



BUCKLEY CITY COUNCIL AGENDA

Tuesday, February 10, 2026 at 6:00 P.M.

Multi-Purpose Center, 811 Main Street

Next Ordinance #02-26, Next Resolution #26-01, Next Agenda Bill #26-006

Or Via Zoom:

<https://us02web.zoom.us/j/83366597529?pwd=N2hMTmh5eEZ4TGpJd2dpbFp0cnkvdz09>

Call-in Number: 253-215-8782

Meeting ID: 833 6659 7529 Meeting Passcode: 863441

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll call
3. Agenda Modifications
4. Announcements, Appointments and Presentations
 - a. Reappointments to Planning Commission

B. PUBLIC COMMENTS - *Time Limit of Three Minutes* (Citizens wishing to speak are Encouraged to sign up at City Hall by Wednesday prior to the Council Meeting)

C. COMMITTEE REPORTS

1. Mayor's Report	Robertson Harding
2. Admin/Finance/Public Safety Committee	Smith

D. REGULAR AGENDA

1. RESOLUTIONS

- a. RES No. 26-___: Amending the City Taxes, Rates and Fees Schedule
- b. RES No. 26-___: Declaring Emergency and Waiving Competitive Bidding Requirements for Public Works Projects

E. STAFF REPORTS

1. City Administrator Update

F. PUBLIC COMMENTS - *Time Limit of Three Minutes*

G. COUNCIL MEMBER COMMENTS & GOOD OF THE ORDER

H. ADJOURNMENT



TO: Mayor and City Councilmembers
FROM: Chris Farnsworth, Senior Planner
THROUGH: Chris Banks, Interim City Administrator
DATE: 2/10/26
SUBJECT: Planning Commission Reappointments

Purpose: The purpose of this memo is to inform City Council that the reappointment of existing planning commissioners is required.

Background: Planning Commission members are appointed to a four-year term and our current sitting members need to be reappointed.

Discussion: We have three planning commission members who require reappointment:

1. Mel Garland – new term expires 2/10/2030
2. Mark McPhail – new term expires 2/10/2030
3. David Griffin – new term expires 2/10/2030

Next Steps: The Planning Commission has three vacancies that need to be filled. The applications have been posted on the City website with the goal of appointing new members as soon as possible as we continue to work on code updates throughout 2026.

B. PUBLIC COMMENTS

C. COMMITTEE REPORTS

D. REGULAR AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION		
SUBJECT: RES No. 26-____: Amending the City Taxes, Rates and Fees Schedule (Revision #2)	Agenda Date: February 10, 2026	AB26-006
Cost Impact: N/A	Department/Committee/Individual	Created
Fund Source: N/A	Mayor	X
Timeline: N/a	City Administrator	X
	City Attorney	X
	City Engineer	X
	City Clerk	X
	Finance Dept	X
	Building Official	
	Fire Dept	X
	Parks & Recreation	X
	Building & Planning	X
	Police Dept	X
	Municipal Court	X
	PW/Utilities	X
Staff Contact: City Administrator Banks		
Attachments: Resolution and Amended Taxes, Rates and Fees		
SUMMARY STATEMENT: The attached Resolution is the update to the City's Comprehensive Taxes, Rates and Fees Schedule. The proposed changes are highlighted in yellow with blue font on the attached exhibit.		
COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOVE to Approve Resolution No. 26-01 Amending the City's 2026 Comprehensive Taxes, Rates and Fees Schedule (Revision #2)		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote

CITY OF BUCKLEY, WASHINGTON

RESOLUTION NO. 26-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY,
WASHINGTON REVISING THE COMPREHENSIVE TAXES, RATES AND FEES SCHEDULE.**

WHEREAS, through the adoption of Resolution 08-05, the City Council established a comprehensive schedule of taxes, rates and fees for the City; and

WHEREAS, subsequently the comprehensive schedule of taxes, rates and fees has been amended to update taxes, rates and fees on an as needed basis; and

WHEREAS, when the City adopted the 2025 Taxes, Rates, and Fees Schedule, not all information was available; and

WHEREAS, the City needs to update fees to 2025 rates.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Buckley hereby repeals and replaces the "City of Buckley Taxes, Rates and Fee Schedule" adopted by Resolution No. 24-10 with Exhibit A attached hereto and incorporated by this reference as if set forth in full.

