE APTS	5123 SEATTLE AV SW	10	30	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
2	CLOVER LAKE APTS	4808 TO 4932 123RD ST SW	144	36	\$ 30	\$ 429	\$ 200	\$ 992			\$ 40	\$ 214.50
2	CARLYLE COURT APTS	4701 TO 4739 124TH STCT SW	28	42	\$ 30	\$ 81	\$ 200	\$ 64			\$ 40	\$ 40.50
2	GENVILLA APTS	12413 BRIDGEPORT WY SW	14	52	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
2	CLOVER CREEK CONDOS	5205 TO 5215 SOLBERG DR SW	12	6	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
2	SPRINGBROOK LANE TOWNHOMES	12420 TO 12574 SPRINGBROOK LN SW	52	6	\$ 30	\$ 153	\$ 200	\$ 256			\$ 40	\$ 76.50
2	CLOVER CREEK APTS	12502 ADDISON ST SW	15	34	\$ 30	\$ 42	\$ 150				\$ 40	\$ 21.00
2	LAKEAIRE APTS	5314 SAN FRANCISCO AV SW	25	26	\$ 30	\$ 72	\$ 200	\$ 40			\$ 40	\$ 36.00
2	GREENWOOD I APTS	5304 SAN FRANCISCO AV SW	24	26	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
2	NO NAME APTS	4713 127TH ST SW	7	53	\$ 30	\$ 18	\$ 70				\$ 40	\$ 9.00
2	CLOVER MEADOW APTS	12511 & 12517 47TH AV SW	26	30	\$ 30	\$ 75	\$ 200	\$ 48			\$ 40	\$ 37.50
2	WHISPERING FIRS APTS	5427 TO 5501 CHICAGO AV SW	22	33	\$ 30	\$ 63	\$ 200	\$ 16			\$ 40	\$ 31.50
2	PARK PLACE APTS	12602 TO 12618 LINCOLN AV SW	24	37	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
2	MCCHORD TUDOR HAUS APTS	5506 TO 5510 CHICAGO AV SW	27	25	\$ 30	\$ 78	\$ 200	\$ 56			\$ 40	\$ 39.00
2	EVERGREEN RIDGE APTS	12615 TO 12623 LINCOLN AV SW	18	30	\$ 30	\$ 51	\$ 180				\$ 40	\$ 25.50
2	CREEKSIDE APTS	12615 47TH AV SW	19	28	\$ 30	\$ 54	\$ 190				\$ 40	\$ 27.00
2	EAGLES LAIR APTS	12705 TO 12709 57TH AVCT SW & 12710 TO 12714 56TH AVCT SW & 5616 TO 5620 127TH STCT SW	54	30	\$ 30	\$ 159	\$ 200	\$ 272			\$ 40	\$ 79.50
2	CHICAGO HEIGHTS TOWNHOMES	5430 TO 5486 CHICAGO AV SW	16	6	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
2	NO NAME APTS	4617 TO 4623 127TH ST SW	4	21	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
2	LOS ROBLES APTS	12712 LINCOLN AV SW	23	35	\$ 30	\$ 66	\$ 200	\$ 24			\$ 40	\$ 33.00
2	GARDEN PARK APTS	12802 TO 12874 LINCOLN AV SW & 5402 TO 5424 CHICAGO AV SW	49	47	\$ 30	\$ 144	\$ 200	\$ 232			\$ 40	\$ 72.00
2	LINCOLN AVE APTS	12635 LINCOLN AV SW	12	40	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
2	LAKEWOOD ESTATES APTS	5607 BOSTON AV SW	32	35	\$ 30	\$ 93	\$ 200	\$ 96			\$ 40	\$ 46.50
2	GREEN FIRS VILLAGE APTS	5628 TO 5634 BOSTON AV SW	42	33	\$ 30	\$ 123	\$ 200	\$ 176			\$ 40	\$ 61.50
2	WESTWOOD PARK APTS	12701 47TH AV SW	15	40	\$ 30	\$ 42	\$ 150				\$ 40	\$ 21.00
2	GREENWOOD II APTS	5529 BOSTON AV SW	16	25	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
2	SPRINGTREE APTS	4703 TO 4810 127TH STCT SW & 12713 ADDISON ST SW	102	25	\$ 30	\$ 303	\$ 200	\$ 656			\$ 40	\$ 151.50
2	VENTURA II APTS	5311 CHICAGO AV SW	15	29	\$ 30	\$ 42	\$ 150				\$ 40	\$ 21.00
2	WOODSIDE APTS	12715 TO 12829 BRIDGEPORT WY SW	45	32	\$ 30	\$ 132	\$ 200	\$ 200			\$ 40	\$ 66.00
2	LINCOLN COURT APTS	12908 TO 12918 LINCOLN AV SW	24	23	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
2	OAKS WEST APTS	4503 TO 4543 MCCHORD DR SW	81	34	\$ 30	\$ 240	\$ 200	\$ 488			\$ 40	\$ 120.00
2	PINERIDGE APTS	5612 TO 5626 BOSTON AV SW	26	31	\$ 30	\$ 75	\$ 200	\$ 48			\$ 40	\$ 37.50
2	CARLYLE APTS	12721 47TH AV SW	18	28	\$ 30	\$ 51	\$ 180				\$ 40	\$ 25.50
2	EMERALD VILLAGE APTS	5610 BOSTON AV SW	21	24	\$ 30	\$ 60	\$ 200	\$ 8			\$ 40	\$ 30.00
2	EASTWOOD APTS	5302 TO 5312 CHICAGO AV SW	56	23	\$ 30	\$ 165	\$ 200	\$ 288			\$ 40	\$ 82.50
2	EVERGREEN COURT APTS	12805 & 12809 47TH AV SW	40	35	\$ 30	\$ 117	\$ 200	\$ 160			\$ 40	\$ 58.50
2	MANRESA APTS	5524 TO 5532 BOSTON AV SW	20	18	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
2	PACIFIC RIDGE APTS	13020 LINCOLN AV SW	36	28	\$ 30	\$ 105	\$ 200	\$ 128			\$ 40	\$ 52.50
2	GRAND CEDARS APTS	5226 TO 5230 CHICAGO AV SW	29	28	\$ 30	\$ 84	\$ 200	\$ 72			\$ 40	\$ 42.00
2	JET APTS	12901 TO 12907 47TH AV SW	16	40	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
2	NO NAME APTS	12828 BRIDGEPORT WY SW	4	41	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
2	LONE PINE APTS	5212 TO 5224 CHICAGO AV SW	28	28	\$ 30	\$ 81	\$ 200	\$ 64			\$ 40	\$ 40.50
2	SOMERSET GARDENS APTS	5110 CHICAGO AV SW	42	23	\$ 30	\$ 123	\$ 200	\$ 176			\$ 40	\$ 61.50
2	SOUTHCREST APTS	5410 TO 5426 BOSTON AV SW	36	35	\$ 30	\$ 105	\$ 200	\$ 128			\$ 40	\$ 52.50
2	RHODY APTS	12915 47TH AV SW	8	28	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
2	AMBER COURT APTS	12809 LINCOLN AV SW	32	27	\$ 30	\$ 93	\$ 200	\$ 96			\$ 40	\$ 46.50
2	TRUE LANE I APTS	12802 TRUE LN SW	40	35	\$ 30	\$ 117	\$ 200	\$ 160			\$ 40	\$ 58.50
2	TRUE LANE II APTS	5104 TO 5122 128TH STCT SW	10	30	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
2	NEW ENGLAND APTS	5115 CHICAGO AV SW	5	28	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
2	TRUAIRE APTS	12918 TRUE LN SW	8	28	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
2	NO NAME APTS	5109 MCCHORD DR SW	4	39	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
2	BROOKSIDE APTS	5124 SEATTLE AV SW	26	37	\$ 30	\$ 75	\$ 200	\$ 48			\$ 40	\$ 37.50
2	NO NAME APTS	12517 ADDISON ST SW	4	43	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
3	RENTALS	8014 TO 8110 PINE ST S	7	50	\$ 30	\$ 18	\$ 70				\$ 40	\$ 9.00
3	JOONG ANG VILLAGE APTS	2701 TO 2723 84TH ST S & 8207 TO 8311 PINE ST S	27	30	\$ 30	\$ 78	\$ 200	\$ 56			\$ 40	\$ 39.00
3	NO NAME APTS	8410 1/2 S TACOMA WY	5	75	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
3	CROWN POINTE APTS	2608 TO 2706 84TH STCT S & 8407 26TH AVCT S	76	18	\$ 30	\$ 225	\$ 200	\$ 448			\$ 40	\$ 112.50
3	RENTALS	8420 1/2 S TACOMA WY	6	60	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50

