

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: May 15, 2012

SUBJECT: PUBLIC HEARING: LONG-TERM TEMPORARY PARKING LOT FOR

REDMOND CENTRAL CONNECTOR TRAIL, DEV120006, L120072

(TEMPORARY USE PERMIT), L120107 SEPA

### I. RECOMMENDED ACTION

Approve a Long-Term Temporary Use Permit for a parking lot associated with the Redmond Central Connector Trail, with approval to defer water and sewer utility connection fee requirements until development of a building or facility requiring such connections takes place; and with approval to waive the interior parking lot landscaping standards, as the parking lot perimeter landscaping will be more densely planted to meet the landscaping intent of the zoning code.

The recommended conditional approval of this Long-Term Temporary Use Permit will allow the applicant, the City of Redmond, to develop and utilize a parking lot associated with the Redmond Connector Trail, on a long-term temporary basis. The parking lot will be allowed for a period of two years in accordance with the Redmond Zoning Code.

#### II. DEPARTMENT CONTACTS

Rob Odle, Director, Planning and Community Development, 425-556-2417 Judd Black, Development Review Manager, 425-556-2426 Gary Lee, Senior Planner, 425-556-2418

### III. DESCRIPTION

A. Applicant: City of Redmond, Mike Haley, Engineer

15670 NE 85th Street, Redmond, WA 98052

### B. Request:

The proposed 92-stall parking lot is being considered as a temporary use. The long-term vision for the site includes eventual development of a higher and better use, such as a performing arts center. As such, with the approval of the Long-Term Temporary Use Permit, some standards that are generally required for permanent improvements are requested to be waived or deferred since this is a temporary development. The Technical Committee recommends that two general requirements be deferred, for this parking lot improvement. A brief description of those standards is provided below:

Mayor and Council

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- <u>Utility Stub Connection Fees</u>: In accordance with Resolution No. 1324, new development on this parcel requires the payment of water and sewer connection fees associated with the Bear Creek Parkway construction. The water stub fee is \$281,913, and the sewer stub fee is \$254,830. As the development and use of the temporary parking lot will not have the need for water and sewer service, it is requested that these stub fees be deferred. The Technical Committee recommends deferral of the stub fees for this parcel until the development of a building, or other use, that will need to connect to the water and/or sewer systems.
- Parking Lot Trees: The landscape standards require one tree per four parking stalls be provided within the interior of the parking lot. Thus, approximately 16 to 18 trees are generally required to be planted in irrigated landscape islands within the parking area. It is requested that these trees not be required as it would also require a new water meter be installed to irrigate these trees. As the perimeter of the parking lot will be amply landscaped to complement the Central Connector Trail and park improvements, the intent of aesthetically improving the appearance of the parking lot is found to be met by the Technical Committee. The proposed planting will provide approximately 35 new trees around the perimeter of the parking lot along with ample shrub and understory plantings. The Technical Committee recommends the interior parking lot landscaping requirements be waived as the perimeter planting plan will meet the general intent for aesthetically improving the parking lot.

### C. Location:

Northwest corner of Leary Way and Bear Creek Parkway. (See Exhibit 1, Site Plan.)

### D. Zoning and Land Use:

The site is zoned Old Town in the Downtown Neighborhood. The zoning of the property allows a building up to six stories tall at 100 percent lot coverage, and a multitude of uses including office, residential, retail, etc. The previous formal uses of the property included the King County Maintenance Shops and the former Workshop Tavern. Within recent years the property has been cleared and used as a staging ground for many of the Downtown improvement projects.

### E. Public Notice and Comments:

Requirements for public notices are contained in RZC 21.76.

### **Notice of Application:**

A Notice of Application for this proposal was published on March 16, 2012. The notice was posted at Redmond City Hall, the Redmond Regional Library, and on the property. Notice was also mailed to the property owners within 500 feet of the site. (See Exhibit 2, Notice of Application and Affidavit of Posting.) During the public comment period of the Notice of Application, the City received no written comments.

Mayor and Council

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### **Notice of SEPA Threshold Determination:**

A Determination of Non-Significance (DNS) was issued on April 9, 2012. The comment period ended April 25, 2012, with no comments received. The SEPA appeal period ended May 9, 2012. At the time of this writing, no appeals have been submitted. (See Exhibit 3, Determination of Non-significance.)

### **Notice of Public Hearing:**

The Notice of Public Hearing for this project was included in a one-time newspaper publication and was posted on the property. At the time of this writing no comments were received. (See Exhibit 4.)

