



PLANNING COMMISSION REGULAR MEETING

**Wednesday, October 4, 2023
at 6:00 p.m.**

In person at the Snohomish Carnegie 105 Cedar Avenue, Snohomish
and remote on-line/telephone access via *Zoom*
ONLINE Zoom remote meeting access: <https://us02web.zoom.us/j/82615420043>
or call in at (253) 215-8782 and use Meeting ID# 826 1542 0043

AGENDA

- 1. CALL TO ORDER**
 - a. Roll Call
 - b. Flag Salute
- 2. PUBLIC COMMENT on Items Not on the Agenda**
- 3. APPROVE AGENDA Contents and Order**
- 4. APPROVE MINUTES of Previous Meeting(s)**
 - a. September 6, 2023 Regular Meeting Minutes
- 5. DISCUSSION ITEMS**
 - a. Chapter 14.285 SMC, Incentives for Housing Affordability
- 6. COMMISSIONER COMMENTS**
- 7. DIRECTOR'S REPORT**
- 8. ADJOURN**

NEXT MEETING: The next regular meeting is scheduled for Wednesday, November 1, 2023, at 6 p.m., at the Snohomish Carnegie, 105 Cedar Ave, and online via Zoom.

Specialized accommodations will be provided with 5 days advanced notice. Contact the City Clerk's Office at 360-568-3115. This organization is an Equal Opportunity Provider.

**CITY OF SNOHOMISH
REGULAR MEETING OF THE PLANNING COMMISSION
MEETING MINUTES
September 6, 2023**

1. **CALL TO ORDER** - Chair Terry Lippincott opened the regular meeting of the Planning Commission at 6:00 p.m. on Wednesday, September 6, 2023. The meeting was held in person at the Snohomish Carnegie and online via Zoom.

COMMISSIONERS PRESENT:

Terry Lippincott, Chair
Gordon Cole
Mitch Cornelison (left at 7:02 p.m.)
Hank Eskridge
Merritt Weese
Christine Wakefield Nichols

STAFF:

Brooke Eidem, Planning Director
Thomas Kreinbring, Assistant Planner

COMMISSIONERS ABSENT:

Nick Gottuso

OTHERS PRESENT:

Chris Collier, AHA

2. **GENERAL PUBLIC COMMENTS** - None
3. **APPROVAL OF AGENDA ORDER** - Hearing no objections, the agenda order stood as presented.
4. **APPROVAL** of the minutes of the August 2, 2023, regular meeting.

Commissioner Cole moved to approve the minutes of the August 2, 2023, meeting as written. Commissioner Wakefield seconded the motion, which passed 6-0.

5. **PUBLIC HEARING** - Limited-Scale Commercial Uses in Multi-Family Developments Code Amendment

Chair Lippincott opened the public hearing.

Planning Director Brooke Eidem gave the staff presentation regarding commercial uses in multi-family developments. Commissioner Eskridge asked for clarity on the footnote reference for drive-through establishments.

Chair Lippincott opened public testimony. There was no public comment, so Commissioner Cole moved to close the public testimony. Commissioner Eskridge seconded the motion, which passed 6-0.

Commissioner Cole suggested a minor text change on bullet 3 to address properties with multiple street levels. The Commission agreed.

Commissioner Cole moved to recommend City Council approval to amend Chapter 14.30 SMC, Establishment of Zoning Districts, and Chapter 14.207 SMC, Land Use Tables, as discussed. Commissioner Weese seconded the motion, which passed 6-0.

Commissioner Eskridge moved to adopt the Findings of Fact and Conclusions as drafted. Commissioner Wakefield Nichols seconded the motion, which passed 6-0.

The public hearing was closed.

6. DISCUSSION ITEM - Affordable Housing Incentives

Director Eidem introduced Chris Collier, Program Manager for the Alliance for Housing Affordability. Director Eidem stated Chapter 14.285 SMC currently provided several regulatory incentives, but the chapter was not widely used. Mr. Collier presented information about affordable housing in Snohomish County and the City, and discussed potential improvements to the chapter.