District No.	Apartment Name	Site Address	No. of Units	Physical Age	City of Pasco Fee Schedule		City of Bellingham Fee Schedule		City of Tacoma		Mountlake Terrace	
					First unit, \$30	\$3 for each additional unit	1- 20 units (\$10 per unit)	21 or more units (\$8 per unit)			First unit, \$40	\$1.50 for each additional unit
3	CHERRY TREE APTS	3422 86TH ST S	40	30	\$ 30	\$ 117	\$ 200	\$ 160			\$ 40	\$ 58.50
3	SYLVAN COURT APTS	3411 88TH ST S	40	24	\$ 30	\$ 117	\$ 200	\$ 160			\$ 40	\$ 58.50
3	DARRELYN APTS	3409 88TH ST S	8	30	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
3	SUNSHINE APTS	8809 TO 8823 34TH AV S	8	29	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
3	FRANZ APTS	3718 STEILACOOM BLVD SW	22	72	\$ 30	\$ 63	\$ 200	\$ 16			\$ 40	\$ 31.50
3	VINCENT APTS	3407 TO 3411 92ND ST S	18	25	\$ 30	\$ 51	\$ 180				\$ 40	\$ 25.50
3	COUNTRY HOME APTS	3315 TO 3341 92ND ST S	8	30	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
3	SONIC MANOR APTS	3415 92ND ST S	8	30	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
3	LEGACY PARK APTS	3502 92ND ST S	107	27	\$ 30	\$ 318	\$ 200	\$ 696			\$ 40	\$ 159.00
3	RENTALS	9206 TO 9218 33RD AVCT S & 9219 TO 9303 34TH AV S	9	45	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
3	CREST APTS	3276 92ND ST S	9	30	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
3	SHERIDAN II APTS	3102 TO 3124 92ND ST S	12	30	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
3	WOODLAND ESTATES APTS	2602 TO 2626 92ND ST S	26	28	\$ 30	\$ 75	\$ 200	\$ 48			\$ 40	\$ 37.50
3	RENTALS	3205 TO 3259 93RD STCT S	8	38	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
3	ANDREW TERRACE APTS	9208 TO 9214 33RD AV S	16	25	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
3	QUATRINI APTS	3221 TO 3225 94TH ST S	5	33	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
3	NO NAME APTS	3619 94TH ST SW	4	45	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
3	SANDMAN IV APTS	10102 TO 10118 SALES RD S	78	26	\$ 30	\$ 231	\$ 200	\$ 464			\$ 40	\$ 115.50
3	NO NAME APTS	10204 SALES RD S	5	53	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
3	PACIFIC WALK APTS	8333 32ND AV S	192	21	\$ 30	\$ 573	\$ 200	\$ 1,376			\$ 40	\$ 286.50
3	29 OAKS APTS	3232 94TH ST S	24	30	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
3	CORRAL APTS	3265 96TH ST S	12	25	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
3	CHANDELLE APTS	3418 90TH ST S	32	24	\$ 30	\$ 93	\$ 200	\$ 96			\$ 40	\$ 46.50
3	NO NAME APTS	3320 96TH ST S & 3401 TO 3413 97TH ST S & 3404 TO 3424 97TH STCT S	11	30	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
3	THREE OAKS APTS	3015 96TH ST S	34	24	\$ 30	\$ 99	\$ 200	\$ 112			\$ 40	\$ 49.50
4	GRAVELLY LAKE BROWNSTONES	8911 GRAVELLY LAKE DR SW	52	2	\$ 30	\$ 153	\$ 200	\$ 256			\$ 40	\$ 76.50
4	LAKEWOOD VILLAGE APTS	9100 LAKEWOOD DR SW	136	20	\$ 30	\$ 405	\$ 200	\$ 928			\$ 40	\$ 202.50
4	NO NAME APTS	8948 GRAVELLY LAKE DR SW	4	9	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	TANNER VILLAGE CONDOS	8939 TO 8945 GRAVELLY LAKE DR SW	24	8	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
4	VILLAGE AT SEELEY LAKE APTS	9501 59TH AV SW	520	18	\$ 30	\$ 1,557	\$ 200	\$ 4,000			\$ 40	\$ 778.50
4	RENTALS	6415 TO 6425 93RD ST SW & 6422 TO 6424 ARDMORE DR SW	8	42	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	WESTWIND APTS	5905 & 5911 93RD ST SW	24	21	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
4	NO NAME APTS	6519 95TH ST SW	8	37	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	RENTALS	9502 TO 9508 WHITMAN AV SW & 6306 TO 6308 LAKEWOOD BLVD SW	6	44	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
4	MONTCLAIR COURTE CONDOS	6408 TO 6418 MONTCLAIR AV SW	6	17	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
4	MONTCLAIR PLACE CONDOS	6420 TO 6428 MONTCLAIR AV SW & 6421 TO 6429 MOTOR AV SW	10	18	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	WOODLAKE ESTATES APTS	6502 TO 6530 MT TACOMA DR SW	55	22	\$ 30	\$ 162	\$ 200	\$ 280			\$ 40	\$ 81.00
4	MOUNTAIRE APTS	6420 & 6424 MT TACOMA DR SW	12	33	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
4	MOUNTAIRE SOUTH APTS	6425 LAKE GROVE ST SW	12	30	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
4	NO NAME APTS	9714 WHITMAN AV SW	4	34	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	SWAN COURT APTS	6412 LAKE GROVE ST SW	14	35	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
4	SENIOR VILLA APTS	9667 BRIDGEPORT WY SW	13	39	\$ 30	\$ 36	\$ 130				\$ 40	\$ 18.00
4	WHITMAN CONDOS	9811 WHITMAN AV SW	20	17	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
4	LAKE CENTER APTS ANNEX	5925 99TH ST SW	13	30	\$ 30	\$ 36	\$ 130				\$ 40	\$ 18.00
4	LONE TREE APTS	5915 99TH ST SW	14	55	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
4	NO NAME APTS	10026 TO 10032 LAKEVIEW AV SW	4	35	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	NO NAME APTS	10102 TO 10108 LAKEVIEW AV SW	4	31	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	NO NAME APTS	10110 TO 10116 LAKEVIEW AV SW	4	35	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	NO NAME APTS	10118 TO 10124 LAKEVIEW AV SW	4	35	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	FREEPORT APTS	10211 47TH AV SW	14	21	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
4	VILLAGE COURT APTS	10210 KLINE ST SW	36	35	\$ 30	\$ 105	\$ 200	\$ 128			\$ 40	\$ 52.50
4	LAKEVIEW SOUTH APTS	10214 LAKEVIEW AV SW	93	30	\$ 30	\$ 276	\$ 200	\$ 584			\$ 40	\$ 138.00
4	TOWNE CENTRE APTS	10240 BRIDGEPORT WY SW & 5223 FILBERT LN SW	34	10	\$ 30	\$ 99	\$ 200	\$ 112			\$ 40	\$ 49.50
4	RAINIER VISTA APTS	10221 47TH AV SW	12	35	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
4	SUNCREST VIEW APTS	10225 47TH AV SW	12	23	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
4	CASCADES APTS	4425 PACIFIC ST SW	14	24	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
4	BRIDGEPORT WAY APTS	10506 BRIDGEPORT WY SW	16	30	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
4	NO NAME APTS	10510 BRIDGEPORT WY SW	5	35	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
4	WINDRIDGE APTS	4409 107TH STCT SW	80	24	\$ 30	\$ 237	\$ 200	\$ 480			\$ 40	\$ 118.50
4	BOWMAN APTS	10602 TO 10620 58TH AVCT SW	10	39	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	VILLA PLAZA APTS	5632 & 5634 MAIN ST SW	16	39	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
4	VILLA VEE APTS	5626 MAIN ST SW	8	40	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	SUNNY PARK APTS	10607 47TH AV SW	8	24	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	GEM-J APTS	10606 KENDRICK ST SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	NO NAME APTS	10603 KENDRICK ST SW	4	34	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	LAKEVIEW MANOR I APTS	10606 KLINE ST SW	12	37	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
4	LAKELAND APTS	10607 KENDRICK ST SW	4	35	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	LAKE HUSON APTS	10621 47TH AV SW	6	35	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
4	LAKEVIEW MANOR II APTS	10624 KENDRICK ST SW	12	35	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
4	BRIDGEWOOD APTS	4910 TO 4918 108TH ST SW	49	37	\$ 30	\$ 144	\$ 200	\$ 232			\$ 40	\$ 72.00