# IV. RELEVANT CITY LAWS – RZC 21.46 TEMPORARY USES, AND RZC 21.76 REVIEW PROCEDURES

Redmond Zoning Code (RZC) Chapter 21.46 provides regulations regarding temporary uses. RZC 21.76 provides procedures for reviewing land use applications. RZC 21.76.050 requires the City Council to decide on temporary use applications for uses that exceed six months of operations. RZC 21.46.020(B) establishes a maximum duration for the validity of long-term temporary use permits as two years from the date of permit issuance.

The RZC allows temporary uses when the use is consistent with the Zoning Code and when safe and compatible with the general vicinity and adjacent uses.

### V. TECHNICAL COMMITTEE FINDINGS

The Technical Committee has reviewed the requirements outlined in the Decision Criteria in RZC 21.46.030 and has concluded that this request is consistent with each requirement. (See Exhibit 5.)

At the April 10, 2012, City Council Study Session on this item, the Council asked the following questions of staff, with answers directly following:

### Will there be potable water and electricity available for events at the parking lot?

Potable water can be provided to the site with a fire hydrant permit and appropriate connections. Electrical outlets will be installed.

### Will there be a charging station at the parking lot?

At this time there will not be any charging stations for electric vehicles. There will be a pay station for people to pay for parking.

### VI. IMPACT

A. <u>Service Delivery</u>: Approval of this application will allow the City to develop and use this parking facility, which will be an improvement in service delivery with the Redmond Central Connector Trail and future Downtown Park improvements.

Mayor and Council

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**B.** Fiscal: Allowing the parking lot to be developed will most likely have positive fiscal impacts to the city. The 92 parking stalls will be available to trail and park users who will most likely also be supporting Downtown businesses and thus helping support retail sales within the neighborhood. With the physical development of this parking lot in close proximity to the existing, new, and future storefronts in the area, the attractiveness of the neighborhood to new businesses interested in the area should be enhanced, which will have positive impacts on the retail tax base.

The parking lot improvement funds were included in the 2011-2012 CIP Budget. The cost of parking enforcement, operations and maintenance should be covered by the pay-to-park system that is planned for the parking lot.

### VII. TIME CONSTRAINTS

Approval of this permit by the City Council on May 15, 2012, is desired to allow timely bidding and construction of the parking lot with the Central Connector Trail project in 2012-2013.

### VIII. LIST OF ATTACHMENTS

Attachment A: Ordinance Adopting the Technical Committee's April 27, 2012,
Recommendation to Approve with Conditions the Redmond Central
Connector Parking Lot Long-Term Temporary Use Permit and
Establishing an Effective Date

Exhibit 1:

Site Plan

Exhibit 2:

Notice of Application and Affidavit of Posting

Exhibit 3:

Determination of Non-significance

Exhibit 4:

Notice of Public Hearing

Exhibit 5:

Technical Committee Findings

Exhibit 6:

Conditions of Approval

Robert G. Odle, Director, Planning and Community Development

Data

Approved for Council Agenda:

lohn Marchione, Mayor

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### ATTACHMENT A

# CITY OF REDMOND ORDINANCE NO.

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S APRIL 27, 2012, RECOMMENDATION TO APPROVE WITH CONDITIONS THE REDMOND CENTRAL CONNECTOR PARKING LOT LONG-TERM TEMPORARY USE PERMIT AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, The City of Redmond, herein referred to as applicant, submitted an application on March 6, 2012, to develop a 92-stall parking lot in conjunction with the Redmond Central Connector Trail to be used until May 30, 2014; and

WHEREAS, a Long-Term Temporary Use Permit is a Type V permit decision; and

WHEREAS, the Redmond Zoning Code authorizes the City Council to conduct an open record hearing for the Long-Term Temporary Use Permit to consider public testimony and take action; and

WHEREAS, the Technical Committee is recommending that the City Council approve the Redmond Central Connector Parking Lot Long-Term Temporary Use Permit (File No. L120072) with conditions.

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

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Technical Committee's April 27, 2012, recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Technical Committee's recommendation for the Redmond Central Connector Parking Lot Long-Term Temporary Use Permit (File No. L120072).

Section 2. Approval. The City Council hereby approves the Redmond Central Connector Parking Lot Long-Term Temporary Use Permit, subject to the conditions of approval identified in the Technical Committee's recommendation.