The Planning Commission discussed regulatory and financial incentives, asked questions, and provided preliminary feedback for inclusion in draft regulations. The Commission agreed that the Area Median Income (AMI) level used for eligibility should reference the federal standard rather than the Snohomish County median, for consistency with other financial programs. The 40-unit limit in the existing regulations should be removed. The additional studies to evaluate impact should be removed as it appeared to consider affordable housing differently than other development types.

Regulatory incentives were discussed. A 20% density bonus was discussed, which the Planning Commission generally agreed with. Financial incentives included fee reductions for certain permit fees, impact fees, and utility connection fees. The current proposal was to use the 0.1% sales and use tax to fund utility fee reductions.

Jim Lewis provided comment about the shifting workforce.

7. COMMISSIONER COMMENTS

Commissioner Wakefield Nichols asked about three trees that were removed on Avenue B. Chair Lippincott noted they will be replanted.

Commissioner Eskridge asked about the Steuber property. Director Eidem stated the property purchase was currently in the due diligence process.

Chair Lippincott thanked staff for their work.

8. DIRECTOR'S REPORT

Director Eidem stated the code amendment from this evening's public hearing will be considered by the City Council in mid-October.

9. ADJOURNMENT - The meeting adjourned at 8:10 p.m.

Approved this 4th day of October, 2023.

By: _____
Commissioner Terry Lippincott, Chair



PLANNING COMMISSION STAFF REPORT

Date: October 4, 2023

Agenda Section: DISCUSSION ITEMS

From: Brooke Eidem, AICP, Planning & Development Services Director

Subject: Chapter 14.285 SMC, Incentives for Housing Affordability

SUMMARY: The Planning Commission will continue discussions of Chapter 14.285 SMC, currently called "Low-Income Housing Incentives".

BACKGROUND & ANALYSIS: At the September meeting, the Planning Commission began focusing on Chapter 14.285 SMC, which provides regulatory incentives for development of housing units that serve low-income households. During that discussion, the Planning Commission provided feedback on several points that have been included in the draft chapter, provided as an attachment.

The draft revises and expands regulatory incentives currently offered and provides for financial incentives as well. Both incentive types have a requirement that the housing remain affordable for a term of 30 years, which is consistent with other incentive programs, such as the Low-Income Housing Tax Credit (LIHTC) program. Aligning eligibility criteria, affordability terms, and monitoring/reporting requirements with other programs was a priority with the draft, to avoid burdensome red tape for developments that are often leveraging multiple incentive programs simultaneously.

As drafted, the attached code would accomplish several of the housing action items as directed by the City Council. Those are:

- Incentive zoning
 - Density incentive
 - Open space incentive
 - Midtown building height incentive
- Expedited permit review process
- Fee waivers/reductions

The draft chapter is attached to this staff report, in addition to several slides from the September meeting.

REFERENCE(S): [Chapter 14.285 SMC, Low-Income Housing Incentives](#)

ATTACHMENT(S):

Draft Chapter 14.285 SMC
September PC Meeting Slides

Chapter 14.285 Incentives for Housing Affordability

Sections:

14.285.010	Purpose
14.285.020	Applicability
14.285.030	General Provisions
14.285.040	Regulatory Incentives
14.285.050	Financial Incentives
14.285.060	Procedure for Review and Approval
14.285.070	Monitoring

14.285.010 Purpose.

The purpose of this Chapter is to encourage the development of affordable housing within the City of Snohomish to meet the housing needs of all economic segments of the community and to meet the goals and objectives of the Growth Management Act (GMA) while maintaining high standards of design and quality housing. This chapter provides several incentives which may be used for eligible developments meeting the criteria contained herein, in exchange for the public benefit of providing affordable housing units.

14.285.020 Applicability.

“Affordable housing” refers to residential developments or individual dwelling units meeting fair market rent standards for households earning 80 percent or less than the annual median household income as adjusted for family size in the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area (80% AMI).

Unless specifically stated otherwise, the affordable housing incentives contained in this chapter may be utilized for multi-family housing developments and permanent supportive housing projects containing a minimum of four units that include a minimum threshold of ten percent of units allocated as affordable for households earning 80% AMI and meeting other criteria as specified under each regulatory or financial incentive as listed in SMC 14.285.040 and 14.285.050. This Chapter shall not apply to projects proposed within zoning districts not specifically addressed herein.