District No.	Apartment Name	Site Address	No. of Units	Physical Age	City of Pasco Fee Schedule		City of Bellingham Fee Schedule		City of Tacoma		Mountlake Terrace	
					First unit, \$30	\$3 for each additional unit	1- 20 units (\$10 per unit)	21 or more units (\$8 per unit)			First unit, \$40	\$1.50 for each additional unit
4	LAUREL COURT APTS	4701 109TH ST SW & 4702 108TH ST SW	52	21	\$ 30	\$ 153	\$ 200	\$ 256			\$ 40	\$ 76.50
4	AVALON PLACE APTS	4802 108TH ST SW & 4801 109TH ST SW	26	45	\$ 30	\$ 75	\$ 200	\$ 48			\$ 40	\$ 37.50
4	VILLAGE SQUARE APTS	10804 TO 10810 LAKEVIEW AV SW & 10813 KLINE ST SW	38	39	\$ 30	\$ 111	\$ 200	\$ 144			\$ 40	\$ 55.50
4	NO NAME APTS	4504 108TH ST SW	4	65	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	HIDDEN LAKE APTS	5302 TO 5412 108TH STCT SW & 5401 TO 5423 110TH ST SW	144	33	\$ 30	\$ 429	\$ 200	\$ 992			\$ 40	\$ 214.50
4	CARRIBEAN WEST APTS	5206 108TH STCT SW	22	31	\$ 30	\$ 63	\$ 200	\$ 16			\$ 40	\$ 31.50
4	KENMAR APTS	10817 KENDRICK ST SW	10	35	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	ADDISON COURT APTS	10914 ADDISON ST SW	22	40	\$ 30	\$ 63		\$ 16			\$ 40	\$ 31.50
4	DANA APTS	10902 FREIDAY ST SW	8	37	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	LAKEWOOD GARDENS 2 APTS	10901 ADDISON ST SW	20	35	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
4	VILLAGE STATION APTS	4715 & 4719 109TH ST SW	8	18	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	NO NAME APTS	4418 109TH ST SW	4	39	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	GRACE COURT APTS	10915 FREIDAY ST SW	20	23	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
4	ILLAHEE APTS	10922 FREIDAY ST SW	8	37	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	NO NAME APTS	10924 KENDRICK ST SW	4	43	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
4	EAGLE APTS	11003 ADDISON ST SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	COOK APTS	11001 OCCIDENT ST SW	5	37	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
4	NO NAME APTS	11004 ADDISON ST SW	8	25	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	CHINOOK APTS	11002 FREIDAY ST SW	29	34	\$ 30	\$ 84	\$ 200	\$ 72			\$ 40	\$ 42.00
4	COHO APTS	11021 ADDISON ST SW	10	39	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	VILLAGE STUDIO APTS	4402 110TH ST SW	11	40	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
4	KENDRICK APTS	11021 KENDRICK ST SW	6	40	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
4	NO NAME APTS	5606 & 5614 111TH ST SW	8	45	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	COURTYARD APTS	4902 111TH ST SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
4	CLOVER CREEK CROSSING CONDOS	11206 TO 11208 CLOVER PARK DR SW	10	30	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	HALL NORTHWEST APTS	6114 TO 6202 112TH ST SW	26	27	\$ 30	\$ 75	\$ 200	\$ 48			\$ 40	\$ 37.50
4	LAKEWOOD MEADOWS APTS	5228 TO 5230 112TH ST SW	168	14	\$ 30	\$ 501	\$ 200	\$ 1,184			\$ 40	\$ 250.50
4	TAHITIAN APTS	5202 112TH ST SW	10	27	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	TRADEWINDS APTS	11212 BRIDGEPORT WY SW	10	35	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	WILLIAMSBURG APTS	11230 BRIDGEPORT WY SW	10	35	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
4	MAI TAI APTS	11320 BRIDGEPORT WY SW	9	35	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
5	CHAMBERS COURT APTS	8412 STEILACOOM BLVD SW	21	30	\$ 30	\$ 60	\$ 200	\$ 8			\$ 40	\$ 30.00
5	HIPKINS COURT APTS	8605 HIPKINS RD SW & 8602 BRIGGS LN SW	34	30	\$ 30	\$ 99	\$ 200	\$ 112			\$ 40	\$ 49.50
5	SUBURBAN APTS	8610 STEILACOOM BLVD SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
5	GARDEN SQUARE APTS	8616 HIPKINS RD SW	28	25	\$ 30	\$ 81	\$ 200	\$ 64			\$ 40	\$ 40.50
5	LAKEWOOD SHORES CONDOS	7422 STEILACOOM BLVD SW	6	14	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
5	WATERS EDGE CONDOS	7304 TO 7340 STEILACOOM BLVD SW	19	26	\$ 30	\$ 54	\$ 190				\$ 40	\$ 27.00
5	EDGEWATER VILLA	9041 TO 9047 EDGEWATER DR SW	4	44	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	CATALINA COURT CONDOS	9205 HIPKINS RD SW	15	45	\$ 30	\$ 42	\$ 150				\$ 40	\$ 21.00
5	RENTALS	11 TO 15 WEST SHORE AV SW	8	49	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
5	RENTALS	9827 DEKOVEN DR SW	6	44	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
5	LA VILLA COURT APTS	6703 TO 6717 ALFARETTA ST SW & 10026 MEADOW RD SW	9	40	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
5	DEKOVEN INN APTS	10204 DEKOVEN DR SW	12	35	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
5	LE PONCE DE LEON CONDOS	10430 GRAVELLY LAKE DR SW	20	42	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
5	INTERLAAKEN LANE CONDOS	11005 TO 11114 80TH AVCT SW	20	17	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
5	ISLANDER APTS	10409 TO 10423 112TH ST SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
5	IDLEWILD APTS	11002 TO 11024 IDLEWILD RD SW	12	24	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
5	RENTALS	6348 TO 6356 111TH ST SW	5	42	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
5	ARBOR POINTE APTS	11402 TO 11432 105TH AV SW	198	25	\$ 30	\$ 591	\$ 200	\$ 1,424			\$ 40	\$ 295.50
5	FARWEST DUPLEXES	11424 FARWEST DR SW & 10301 TO 10319 115TH STCT SW	11	35	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
5	HUNTERS GLEN APTS	10404 TO 10406 116TH ST SW	137	21	\$ 30	\$ 408	\$ 200	\$ 936			\$ 40	\$ 204.00
5	HERITAGE APTS	9209 WASHINGTON BLVD SW	14	33	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
5	NO NAME APTS	8908 TO 8914 WASHINGTON BLVD SW	4	44	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	WASHINGTON COURT APTS	8010 & 8018 WASHINGTON BLVD SW	14	30	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
5	OAKLYN MANOR APTS	7920 WASHINGTON BLVD SW	12	25	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
5	INTERLAAKEN COURT CONDOS	12014 INTERLAAKEN DR SW	16	21	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
5	TYEE APTS	8514 & 8516 WASHINGTON BLVD SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
5	NO NAME APTS	12020 EDGEWOOD AV SW	4	45	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	TRACYS COURT APTS	8324 WASHINGTON BLVD SW	14	30	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
5	NO NAME APTS	8111 TO 8117 121ST ST SW	4	48	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	NO NAME APTS	12108 EDGEWOOD AV SW	4	45	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	OAKAIRE APTS	12211 EDGEWOOD AV SW	20	30	\$ 30	\$ 57	\$ 200				\$ 40	\$ 28.50
5	SHERWOOD FOREST APTS	8100 TO 8108 SHERWOOD FOREST ST SW	16	41	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
5	RENTALS	8323 TO 8409 LAWNSDALE AV SW	6	42	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
5	COLONIAL COURT APTS	9119 KENWOOD DR SW & 9120 LAWNSDALE AV SW	30	33	\$ 30	\$ 87	\$ 200	\$ 80			\$ 40	\$ 43.50
5	STANLEY ESTATES APTS	7921 VETERANS DR SW & 12310 INTERLAAKEN DR SW	30	31	\$ 30	\$ 87	\$ 200	\$ 80			\$ 40	\$ 43.50
5	NORTHGATE APTS	9818 KENWOOD DR SW	28	48	\$ 30	\$ 81	\$ 200	\$ 64			\$ 40	\$ 40.50
5	NO NAME APTS	9226 KENWOOD DR SW	4	45	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	NO NAME APTS	9222 KENWOOD DR SW	4	45	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	NO NAME APTS	9212 KENWOOD DR SW	4	39	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50