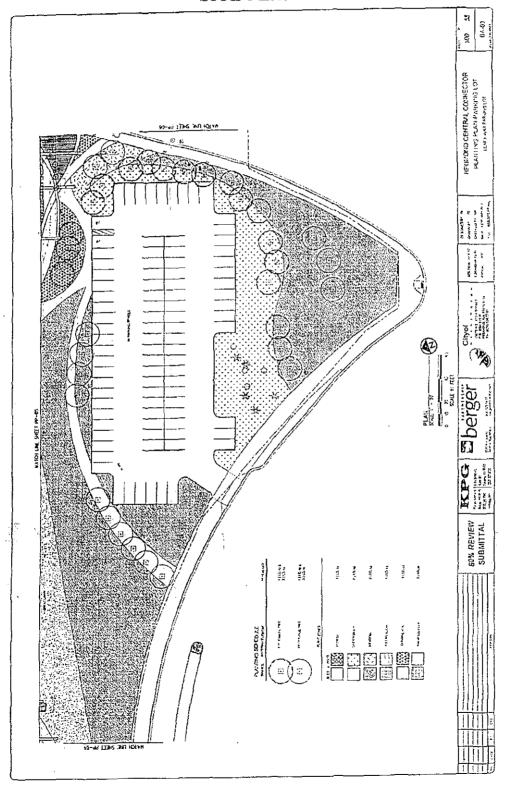
Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

	ADOPTED	by	the	Redmond	l City	Counc	cil t	his	15 <sup>th</sup>	day	of	May
2012												
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ATTE	ST:											
MICH	ELLE M. N	- 1CGE	HEE,	MMC, CI	TY CLE	RK		(SE	AL)			
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JAME:	S HANEY,	CIT	Y ATT	FORNEY								

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

## SITE PLAN



# NOTICE OF APPLICATION AND AFFIDAVIT OF POSTING

CITY OF REDMOND NOTICE OF APPLI	CATION
FILE NUMBER: L120072 PERMIT TYPE: Planning Type V, Long Term Temporary Use	
PROJECT NAME: REDMOND CENTRAL CONN-PKG LOT	
PROPONENT: HALEY MIKE, 15670 NE 85TH ST, REDMOND WA, 98052	
NOTICE OF APPLICATION DATE: 03/16/2012 COMMENTS DUE DATE: 04/06/2012 (if date ends on a weekend or holiday, comments are due on t	harmat bushing day therafter
PROJECT DESCRIPTION;	ne next ousiness day (nerealier)
CONSTRUCT A PARKING LOT WITH APPROXIMATELY 90 STALLS IN CONJUNCTION WITH	THE REDMOND CENTRAL
CONNECTOR MULLI-USE TRAIL.	
PROJECT LOCATION: FORMER BUSE RAILROAD CORRIDOR DOWNTOWN	
SITE ADDRESS, IF APPLICABLE: 16255 CLEVELAND STRED	
SIZE OF SUBJECT AREA IN ACRES: 0 SQ. FT:	
ZONING: CC3 CC4 CC5	
COMPREHENSIVE PLAN DESIGNATION:	
APPLICATION DATE: 03/07/2012 NOTICE OF COMPLETENESS DATE: 03/07/2012	
NOTICE OF COMPLETENESS DATE: 030072012	
A Public Hearing is required, however a date has yet to be determined. A Public Hearing Notice w	ill be sent in the future.
REQUIRED PERMITS:	
Femporary Use Permit	
REQUIRED PERMITS, NOT PART OF THIS APPLICATION:	
None	
REQUIRED STUDIES:	
Stormwater Report	
EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION:	
SEPA Checklist	
CONSISTENT WITH COMPREHENSIVE PLAN: Y (Y-Yes, N-No)	
APPLICABLE DEVELOPMENT REGULATIONS: Redmond Community Development Guide	
Military comments are accepted up until close of public bearing, submittal of comments early in the pro	
pplicant to address comments as early in the design process as possible. In addition, persons who want tike to become a party of tecord on this proposal should provide their name and address to the project pla	
use to become a jump of record on this proposal stantial provide their name and address to the project pla may be appealed according to the City appeal provisions specified in Section 2017, Administration and Pr	
roject planner at the City of Redmond Planning Department. Submit written comments or name and ad-	
hits of Redmond Planning Department, Development Services Center, 15670 NE 85th Street, P.O. Box 5	
8073-9710, or fax to 425-556-2400. The project planner, GARY LEE, may be reached at , or e-ma	
Project Name: REDMOND CENTRAL CONN-PKG LOT File Number	per: L120072
ame and Address (please print);	
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omments (attach additional sheets if necessary):	
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## Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

5,

### CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Redmond Connector Parking Lot File number: <u>DEV120006/L120072</u> was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before <u>March 16, 2012</u>.