Introduced, passed and approved this 10th day of February 2026.

Carolyn Robertson Harding Mayor

ATTEST:

Treva Zumek, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

Posted: February 11, 2026

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

DESCRIPTION		TAX, RATE OR FEE	
Administrative Fees			
Pierce County Auditor Recording		Cost	
Copy charge – Per Page – 8 ½ X 11, 8 ½ X14, and 11X17 paper sizes.		\$0.15/page	
Scanned Records		\$0.10/page	
Electronic Records		\$0.05/per each electronic file or attachment	
Audio or Video Tapes		\$10.00	
Computer Disks and/or USB Flash Drive		\$10.00	
Oversized Plans, Aerial Photos, Drawings, and Maps (Black and White)		Cost	
Color GIS Plotted Maps		Cost	
Other Documents		Cost	
Public Notice		Cost	
Returned Check Fee		\$25.00	
Rejected Credit Card Fee		\$35.00	
Notary Services		\$5.00/notarized document	
Passport Processing Fee		\$35.00	
Passport Photo Services		\$15.00	
Administrative Fee		12.00% of associated staff time	
Business Licenses and Special Events			
Special Event Permit		\$25.00 Application Fee per Application	\$100.00*
*Note: In addition to the Special Event Permit fee listed above, the special event applicant shall pay to the City all additional costs incurred by the City that are associated with the event, including security and law enforcement, traffic control, street closures, street & parking lot sweeping, garbage pickup, sani-cans, etc. Hourly rates for determining fee will be based on rates listed within this document.			
Business License			

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Resident Business License	\$90.00	
Non-Resident business License	\$90.00	
Annual Renewal (Due in Conjunction with Renewal of State Business License)	\$90.00	
Facility Rentals		
Buckley Hall Classification		
<u>Classification</u>	<u>Qualified Organization</u>	<u>Fee & Deposit Information</u>
Classification A	Meetings or activities sponsored by the City of Buckley and its various departments.	100% waiver of all fees.
Classification B	Organizations with user agreements and memorandums of understanding that include use of Buckley Hall	Rates & fees for the space will be identified in the agreements. Follow Classification C for any events or rentals that are not outlined in formal agreements.
Classification C	501(c)3 Non-profit organizations that support the Buckley area community.	Deposits or proof of insurance required. Fees are reduced in fee structure.
Classification D	General Rental (This includes private events and commercial activities).	No waiver of any fees and deposits.
Classification M	Memorial services and funeral receptions for Buckley residents planned less than 30 days in advance, booking on an open calendar day.	\$100 (for 4 hours) plus \$50 per additional hour (Deposit required).
Buckley Hall Rates		
Day of the Week	General Rate – Classification D	Non-Profit Rate – Classification C
Monday – Thursday	Hourly Rate: \$50 (4 hour minimum)	Hourly Rate: \$10 (no minimum hours).
Friday	Hourly Rate: \$125 (4 hour minimum)	Hourly Rate: \$50 (2 hour minimum).