District No.	Apartment Name	Site Address	No. of Units	Physical Age	City of Pasco Fee Schedule		City of Bellingham Fee Schedule		City of Tacoma		Mountlake Terrace	
					First unit, \$30	\$3 for each additional unit	1- 20 units (\$10 per unit)	21 or more units (\$8 per unit)			First unit, \$40	\$1.50 for each additional unit
5	KELLY PLACE APTS	8914 VETERANS DR SW	5	28	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
5	LAKE CITY APTS	9227 NORTHLAKE DR SW	8	43	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
5	LAKES APTS	12411 TO 12421 EDGEWOOD AV SW	6	47	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
5	AMERICAN LAKE APTS	12505 TO 12511 98TH AVCT SW	45	29	\$ 30	\$ 132	\$ 200	\$ 200			\$ 40	\$ 66.00
5	COLONIAL COURT APTS	9104 NEWGROVE AV SW	11	35	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
5	SOMERSET PARK APTS	8820 TO 8834 HIGHLAND AV SW	14	32	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
5	NO NAME APTS	8722 HIGHLAND AV SW	10	30	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
5	NO NAME APTS	8919 TO 8929 DOLLY MADISON CT SW	6	23	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
5	RENTALS	9606 TO 9610 VETERANS DR SW	5	43	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
5	RENTALS	9412 VETERANS DR SW	7	52	\$ 30	\$ 18	\$ 70				\$ 40	\$ 9.00
5	RENTALS	9402 TO 9408 VETERANS DR SW	4	60	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
5	RENTALS	9318 VETERANS DR SW	9	50	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
5	AMERICAN SHORES CONDOS	9820 TO 9824 AMERICAN AV SW	5	34	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
5	RENTALS	9830 TO 9832 AMERICAN AV SW	5	49	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
5	RENTALS	9838 AMERICAN AV SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
5	TYLER CREEK APTS	12906 LAKE CITY BLVD SW	6	40	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
5	RENTALS	8724 FRANCES FOLSOM ST SW	5	44	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
5	NO NAME APTS	8210 WASHINGTON BLVD SW	5	43	\$ 30	\$ 12	\$ 50				\$ 40	\$ 6.00
6	OAKBROOK TOWNHOUSES	7407 TO 7813 ZIRCON DR SW	65	29	\$ 30	\$ 192	\$ 200	\$ 360			\$ 40	\$ 96.00
6	OAKBROOK COUNTRY CLUB CONDOS	7425 TO 7501 RUBY DR SW	102	38	\$ 30	\$ 303	\$ 200	\$ 656			\$ 40	\$ 151.50
6	STONEGATE APTS	7119 62ND AV W	120	27	\$ 30	\$ 357	\$ 200	\$ 800			\$ 40	\$ 178.50
6	BLUFFS CONDOS	8301 TO 8643 ZIRCON DR SW	186	33	\$ 30	\$ 555	\$ 200	\$ 1,328			\$ 40	\$ 277.50
6	FAIRWAY MANOR CONDOS	7802 TO 7808 RUBY DR SW	4	33	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
6	SUNDANCE APTS	7427 TO 7517 LAKEWOOD DR W	104	18	\$ 30	\$ 309	\$ 200	\$ 672			\$ 40	\$ 154.50
6	DEAN STREET APTS	7501 TO 7523 DEAN ST W	12	20	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
6	NO NAME APTS	7508 CODY ST W	4	30	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
6	NO NAME APTS	5607 76TH ST W	4	29	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
6	BURGESS PARK APTS	7601 BURGESS ST W	8	27	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	MEADOWS APTS	7602 & 7702 GRANGE ST W	34	37	\$ 30	\$ 99	\$ 200	\$ 112			\$ 40	\$ 49.50
6	GLEN OAKS CONDOS	9213 TO 9220 77TH ST SW	11	20	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
6	GREENFIELD APTS	5518 76TH ST W & 7619 CODY ST W	24	24	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
6	VILAIRE APTS	7613 TO 7737 BURGESS ST W & 7614 TO 7620 DOUGLAS ST W	48	35	\$ 30	\$ 141	\$ 200	\$ 224			\$ 40	\$ 70.50
6	NO NAME APTS	5813 TO 5819 77TH ST W & 7617 TO 7619 59TH AV W	6	39	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
6	NO NAME APTS	7619 DOUGLAS ST W	4	31	\$ 30	\$ 9	\$ 40				\$ 40	\$ 4.50
6	NO NAME APTS	5810 TO 5816 77TH ST W & 7706 TO 7712 BURGESS ST W	8	23	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	DOLORES APTS	7715 DOUGLAS ST W	16	24	\$ 30	\$ 45	\$ 160				\$ 40	\$ 22.50
6	MOUNT VERNON VILLAGE TOWNHOUSES	8600 TO 8652 ONYX DR SW	138	35	\$ 30	\$ 411	\$ 200	\$ 944			\$ 40	\$ 205.50
6	COTTAGE GROVE CONDOS	7804 TO 7820 GRANGE ST W	12	15	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
6	MEADOW CREEK APTS	5910 78TH ST W & 7811 GRANGE ST W & 7812 59TH AV W	24	37	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
6	MERRILL CREEK APTS	6022 78TH STCT W	149	21	\$ 30	\$ 444	\$ 200	\$ 1,032			\$ 40	\$ 222.00
6	ROYAL OAKS APTS	8008 TO 8248 BRIDGEPORT WY SW	160	30	\$ 30	\$ 477	\$ 200	\$ 1,120			\$ 40	\$ 238.50
6	OAKRIDGE CONDOS	8008 TO 8064 83RD AV SW	134	28	\$ 30	\$ 399	\$ 200	\$ 912			\$ 40	\$ 199.50
6	MORNINGTREE PARK APTS	8101 83RD AV SW	400	33	\$ 30	\$ 1,197	\$ 200	\$ 3,040			\$ 40	\$ 598.50
6	HAWAIIAN VILLAGE APTS	40 THUNDERBIRD PKWY SW	99	35	\$ 30	\$ 294	\$ 200	\$ 632			\$ 40	\$ 147.00
6	CUSTER ROAD DUPLEXES	8001 CUSTER RD SW	8	37	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	CUSTER OAKS CONDOS	8017 TO 8113 CUSTER RD SW	27	9	\$ 30	\$ 78	\$ 200	\$ 56			\$ 40	\$ 39.00
6	GREEN LEAF AT LAKEWOOD APTS	5406 82ND ST SW	231	20	\$ 30	\$ 690	\$ 200	\$ 1,688			\$ 40	\$ 345.00
6	BEAUMONT APTS	8305 TO 8615 82ND ST SW	267	20	\$ 30	\$ 798	\$ 200	\$ 1,976			\$ 40	\$ 399.00
6	NO NAME APTS	8113 TO 8133 JOHN DOWER RD SW	10	40	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
6	FOUR FOUNTAINS APTS	30 THUNDERBIRD PKWY SW	37	31	\$ 30	\$ 108	\$ 200	\$ 136			\$ 40	\$ 54.00
6	OAK TERRACE APTS	42 THUNDERBIRD PKWY SW	90	32	\$ 30	\$ 267	\$ 200	\$ 560			\$ 40	\$ 133.50
6	FOREST VILLAGE APTS	8300 PHILLIPS RD SW	197	30	\$ 30	\$ 588	\$ 200	\$ 1,416			\$ 40	\$ 294.00
6	STEEPLE CHASE APTS	8302 TO 8320 84TH AV SW & 8307 TO 8319 83RD AVCT SW & 8311 TO 8316 83RD ST SW	135	15	\$ 30	\$ 402	\$ 200	\$ 920			\$ 40	\$ 201.00
6	COTTAGE WOODS CONDOS	8205 TO 8227 PAINE ST SW	12	20	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50
6	RENTALS	8301 TO 8313 JOHN DOWER RD SW	8	40	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	BRIGHTON PLACE APTS	8503 TO 8619 83RD STCT SW	145	26	\$ 30	\$ 432	\$ 200	\$ 1,000			\$ 40	\$ 216.00
6	EDGEWATER VILLAGE CONDOS	8303 TO 8513 71ST AVCT SW & 8401 TO 8403 EDGEWATER DR SW	22	29	\$ 30	\$ 63	\$ 200	\$ 16			\$ 40	\$ 31.50
6	CASA CABANA APTS	25 THUNDERBIRD PKWY SW	48	21	\$ 30	\$ 141	\$ 200	\$ 224			\$ 40	\$ 70.50
6	CREEKWOOD VILLA CONDOS	8327 TO 8375 PHILLIPS RD SW	11	37	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
6	PHILLIPS ROAD CONDOS	7324 TO 7420 84TH STCT SW	8	32	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	POINTE AT LAKE STEILACOOM CONDOS	8402 TO 8508 PHILLIPS RD SW	62	23	\$ 30	\$ 183	\$ 200	\$ 336			\$ 40	\$ 91.50
6	COLONIAL TERRACE CONDOS	8414 JOHN DOWER RD SW	14	24	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
6	JOHN DOWER APTS	8506 TO 8512 JOHN DOWER RD SW	9	37	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
6	CYNTHIA COURT APTS	8509 MEADOW RD SW	10	35	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
6	RENTALS	8603 PHILLIPS RD SW	9	34	\$ 30	\$ 24	\$ 90				\$ 40	\$ 12.00
6	NO NAME APTS	8608 JOHN DOWER RD SW	10	35	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
6	MAJESTIC FIRS APTS	6115 88TH ST SW	14	30	\$ 30	\$ 39	\$ 140				\$ 40	\$ 19.50
6	LEXINGTON APTS	8701 TO 8808 58TH AV SW & 5805 TO 5810 88TH ST SW	96	24	\$ 30	\$ 285	\$ 200	\$ 608			\$ 40	\$ 142.50
6	ECHOLON APTS	5101 88TH STCT SW	254	6	\$ 30	\$ 759	\$ 200	\$ 1,872			\$ 40	\$ 379.50
6	TWO JAYS APTS	6415 STEILACOOM BLVD SW	12	40	\$ 30	\$ 33	\$ 120				\$ 40	\$ 16.50