14.285.030 General Provisions.

- A. *Duration of affordability.* Unless expressly stated otherwise, affordable housing units created as a result of the provisions of this Chapter shall remain affordable for 30 years. A recorded agreement, lien or covenant, approved by the City Attorney, running with the land and binding all the assigns, heirs, and successors of the applicant shall secure the affordability requirements. The recorded covenant must provide that if the property is converted to a use other than housing, the property owner must pay the applicable fees pursuant to SMC 14.285.050 in effect at the time of the exemption.
- B. *Affordable Housing Incentives Program Agreement.* A proposed project that incorporates any of the incentives in this Chapter shall not be issued permits or receive plat or land use approvals

until the applicant has submitted a signed Affordable Housing Incentives Program Agreement to the City of Snohomish, in a form acceptable to the City Attorney. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant.

The agreement shall include, but not be limited to:

1. Identification of all the incentives, regulatory and financial, that the project proposes to incorporate;
 2. Identification of the number of affordable housing units provided in the project;
 3. Price restrictions and long-term affordability requirements;
 4. Method of determining homebuyer or tenant qualifications, including age requirements, if the project is for senior housing pursuant to SMC 14.285.040(B);
 3. Binding language that protects the City's interests in the event that a developer obtains affordable housing incentives through the land use or building approval phase but fails to provide affordable housing;
 4. Language that requires documentation of recording the required affordability provisions prior to the approval of a final plat or multi-family building permit;
 5. Language that recognizes the potential need to modify the agreement if the submitted project requires alteration through the review and approval process; and
 6. Annual reporting requirements, including the total numbers of affordable units under this Chapter, and documentation of household eligibility. Reports shall be forwarded to the Planning & Development Services Department.
- C. *Affordability shall be maintained.* The affordable housing units shall be rented, sold, or resold to income-qualified households or a nonprofit organization through the end of the required affordability duration.
- D. *Construction of affordable housing units.* For mixed-income developments constructed in phases exceeding 12 months, a proportional amount of affordable units must be completed at or prior to the completion of related market rate units.
- E. *Location/appearance of affordable housing units.* Affordable units constructed under the provisions of this Chapter shall be held to the same building and design standards applicable to the underlying zone in which they are located and shall have the same general appearance as any market rate units in the same development.
- F. *Resale of affordable homeownership units.* Affordable housing units provided under this Chapter may be sold or resold only to eligible households as described by this chapter or to a nonprofit organization that will continue to sell or rent only to eligible households through the end of the required affordability duration. For Affordable housing units to be sold or resold at market rate prior to the end of the required affordability duration, the benefit provided through this Chapter shall be accounted for through a recorded agreement, lien, or covenant, approved by the City

Attorney, running with the land, binding all the assigns, heirs and shall be accounted for as follows:

1. Payment in lieu shall be made to the City of Snohomish as compensation for the value of all incentives originally granted.
 - a. If incentives were only financial, all waived or reduced portions of fees shall be repaid to the City upon final sale at the rates in effect at the time the exemption was approved.
 - b. If incentives were only regulatory, 20 percent of the net proceeds of the sale shall be paid to the City by the seller to be deposited into the City's Housing Fund.
 - c. If incentives were both financial and regulatory, the payment to the City shall be the greater of either amount specified in subsections a. and b. above.
 2. All payments in lieu shall be used by the City toward future incentives offered through this Chapter, and/or shall be contributed to the City's Housing Fund.
- G. *Participation measure.* The City of Snohomish Planning and Development Services Department (PDS) shall review the effectiveness of this Chapter as part of the periodic Comprehensive Plan update and may recommend modifications to the incentives, eligibility thresholds, fee waiver distribution and applicability to increase participation and achieve affordable housing goals.

14.285.040 Regulatory Incentives.

Regulatory incentives include density incentives, parking incentives, building height incentives, and permit prioritization. Each incentive is limited in scope and geographic area, as specified below.