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Saturday & Sunday	Full Day Rental: \$1,000 (8AM – Midnight). Hourly Rate: \$125 (6 hour minimum).	Full Day Rental: \$600 (8AM – Midnight). Hourly Rate: \$75 (6 hour minimum).
Federal or Observed Holidays	\$100 Additional Fee	\$100 Additional Fee
Rental Deposit (Refundable)		\$350 without alcohol \$750 with alcohol
Multi-Purpose Center (same classifications as Buckley Hall)		
	General Rate – Classification D	Non-Profit Rate – Classification C
Monday – Friday	Hourly Rate: \$40.00	Hourly Rate: \$10.00
Saturday – Sunday	Hourly Rate: \$100.00 (3 hour minimum)	Hourly Rate: \$75.00 (3 hour minimum)
Federal or Observed Holidays	\$100.00 Additional Fee	\$100.00 Additional Fee
Use of Kitchen	\$50.00 (Per Rental Day)	\$25.00 (Per Rental Day)
Rental Deposit	\$350.00	\$350.00
Multi-Use Sports Court (Full day rentals only)		
General Rate: Class D - \$400 Rental Fee (Deposit of \$100). Must be booked a minimum of 45 days in advance.		
Non-Profit Rate: Class C - \$300 Rental Fee (Deposit of \$100). Must be booked a minimum of 45 days in advance.		
Youth Non Profit Rate: Class C - \$100 Rental Fee (Deposit of \$50). Must be booked a minimum of 45 days in advance		
Youth Activity Center (same classifications as Buckley Hall)		
	General Rate – Classification D	Non-Profit Rate – Classification C
Monday – Friday	N/A	Hourly Rate: \$10.00
Saturday – Sunday	N/A	Hourly Rate: \$75.00 (2 hour minimum)
Rental Deposit	N/A	\$350.00
Buckley Fire Department Classroom Classification and Rates		
Classification	Qualified Organization	Fee & Deposit Information
Classification A	City of Buckley or Firefighters Association sponsored meetings or activities.	100% waiver of all fees

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Classification B	Organizations with user agreements and memorandums of understanding that include use of Fire Station.	Rates & fees for the space will be identified in the agreements. Follow Classification C for any events or rentals that are not outlined in formal agreements.
Classification C	501(c)3 Non-profit organizations that support the Buckley area community.	Deposits or proof of insurance required.
Rates		
Day of the Week		Non-Profit Rate – Classification C
Monday – Friday		Hourly Rate: \$10 (no minimum hours).
Saturday & Sunday		Full Date Rental: \$600 (8AM – 8PM)
		Hourly Rate: \$75 (3 hour minimum)
Federal or Observed Holidays		\$100 Additional Fee
Rental Deposit (Refundable)		\$350
Public Peace Safety & Morals		
Concealed Pistol Permit		
Original		\$48.00
Replacement		\$10.00
Renewal (up to 90 Days before)		\$32.00
Late Renewal (up to 90 days after)		\$42.00
Fingerprinting		
One Card		\$10.00
Two Cards		\$15.00
Body-Worn Camera or In-Car Video		
Where redacting, altering, distorting, pixelating, suppressing, or otherwise obscuring any portion of a body-worn camera or in-car video is necessary as allowed under RCW 42.56.240(14)		\$52.00 per hour – prorated charge applies for less than full hour.
Gross Misdemeanor	Fine not to exceed \$5,000 or by confinement in jail for a term not to exceed 364 days or by both such fine and confinement.	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Misdemeanor	Fine not to exceed \$1,000 or by confinement in jail for a term not to exceed 90 days or by both such fine and confinement.
Infraction	(a) Payment of a fine of not more than \$250.00 for each day of noncompliance; (b) Payment of court costs as defined by rule or statute; (c) Payment to the prevailing party of its reasonable attorneys' fees as allowed by RCW 7.80.140.
Parking	Parking infractions are punishable by a \$50 fine for each offense.
<u>Animals</u>	
Licenses	
Unaltered – not sterilized, spayed or neutered – dogs or miniature pigs	\$30.00 per year; seniors age 60 and older, \$15.00 per year.
Altered – Sterilized, spayed or neutered – dogs or miniature pigs	\$20.00 per year; seniors age 60 and older, \$10.00 per year.
Identification Tags "only"	\$15.00; seniors age 60 and older, \$10.00
Replacement of Metal Tags	\$5.00
Exemption from Fee	Guide or Service Dogs
Impound: Redemption Fees	
Daily Maintenance Fee	\$12.00/day
Redemption Fee	
First Impound of an Animal	\$50.00
Second Impound of an Animal	\$75.00
Third or Greater Impound of Animal	\$100.00
Note: Total Fee consists of both Redemption and Daily Maintenance Fee.	
Kennel License	\$50.00
Annual Renewal Fee	\$50.00
<u>Cemetery</u>	
Grave Sites	
Regular Lots	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Adult Size Lots	\$1,725.00	
Upright Monument Lots	\$3,000.00	
Child Size Lots	\$300	
Urn Lots		
In-Ground Urn Lot	\$600.00	
Urn Garden Lots (The Ridge)		
Dogwood Section (Single ground plot) – In-Ground Urn Lot	\$900.00	
Alder, Birch & Cedar Sections (Double ground plot) – In-Ground Urn Lot	\$1,400.00	
Bench Plots (Up to 4 Urns)* Space for Bench (Must add cost of bench)	\$1,550.00	