District No.	Apartment Name	Site Address	No. of Units	Physical Age	City of Pasco Fee Schedule		City of Bellingham Fee Schedule		City of Tacoma		Mountlake Terrace	
					First unit, \$30	\$3 for each additional unit	1- 20 units (\$10 per unit)	21 or more units (\$8 per unit)			First unit, \$40	\$1.50 for each additional unit
6	TERRACE APTS	6403 TO 6414 88TH STCT SW	96	30	\$ 30	\$ 285	\$ 200	\$ 608			\$ 40	\$ 142.50
6	GIANT FIRS APTS	6610 88TH ST SW	8	33	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	BELL GARDEN APTS	8810 JOHN DOWER RD SW	24	35	\$ 30	\$ 69	\$ 200	\$ 32			\$ 40	\$ 34.50
6	LOCHBURN VILLA APTS	8814 LOCHBURN LN SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	LAKEWOOD PLAZA APTS	6132 88TH ST SW & 6135 STEILACOOM BLVD SW	30	35	\$ 30	\$ 87	\$ 200	\$ 80			\$ 40	\$ 43.50
6	WESTLAND APTS	6124 88TH ST SW	8	35	\$ 30	\$ 21	\$ 80				\$ 40	\$ 10.50
6	NORWOOD APTS	5910 88TH ST SW	11	37	\$ 30	\$ 30	\$ 110				\$ 40	\$ 15.00
6	CASCADE COURT APTS	8815 LOCHBURN LN SW	10	37	\$ 30	\$ 27	\$ 100				\$ 40	\$ 13.50
6	WAVERLY MANOR APTS	5453 STEILACOOM BLVD SW	49	29	\$ 30	\$ 144	\$ 200	\$ 232			\$ 40	\$ 72.00
6	NO NAME APTS	6145 STEILACOOM BLVD SW	6	31	\$ 30	\$ 15	\$ 60				\$ 40	\$ 7.50
	SUB-TOTALS MF UNITS				\$ 10,800	\$ 32,520	\$ 47,170	\$ 51,704			\$ 14,400	\$ 16,260.00
	SINGLE FAMILY RENTALS	(AREA-WIDE LOCATIONS)	2,500	N/A	\$ 75,000		\$ 25,000				\$ 100,000	
	TOTALS					\$ 118,320		\$ 123,874				\$ 130,660.00