- A. *Density incentive.* A multi-family project meeting the applicability standards of this chapter and the criteria contained in SMC 14.285.030 may be eligible for a 20 percent density incentive. Fractional units shall be rounded up to the next whole unit. All other dimensional standards in Chapter 14.210 SMC and/or applicable to the proposed development type shall be met.
- B. *Density incentive for senior housing.* A multi-family housing development meeting the applicability standards of this chapter and the criteria contained in SMC 14.285.030 for residents age 55 and older may be eligible for the density incentives contained in Table 1. Fractional units shall be rounded up to the next whole unit. All other dimensional standards in Chapter 14.210 SMC and/or applicable to the proposed development type shall be met.

Table 1.

Zoning District	Maximum Density with Incentive
Low Density Residential (LDR)	18 units/acre
Medium Density Residential (MDR)	27 units/acre

Zoning District	Maximum Density with Incentive
High Density Residential (HDR)	36 units/acre
Commercial	27 units/acre
Business Park	30 units/acre

- C. *Midtown District building height incentive.* A multi-family project meeting the applicability standards of this chapter and the criteria contained in SMC 14.285.030 and located in the Midtown District North Overlay is eligible for a building height increase of ten feet above the base allowance in SMC 14.210.330. All other dimensional standards in Chapter 14.214 SMC shall be met.
- D. *Open Space reduction.* A multi-family project meeting the applicability standards, general provisions, and criteria of this chapter and located within 500 feet of a designated Community or Neighborhood Park according to the adopted Parks, Recreation, and Open Space Long-Range Plan shall not be required to provide the minimum open space for the underlying zone as described in the Dimensional Standards of Chapter 14.210 SMC.
- E. *Expedited permit review.* An applicant may request an expedited review process for projects meeting the criteria of SMC 14.285.030. An expedited project shall be contingent upon City staffing and other resource availability, and only if such prioritization does not result in the unreasonable delay of other permit applications. Planning and Development Services will endeavor to complete review as expeditiously as time and resources allow.

14.285.050 Financial Incentives.

Financial incentives are intended to reduce the financial burden of carrying a loan through the review process and alleviate up-front financial costs to developers and builders associated with review and impact fees to reduce costs in exchange for providing affordable housing units.

- A. *Fee Reductions.*
 1. A multi-family project meeting the applicability standards, general provisions, and criteria of this chapter may request a reduction of the following fees.

Table 2.

Fee/Deposit	Maximum Reduction Allowed
Land Use permit fee	20%
SEPA review fee	20%
Site civil construction permit fee	20%
Building permit fee	20%

2. Impact and mitigation fees may be reduced for the eligible affordable housing units as defined herein. Fees for market rate units shall not be reduced.

Table 3.

Impact/Mitigation Fee	Maximum Reduction Allowed
Traffic impact fee	50%
Park impact fee	50%
School impact fee	0%

All other fees not addressed in this chapter, including consultant deposits for third party review or Hearing Examiner costs may not be waived or reduced.

- B. *Utility Connection Fees.* Upon approval by the Planning Director, the collection of water and sewer connection fees under the provision of Title 15 SMC to serve housing units for eligible developments as set forth in Table 4 below may be reduced, based on the percentage of affordable units served by each utility meter.
 1. Affordable units shall be intermixed throughout the development.
 2. To qualify for a utility connection fee reduction, affordable units must serve households earning 60 percent or less than the annual median household income as adjusted for family size in the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area (60% AMI) and are one of the priority populations of RCW 82.14.530, now and as hereafter amended.
 3. All reduction requests shall be made in writing to the Planning and Development Services Department prior to issuance of a land use approval for said project, or at least 30 days prior to levy of the connection fees, whichever occurs first.
 4. Such requests may be granted only at such times as the City has established and funded a utility connection fee reduction fund as described in this section. The City Council shall approve such requests by resolution at a regularly scheduled meeting.
 5. In order to approve utility connection fee reduction requests, the City Council shall establish, through adoption of the City biennial budget, a connection fee reduction fund or account, funded by general fund revenues and not from funds received from payment of water and/or sewer utility rates (apart from taxes assessed thereon).
 6. On an annual basis, and at such other times as the City Council deems appropriate, upon consideration for the number of potential requests for utility connection fee reduction requests under the provisions of this section, the City Council may determine by resolution or ordinance the appropriate amount available for utility connection fee reductions. Upon this determination, utility connection fee reductions or waivers shall be available on a “first-come, first-served” basis.
 7. Upon the Planning Director’s approval of a utility connection fee reduction request, the connection fee amount that was reduced shall be paid from the appropriate fund or

account designated for utility connection fee reductions. Any remaining fee that was not reduced shall be paid by the project applicant prior to issuance of a building permit pursuant to Title 15 SMC.