*Note: Bench Plots are designated by the Cemetery Caretaker within the Ridge Area and require purchase of bench, foundation, and installation from the cemetery maker office. Each additional inurnment and inscription will be charged separately at current pricing at the time of need.

Niche Wall Containers (Old Glory Niche Pavilion)		
Niche (Top Row) – Single Niche Space	\$2,070.00	
Niche (2 nd and 3 rd Rows) – Single Niche Space	\$1,840.00	
Extended Land Use (each)**	50% of lot Price and 15% of Extended Use Fee	Price + Fee

**Note: Cremated remains may be interred upon an existing single grave when the individual remains to be interred are related to the lot owner. Number of second right usages allowed to be interred on a single grave site shall be limited pursuant to BMC 4.20.060.

Parks & Recreation Department Fees

Recreation Program Fees**		
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EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Youth Classes/Programs	TBA – Instructor Cost, supply cost, plus 20%*	
Adult Classes/Programs	TBA – Instructor Cost, supply cost, plus 20%*	
Family Classes/Programs	TBA – Instructor Cost, supply cost, plus 20%*	
Drop-In Classes	TBA – Drop-In Rate plus 20%*	
*Note: Contract Instructors – Any contract instructor charging for their services or classes is required to pay the City of Buckley 20% of all program enrollment fees charged. The instructor is responsible for providing their own class supplies and needed materials.		
Veteran's Monument Commemorative Bricks	\$150.00	Note: Price includes 3 lines of text up to 16 characters per line.
Fire Department Fees		
Live Fire Training Facility	\$650 per day, up to 8 hours. \$50 for each additional hour.	
Recovery Costs for Emergency Response	Washington State Association of Fire Chiefs (WSAFC) Rate Schedule	
<u>Cardiopulmonary Resuscitation (CPR), First-Aid (FA) and Bloodborne Pathogens (BBP) classes</u>		
*Residents		
First-Aid Only	\$30.00 + sales tax	
CPR Only	\$30.00 + sales tax	
BBP	\$20.00 + sales tax	
Combo CPR & FA	\$30.00 + sales tax	
Non-Residents		
First-Aid Only	\$40.00 + sales tax	
CPR Only	\$40.00 + sales tax	
BBP	\$40.00 + sales tax	
Combo CPR & FA	\$40.00 + sales tax	
*Individuals currently employed at a business located within the City of Buckley who are taking a community offered class as a requirement of their employment will be charged the Resident fee.		
Ambulance Service Fees		
Ambulance Event Standby Fees (hourly rate charged portal-to-portal; overtime rate (x1.5) applies for each hour after twenty-four hours		