To: Mayor and City Councilmembers
From: Heidi Ann Wachter, City Attorney
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: March 28, 2016
Subject: Follow Up City Council Inquiry – Sewer Extensions

This is to provide information in response to Council inquiry at the March 7 Regular Meeting of the City Council. The inquiry is related to the topic of sewer extensions in the City of Lakewood for which properties who do not “hook up” are required to pay a “sewer availability fee”. The following is the general questions asked and responses.

- 1) **What is the monthly revenue generated through sewer availability funds?**
 - The City collected approximately \$22,500 per month in sewer availability fees in 2015 and expects a similar amount to be collected in 2016. This amounts to \$270,000.00 annually.
 - If the time to connect is extended, the City will continue to collect sewer availability fee revenue. A portion of the revenue is currently used for a loan program to facilitate connection. Another potential use of this revenue is to fill in the remaining interior areas of Tillicum such as Grant and Washington Avenues, and Maple St, to name a few. The cost will be approximately \$4.5 million. These areas are comprised primarily of single family properties, which are more likely to connect based on connection history to date and the relatively lower connection costs compared to the larger properties or the lakefront properties. Further, upon their connecting the ground water quality would improve which can be considered an offset in terms of water quality wise for extending the connection deferral period.
- 2) **What is the current fund balance?**
 - The current fund balance is \$952,000.
- 3) **How much would it cost to provide sewers for the lakefront properties in Tillicum?**

- The rough estimate to construct the public sewer infrastructure and related improvements is \$2.5 million. In addition, lakefront properties would be responsible for pumping sewage from their properties to the public sewer system. Inland properties can connect to the public sewer system via gravity systems. Thus, the lakefront properties will have a more costly system overall.

4) What is the sewer availability fee vs. the fee for those currently hooked up?

- The availability fee matches the fee for those who have hooked up, which is \$45.64 per month for single family residential. The availability fee is the same as what Pierce County charges for sewer service.