8. Reductions can only be granted to the extent funds are available in the stated account.
9. Repayment of reduced fees is required if the housing is converted to any use other than affordable units as defined in this Chapter.

Table 4.

Fee	Maximum Reduction Allowed Percentage of Affordable Units Served by Utility Meter			
	Minimum 10%	11%-30%	31%-50%	51% - 100%
Water Utility Connection Fee	20%	35%	60%	80%
Water Capital Facility Fee	20%	35%	60%	80%
Water Installation Fee	35%	35%	35%	35%
Water Connection Administrative Fee	100%	100%	100%	100%
Water Recovery Contract(s)	0%	0%	0%	0%
Sewer Utility Connection Fee	20%	35%	60%	80%
Sewer Capital Facility Fee	20%	35%	60%	80%
Sewer Inspection Fee	50%	50%	50%	50%
Sewer Connection Administrative Fee	100%	100%	100%	100%
Sewer Trunkline Special Development Fee	0%	0%	0%	0%

- C. *Property Tax Exemption.* A multi-family development providing affordable housing units may be eligible for a property tax exemption pursuant to Chapter 3.50 SMC.

14.285.060 Procedure for Review and Approval

- A. *Pre-Application required.* A Pre-Application shall be required for any development application that proposes to incorporate any regulatory or financial incentive provided by this Chapter. Such Pre-Application shall describe the proposed development in as much detail as is feasible, including the specific incentive(s) that will be requested by the applicant.
- B. *Agreement.* An application for a proposed project that incorporates any incentive of this Chapter shall not be approved until the applicant has submitted a signed Affordable Housing Incentives Agreement stipulated in SMC 14.285.030(B) as a component of the application package.
- C. *Development review.* Development proposals incorporating any incentive of this chapter shall be required to meet all other elements of land development and applicable codes and regulations thereof, including required land use approvals and permits.
- D. *Required documentation.* Prior to the final approval of any land use application or building permit that incorporates any incentives provided for within this Chapter, the owner of the

property shall provide a recorded agreement, or covenant on the property title running with the land, binding all the assigns, heirs and successors of the applicant and securing the affordability requirements as stated under this Chapter. The recorded covenant must provide language for conversion prior to duration requirements per SMC 14.285.030.

14.285.070 Monitoring.

- A. *Monitoring Continued Affordability.* The City of Snohomish Planning and Development Services Department shall be the responsible party to monitor the continued affordability of both rental and owner-occupied housing units.
- B. *Reporting.* At least every two years, a report shall be forwarded to the Snohomish City Council prior to the budgeting process that provides details on all the projects that utilized the provisions of this Chapter. The report shall include, but is not limited to, the total number of housing units/lots constructed and the number of affordable units.

DRAFT

Affordable Housing Incentives

Process	Housing Strategies/Actions	Timeline
Chapter 14.285 SMC, Low-Income Housing Incentives	<ul style="list-style-type: none"> • Incentive zoning • Expedited permit review process • Fee waivers/reductions 	2023 Work Program: September - November
Comprehensive Plan Periodic Update <ul style="list-style-type: none"> • Housing Element • Land Use Element 	<ul style="list-style-type: none"> • Implement HB 1337 • Increase MDR zone • Tenant protections 	2024 Work Program
Chapter 14.220 SMC, Planned Residential Developments	<ul style="list-style-type: none"> • PRDs for recreational space 	2025 Work Program