Name (print)	Choth viceiscusian —	
Signature	Jenin Menu- 3-16-12	
Date	3-16-12	
CERTIFICATE OF I	POSTING ( )	
I, the undersigned.	certify that on $3/16/12$	. I posted copies of the attached
Notice of Application	n at:	
		Location(s) on or near the site
		City Hall
		Library
Name (print)	Jary Lol	
Signature	J-1-	
Date	1/3/10/12	

# DETERMINATION OF NONSIGNIFICANCE



## Notice of Application Certification of Public Notice

CITY OF REDMOND

Name (print)

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Redmond Connector Parking Lot File number: <u>DEV120006/I.120072</u> was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before <u>March 16, 2012</u>.

Gloria Meerscheidt

Signature	Jenny Nei 3-16-1:	w
Date	3-16-10	<u>2</u>
CERTIFICATE OF P	OSTING / /	(
I, the undersigned, c	ertify that on $3/56/6$	/ Z
Notice of Application	at:	
		Location(s) on or near the site
		City Hall
		Library
Name (print)	Say Ly	ol
Signature	Style.	
Date	1/3/10	el 12

O \Gloria M \Notices - Certificate of Posting\Notice of Application

placed next to the applicable comment period provision. There is no comment period for this DNS. Please see below for appeal provisions.  $\mathbf{X}$  This DNS is issued under 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Gary Lee at 425-556-2418, via fax at 425-556-2400, via e-mail at glee@redmond.gov, or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. Comments mus be submitted by 04/24/2012. Responsible Official: Robert G. Odle, Planning Director Responsible Official: William J. Campbell, Public Works Director Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710 Appeal Period You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall. 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, no later than 5:00 p.m. on 05/09/2012, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections. For more information about the project or SEPA procedures, please contact the project Planner, Gary Lee, at 425-556-2418 or via e-mail glee@redmond.gov.

Date of DNS issuance: 04/10/2012

Comment Period: Depending upon the proposal, a comment period may not be required. An "X" is

# NOTICE OF PUBLIC HEARING

# OTICE OF PUBLIC HEARING CITY OF REDMOND

### REDMOND CENTRAL CONNECTOR PARKING LOT; File Number L120072

The City of Redmond City Council will hold a Public Hearing in the City Hall Council Chambers, 15670 NE 85<sup>th</sup> Street, Redmond, Washington on May 15, 2012 at 8:00 p.m. or as soon thereafter as possible, on:

#### SUBJECT:

The City of Redmond proposes to construct a parking lot with approximately 92 parking stalls in conjunction with the construction of the Redmond Central Connector Trail. The parking lot will be a long-term temporary use, thus requiring a public hearing and the approval of a Long-Term Temporary Use Permit by the City Council.

#### SITE LOCATION:

The Redmond Central Connector Trail Parking Lot is proposed to be constructed at the northwest corner of Leary Way and Bear Creek Parkway.

#### APPLICANT:

City of Redmond

#### **REQUESTED ACTION:**

City Council adoption of an ordinance approving the Long Term Temporary Use Permit.

All persons are invited to comment in person at the hearing, or to submit written comments prior to the hearing, by mailing them to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Written comments may also be sent to the project Planner, Gary Lee, via fax at (425) 556-2400, or via email at glee@redmond.gov or dropped off in person at the Development Services Center located in City Half at 15670 NE 85th Street.

The project planner, Gary Lee, may be reached at (425) 556-2418 or <u>glee@redmond.gov</u> for more information.

A copy of the proposal is available from the Planning Department, 4th Floor of City Hall. If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

LEGAL NOTICE: April 23, 2012

### TECHNICAL COMMITTEE FINDINGS

### I. DESCISION CRITERIA, RZC 21.46.030(A)

The Technical Committee has reviewed the decision criteria for temporary use and provides the following determinations:

A. The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site. The proposal conforms to this requirement. At this time there is no other use on the site. The temporary parking lot will be most likely be demolished (or significantly reduced in size) when a more permanent development/use is proposed for the site in the future.

A deferral of the payment of water and sewer connection fees, until the development of a building or facility needing these utilities, is recommended for this development as there will be no connections to these utilities for this temporary parking lot.

A waiver of the interior parking lot landscaping requirement for parking lot trees is recommended as the parking lot perimeter landscaping will have more than double the amount of trees surrounding the parking lot to meet the intent of the parking lot landscaping standards.