5) Do we have the ability to raise or lower the sewer availability charge so that it is not equal with the sewer charge?

- Our limitation, under State law, on the ability to impose an availability fee is that the fee may not exceed an amount equal to the charge that would be made for sewer service if the property was connected to such system.¹ There is no legal support for a lesser amount.

This directive comes from RCW 35.67.190. The third paragraph of the statute states in full:

All property owners within the area served by such sewerage system shall be compelled to connect their private drains and sewers with such city or town system, under such penalty as the legislative body of such city or town may by ordinance direct. Such penalty may in the discretion of such legislative body be an amount equal to the charge that would be made for sewer service if the property was connected to such system. All penalties collected shall be considered revenue of the system.²

If the Council wanted to change the charge to a lesser sum, a Code change is required; our definition of “availability charge” somewhat tracks this language and provides: “The availability charge shall be in an amount equal to the base monthly sewer rate and applicable surcharges and fees that would be charged against the property, or a similar property or land use, if the property were connected to an available sanitary sewer system.”³

Recommendation

The recommendation is to extend the sewer availability fee an additional five years rather than proceeding with mandatory connection. Five years in, approximately 62% of properties are connected or exempt due to status as vacant land. Of the properties not yet connected, some are very likely to be unable to connect due to cost. Mandatory connection adds some amount of process

¹ RCW 35.67.190

² Id.

³ Lakewood Municipal Code 12A.15.020.

administration to the work plan, which in turn requires resources. By extending the period for voluntary connection, some of these properties will connect as the result of sale. The City will be able to focus on current work plan items rather than engaging in court action, abatement and/or liens, all of which are time consuming with connection held off until the process is complete, including appeals.

Essentially, mandatory connection is a resource-intensive endeavor likely to yield mixed results and take City resources from other work plan items. An extension ensures current resources go to current work plan items.



To: Mayor and City Councilmembers

From: Don Wickstrom, Public Works Director

Through: John J. Caulfield, City Manager *John J. Caulfield*

Date: March 1, 2016

Subject: Tillicum and Woodbrook Sanitary Sewer Connections Update

This memo provides an update on connections to the sanitary sewer system that the City began constructing in 2009 in the Tillicum and Woodbrook neighborhoods.

To date, 148 out of the 352 properties that are adjacent to the constructed sewer systems have connected to the sewer (see attached map). 28 properties are in the process of connecting. Another 42 properties are vacant and not required to connect. The 148 properties already connected represent 394 Residential Equivalent Units, a unit of measure used for calculating sewer flows. Enough connections have been made that the sewer system has been fully operational (i.e., not needing supplemental water) for the past year. This milestone was achieved sooner than anticipated.

According to LMC Chapter 12A.15, Sanitary Sewer Connection, use of interim septic systems is allowed for properties for up to 5 years from the date of the Notice of Availability of sewer. The first 73 properties will be coming due to connect to the sewer system on November 1st of this year. There are a total of 134 properties due to connect between November 2016 and July 2018. The 134 properties include 115 single and multifamily residential properties totaling 449 dwelling units, and 19 commercial properties. Sewer will be made available to more properties when the next phase of Woodbrook construction is completed this year.

The municipal code allows properties to defer connection for up to an additional 3 years beyond the 5-year period. The deferral process is outlined in 12A.15.090-100 (see attached code sections).

Under the current code, the mandatory connection obligation is triggered by the issuance of an order mandating connection. The property owner has 90 days to act, and the City may allow one additional 90-day extension. The failure to comply with a mandatory connection order can trigger a \$500 per day fine. This fine can be challenged in municipal court. The City may also treat the noncompliance as a

public nuisance and initiate abatement procedures. This would likely entail the filing of a lawsuit against the non-compliant property owner in Superior Court and obtaining a court order either directing compliance or authorizing the City to install the connection. Within the lawsuit, the Code permits the City to recover its expenses, losses, costs of inspection, damages and costs.

Some of the implications of moving forward with mandatory connections are:

- Limited funds available for loans and/or mandatory connection related costs (approximately \$1,000,000, which is not enough to cover expected costs).
- A number of properties may be unable to connect due to the cost, which will lead to liens, fines, or abatements.
- Mandatory connections will increase the workload of an already limited staff; additional help will be needed.

Alternatives to mandatory connections include:

- Extending the requirement to connect to sewer an additional 5 years for a total of 10 years from the date of the Notice of Availability.
- Extending deferred connection for up to 5 years (vs. the current 3-year deferral).

Benefits of alternatives include:

- It will allow more time for properties to connect.
- More properties will be sold, which requires connection to sewer as a condition of sale.
- Provides greater opportunities for redevelopment of properties.
- Additional fees will be collected for which additional funds could be available for financial assistance or for other sanitary sewer extensions in the neighborhoods.

12A.15.090 - Requests for Deferral of Connection

- A. Use of an interim on-site septic system within the City of Lakewood will be unlawful five years after the date on which a Notice of Availability is recorded pursuant to LMC 12A.15.030 if the owner of a property has not applied for and received a deferral of the requirement mandating connection to the public sanitary sewer system. Deferral of mandatory connection may be authorized for up to eight years. In no event, however, shall an interim on-site septic system be allowed to remain in use within the City longer than eight years after recording of a Notice of Availability.
- B. Requests for deferrals must be made in writing to the City Manager of the City of Lakewood, and such a request should include the following information:
 - 1. Requestor's name, mailing address, and the address or parcel number of the property for which a deferral is sought.
 - 2. Financial, medical, utility or tax information as the requestor deems relevant to the request for a deferral.
 - 3. Proof of age if the requestor's age is relevant to the request for a deferral.
 - 4. Evidence of the structural integrity of the structure on the property and information regarding any plan that the structure will be demolished, refurbished or rebuilt within the deferral period.
 - 5. Evidence that the existing septic system is in good working order as approved by the Tacoma-Pierce County Health Department.
 - 6. The length of time for which a deferral is sought.
 - 7. Additional information as the requestor may deem relevant to the requested deferral.
 - 8. As to public agencies or entities, information may be provided that would include future plans to decommission, sell or close facilities or buildings.
- C. The City Manager, or designee, may revoke a deferral upon the occurrence of any of the events that would compel mandatory connection under 12A.15.060. Revocation of a deferral shall be ordered in writing.

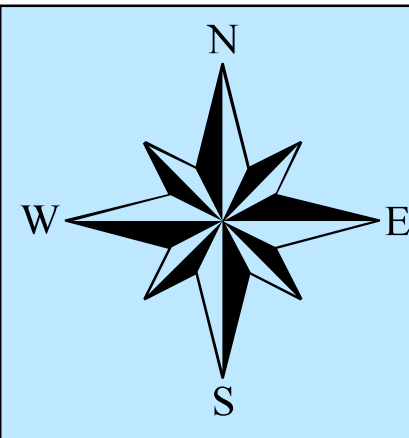
(Ord. 530 § 1 (part), 2011.)