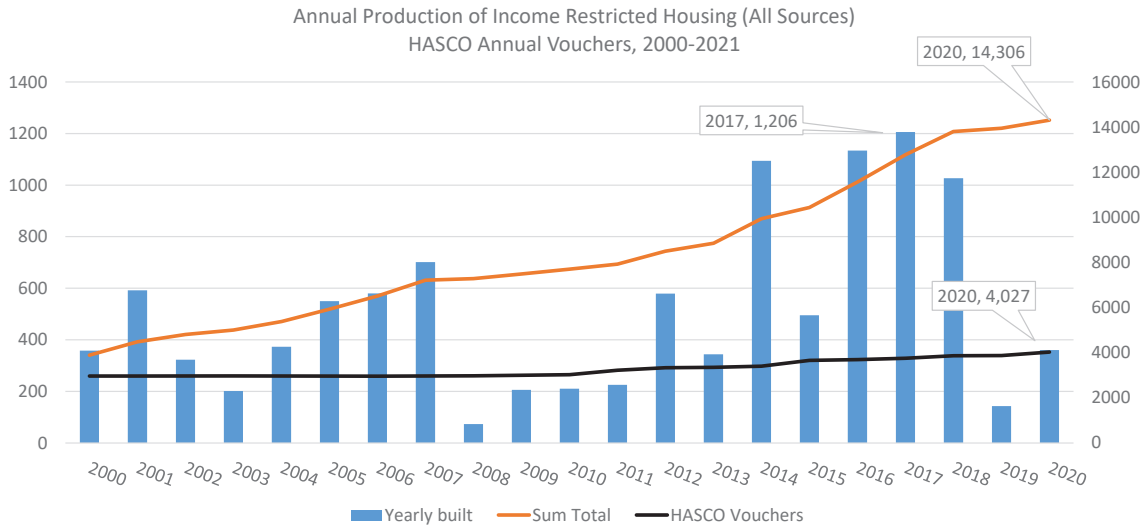


Chapter 14.285 SMC

- Repeal and replace, rename to “Housing Incentives”
- Review eligibility, term, agreements, and monitoring
- Review density bonuses
- Review parking bonuses
- Consider open space bonus
- Consider expedited permit review process
- Consider building height incentive in Midtown North
- Consider fee reductions

Why Isn't More Happening Now?

- First: It isn't you, it's us (which includes you).
 - Snohomish County income restricted housing declines dramatically in 2019 onward

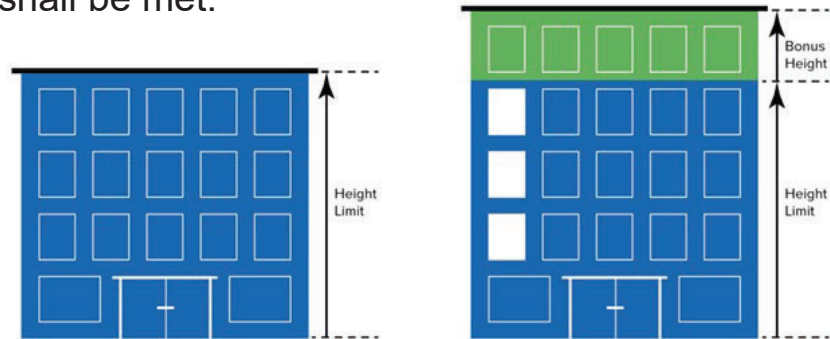


Permit Prioritization *draft*

Expedited Permit Review. An applicant may request an expedited review process for projects meeting the criteria of SMC 14.285.030. An expedited project shall be contingent upon City staffing and other resource availability, and only if such prioritization does not result in the unreasonable delay of other permit applications. Planning and Development Services will endeavor to complete review as expeditiously as time and resources allow.

Building Height Incentive *draft*

Midtown District building height incentive. A multi-family project meeting the applicability standards of this chapter and the criteria contained in SMC 14.285.030 and located in the Midtown District North Overlay is eligible for a building height increase of ten feet above the base allowance in SMC 14.210.330. All other dimensional standards in Chapter 14.214 SMC shall be met.



Open Space Reduction *draft*

Open Space reduction. A multi-family project meeting the applicability standards, general provisions, and criteria of this chapter and located within 500 feet of a designated Community or Neighborhood Park according to the adopted Parks, Recreation, and Open Space Long-Range Plan shall not be required to provide the minimum open space for the underlying zone as described in the Dimensional Standards of Chapter 14.210 SMC.