- B. The temporary use will not significantly impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct or uses and activities in the vicinity. The proposal conforms to this requirement. The proposed parking lot will not have any significant adverse impacts on the above criteria. The parking lot is being provided to avoid negative impacts of parking demand generated by the new trail, Downtown Park, and other foreseen community events.
- C. The temporary use will not be materially detrimental to the surrounding uses in terms of traffic, noise, and other external effects. The proposal conforms to this requirement. The proposed parking lot will not be a generator of traffic, noise or other external effects, by itself.

### **CONDITIONS OF APPROVAL**

### II. GENERAL CONDITIONS, RZC 21.46.030 (B)

The Technical Committee finds that the proposal complies or, with conditions, is capable of complying with the General Conditions under RZC 21.46.030 (B). Details follow:

- A. A temporary use conducted in a parking facility shall not occupy or remove from availability more than 25 percent of the spaces required for the permanent use. Not applicable
- B. Each site occupied by a temporary use must provide or have available sufficient parking and vehicular maneuvering area for customers. Such parking need not comply with RZC 21.40.010(G) "PARKING" but must provide safe and efficient interior circulation and ingress and egress to and from public right- of-ways. Not Applicable. This temporary use is a parking lot.
- C. The temporary use shall comply with all applicable standards of the Seattle-King County Health Department. Not applicable.
- D. No temporary use shall occupy or use public parks in any manner unless specifically approved by the Parks Department. Not applicable.
- E. All temporary uses shall obtain, prior to occupancy of the site, all applicable City of Redmond permits, licenses, and other approvals (i.e., Business License, Building Permit, Administrative Approvals, etc.). This project complies with this requirement.
- F. The applicant for temporary use shall supply written authorization from the owner of the property on which the temporary use is located. This project conforms to this requirement. The applicant (City of Redmond) is also the owner of the property.
- G. Each site occupied by a temporary use shall be left free of debris, litter, or other evidence of the temporary use upon completion or removal of the use. This project shall be required to conform to this condition.
- H. All materials, structures and products related to the temporary use must be removed from the premises between days of operation on the site, provided that materials, structures and products related to the temporary use may be left on site overnight between consecutive days of operation. By virtue of having been in consistent operation prior to the existence of this ordinance the open air craft and farmer's market operation, commonly known as the Saturday Market, shall be allowed to store structures on-site between weekend activity of the Market. However, such structures must be reviewed by the Director annually and permission to leave them in place between market sessions may be denied if they become a visual blight, safety, or health problem. They shall be removed at the end of the permit period. Not applicable. This is a parking lot.

 Additional conditions may be established as necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include, but are not limited to, time and frequency of operation, temporary arrangements for parking and traffic circulation, requirement for screening or enclosure, and guarantees for site restoration and cleanup following temporary uses. No additional conditions are recommended.

### SITE SPECIFIC CONDITIONS OF APPROVAL

### I. Planning

Review: Gary Lee, Senior Planner

Phone: 425/556-2418

Email: glee@redmond.gov

- A. Landscape Screening and Parking Lot Landscaping Requirements
  - 1. The requirement of interior parking lot trees is waived with the installation of trees as generally shown in Exhibit A.

### II. Public Works - Water and Sewer

Reviewer: Jim Streit Phone: 425/556-2844

Email: jstreit@redmond.gov

A. Water and Sewer Connection Fees: Water and Sewer connection fees typically required of new development is deferred until the development of a building or facility needing service from these utilities is constructed. This temporary parking lot will not be connecting to these utilities.

### III. Public Works - Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425/556-2881

Email: kseemann@redmond.gov

A. Access requirements: The access to the parking lot shall be through the existing driveway as shown. No additional access points will be allowed.

### IV. Public Works - Stormwater/Clearing and Grading

Reviewer: Lisa Rigg, P.E., Senior Engineer

Phone:

425/556-2758

Email:

lrigg@redmond.gov

### A. Water Quantity Control

- 1. Stormwater from the improvements will be directed to a trunkline constructed by the City of Redmond that will convey the 50-year storm flow to the Sammamish River. The applicant shall pay a fee-in-lieu of detention for all new impervious areas.
- 2. The applicant will construct all necessary conveyance on-site and to connect to the City storm system. (Code Authority: RMC 15.24.080(2) (d))

### B. Water Quality Control

1. Quality control for pollution generating areas will be provided by a regional facility constructed off-site by the City of Redmond. No on-site treatment is required; instead the applicant shall pay a fee-in-lieu of water quality to the City.

(Code Authority: RMC 15.24.080(2) (d))

C. Regional Capital Facilities Charge: A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. In addition, the project is subject to the Citywide Capital Facilities Charge. Please see the Public Works Development Fee sheet for current fee information.

(Code Authority: RMC 13.20.045 (Downtown))