12A.15.100 - Criteria for Granting of Deferrals

- A. Upon receipt of a written request for a deferral, the City Manager, or designee, shall evaluate such a request under the following criteria or any combination of the following criteria:
 - 1. Whether mandatory connection would be a hardship to an elderly or disabled person, which hardship would be lessened by allowance of a deferral.
 - 2. Whether the requestor, by virtue of age or disability, has qualified for government subsidies, or reduced tax or utility payments.
 - 3. Whether the application evidences that the useful life of the structure or structures upon the property is shorter than the period of deferral requested.
 - 4. Whether the property owner has provided sufficient evidence that structures upon the property will be improved, demolished or rehabilitated, and that deferral is appropriate to facilitate future work contemplated upon the structures or property within the term of the deferral.
 - 5. Whether the cost of connection to an available sewer system, when compared to the combined assessed value of the property and improvements upon the property, exceeds more than 10% of the value of the property.
 - 6. Whether a public entity or agency plans to sell, decommission or close facilities or structures.
- B. Upon receipt of a request for a deferral under this section, the City Manager, or designee, shall act within a reasonable period of time in responding to said request. For the purposes of this section, City action upon a deferral request includes requesting additional information from the requester or scheduling an interview with the requestor.
- C. A determination of a deferral request shall be made in writing and mailed to the requestor at the mailing address provided in the request.

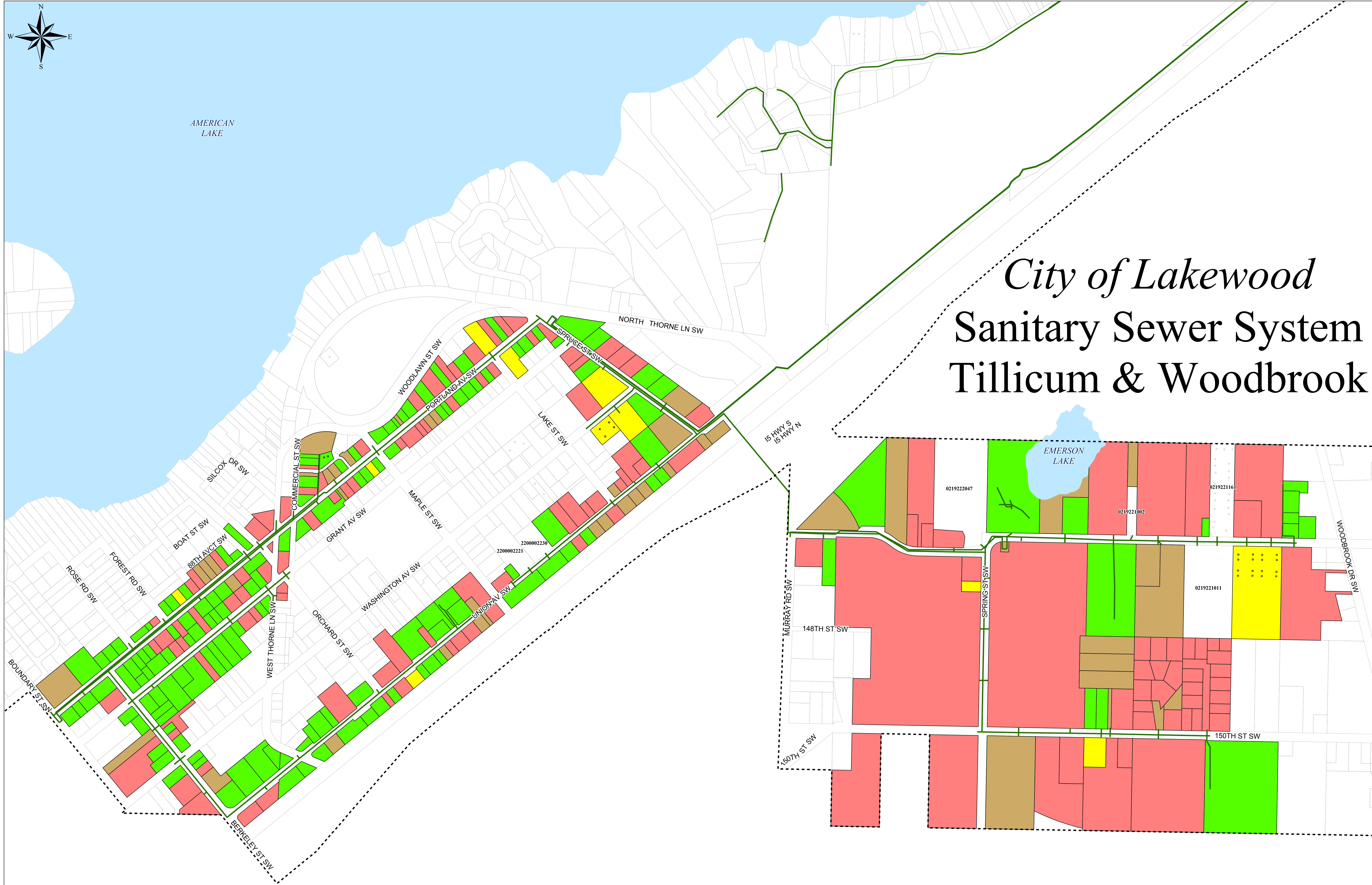
- D. A determination on a request for deferral may impose conditions upon the requestor. Within the discretion of the City Manager, or designee, the requestor may be required to file a voluntary compliance agreement in the public records, acknowledging that the requestor will connect to the public sanitary sewer system upon occurrence of a specific event or upon expiration of the deferral period. Further, approval of a deferral requires the requestor to pay the Availability Charge. Additional conditions may, within the discretion of the City Manager, or designee, be added that are lawful and relevant to the nature of any deferral.
- E. A determination of a deferral request shall be considered an administrative order of the City.
- F. No deferral may be granted for a period of time that extends beyond eight years from the City's recording of a Notice of Availability, absent an application to and approval by the City Manager, or the designee thereof.
- G. No deferrals shall be granted where connection to the public sewer system is required pursuant to LMC 12A.15.060.B.

(Ord. 591 § 78, 2015; Ord. 530 § 1 (part), 2011.)to LMC 12A.15.060.B.



AMERICAN LAKE

City of Lakewood Sanitary Sewer System Tillicum & Woodbrook



Parcel Status

- FINAL
- ISSUED
- VACANT
- REQUIRED

- Sewer Line
- Tax Parcel
- Lakewood City Limit

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