Density Bonus *draft*

Density incentive. A multi-family project meeting the applicability standards of this chapter and the criteria contained in SMC 14.285.030 may be eligible for a **20 percent** density incentive. Fractional units shall be rounded up to the next whole unit. All other dimensional standards in Chapter 14.210 SMC and/or applicable to the proposed development type shall be met.

Size	Zone	Units	Incentive
7,200 sq ft (0.17 ac)	LDR - 12	2	2 units (2 x 1.2 = 2.4)
	MDR - 18	3	4 units (3 x 1.2 = 3.6)
	HDR - 24	4	5 units (4 x 1.2 = 4.9)
21,780 sq ft (0.5 ac)	LDR - 12	6	7 units (6 x 1.2 = 7.2)
	MDR - 18	9	11 units (9 x 1.2 = 10.8)
	HDR - 24	12	14 units (12 x 1.2 = 14.4)
43,560 sq ft (1 ac)	LDR - 12	12	14 units (12 x 1.2 = 14.4)
	MDR - 18	18	22 units (18 x 1.2 = 21.6)
	HDR - 24	24	29 units (24 x 1.2 = 28.8)
217,800 sq ft (5 ac)	LDR - 12	60	72 units (60 x 1.2 = 72)
	MDR - 18	90	108 units (90 x 1.2 = 108)
	HDR - 24	120	144 units (120 x 1.2 = 144)

Density Bonus *draft*

Density incentive for senior housing. A multi-family housing development meeting the applicability standards of this chapter and the criteria contained in SMC 14.285.030 for residents age 55 and older may be eligible for the density incentives contained in Table 1. Fractional units shall be rounded up to the next whole unit. All other dimensional standards in Chapter 14.210 SMC and/or applicable to the proposed development type shall be met.

Zone	Current Incentive	Draft Incentive
LDR - 12	16 du/ac	18 du/ac
MDR - 18	24 du/ac	27 du/ac
HDR - 24	30 du/ac	36 du/ac
COM - 18	24 du/ac	27 du/ac
BP - 18	N/A	30 du/ac

Fee Reductions

- Reduced development cost generally = more affordable units
- Policy options:
 - Permit fees
 - Go to general fund
 - Are relatively low compared to other fees
 - Capture City's direct cost to process permit; often to 3rd party reviewer
 - Utility connection fees
 - Go to utility funds (enterprise); fund must be made whole
 - Often comprise largest portion of City fees
 - Impact fees
 - Park, Traffic, and School
 - School Impact fees paid directly to School District

Fee Reductions, continued

- Potential Funding Sources:
 - HB 1590 funds
 - 0.1% sales and use tax for housing and behavioral health
 - 60% of funds must go to construction of new facilities
 - Must serve specific populations in RCW
 - Relatively stable funding source, but requires research
 - General Fund
 - Must be set aside with biennial budget
 - Less stable during economic downturns

Fee Reductions *draft*

Fee/Deposit	Maximum Reduction
Land Use permit fee	20%
SEPA Review fee	20%
Site Civil Construction permit fee	20%
Building permit fee	20%

Impact/Mitigation Fee	Maximum Reduction
Traffic Impact fee	50%
Park Impact fee	50%
School Impact fee	0%

Fee Reductions *draft*

Fee	Maximum Reduction Percentage of Affordable Units Served by Utility Meter			
	Min. 10%	11%-30%	31%-50%	51%-100%
Water Utility Connection Fee	20%	35%	60%	80%
Water Capital Facility Fee	20%	35%	60%	80%
Water Installation Fee	35%	35%	35%	35%
Water Connection Administrative Fee	100%	100%	100%	100%
Water Recovery Contract(s)	0%	0%	0%	0%
Sewer Utility Connection Fee	20%	35%	60%	80%
Sewer Capital Facility Fee	20%	35%	60%	80%
Sewer Inspection Fee	50%	50%	50%	50%
Sewer Connection Administrative Fee	100%	100%	100%	100%
Sewer Trunkline Special Development Fee	0%	0%	0%	0%