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

BLS Ambulance	\$112.60 per hour	
ALS Ambulance	\$142.46 per hour	
<u>Basic Life Support (BLS)</u> <u>Emergency Response</u>		
Per Patient Call plus mileage charge of \$34.38/loaded patient mile		\$1,218.80 + mileage charge
<u>Advanced Life Support (ALS)</u> <u>– Emergency Response</u> <u>Level 1</u>		
Per Patient Call plus mileage charge of \$34.38/loaded patient mile		\$1,705.28 + mileage charge
<u>Emergency Response Level</u> <u>2</u>		
Automatic Fire Sprinkler Systems**		
New Systems Installation		
NFPA 13 System	\$350 per riser plus \$3.50 per sprinkler head	
NFPA13D System	\$125 per living unit	
NFPA 13R System	\$350 per system up to 25 sprinkler heads and then add \$3.50 per sprinkler head for >25 sprinkler heads; plus \$60 per hose outlet.	
Existing System Modifications		
NFPA 13 System	\$150 up to 6 sprinkler heads plus \$3.50 per sprinkler head >6 heads	
NFPA 13D System	\$750 up to 6 sprinkler heads plus \$3.50 per sprinkler head >6 heads	
NFPA 13R System	\$150 up to 6 sprinkler heads plus \$3.50 per sprinkler head >6 heads	
Automatic Fire Alarm Systems**		

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

New System Installation	\$250.00 plus \$2.50 per device ("device" includes each initiating and signaling appliance).	
Existing System Modifications	\$95 up to 10 devices plus \$2.50 per device >10 devices.	
<u>Other Fire Protection Systems and Components**</u>		
Commercial Cooking Hood & Duct Suppression System	\$225 – new installation (per system) \$65 – modifications to an existing approved system.	
Fire Pumps	\$47 – per pump	
Standpipe System	\$375 – for up to 6 outlets plus \$60 per outlet >6	
Private Underground Fire Service Main	\$150 – new installation up to 100 lineal ft. plus \$0.50 per ft. >100 lineal ft.	
Private Fire Hydrant	\$95 – per fire hydrant	
Smoke Control Systems	\$95 – per shaft or plenum	
Pre-Engineered Fire Protection Systems	\$225 – new installation (per system) \$65 – modifications to an existing approved system.	
Underground Storage Tank Decommission or Removal	\$120: 500 gallons or less \$135: 501 – 1,000 gallons \$250: 1,001 – 3,000 gallons \$295: >3,000 gallons	
Above Ground Fuel Storage Tank	\$150: 1,000 gallons or less \$175: 1,001 – 2,000 gallons \$200: >2,000 gallons	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Underground Fuel Storage Tank	\$200: 1,000 gallons or less plus \$75 per dispensing station	
	\$250: 1,001 – 2,000 gallons plus \$75 per dispensing station	
	\$300: >2,000 gallons plus \$75 per dispensing station	
LP-Gas tank when installed for use as a dispensing station	\$200: 1,000 gallons or less plus \$75 per dispensing station	
	\$250: 1,001 – 2,000 gallons plus \$75 per dispensing station	
	\$300: >2,000 gallons plus \$75 per dispensing station	
Electronic Access Gates	\$75 per gate	
Retail Fireworks Stand Permit (per year per stand)	\$125: "For Profit" seller \$25: "Non-Profit" seller (must be verified)	
Pyrotechnic Fireworks Display	\$150 per event	
Marijuana Extraction System	\$375 per system	
**Established fees include the original review, permit, and related inspection(s) performed by the Fire Department. This fee is based on one inspection and one re-inspection to verify compliance. Additional inspections for the same inspection type will be charged in accordance with the following.		
2 nd Re-inspection	\$100.00	
3 rd and subsequent re-inspections	\$250.00 per inspection	
**One submittal will be processed under the initial permit, review and inspection fees. An hourly rate of \$70 per hour will be charged for additional review time for revisions that have already been plan reviewed, with a minimum one-hour charge.		
<u>Commercial Occupancy Annual Fire Safety Inspections</u>		
-Initial Inspection	No Charge	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

-First Re-Inspection	No Charge	
-Second Re-Inspection	No Charge	
-Third Re-Inspection	\$50.00	
-Fourth and Subsequent Re-Inspections	\$100.00	
Fire Code Appeals	\$860.00	
<u>Manufactured Home Installation Fees in Mobile Home Parks</u>		
Installation Permit	Per BMC 16.06.020 {23} (D)	
<u>Inspection Fees</u>	<u>Per BMC 16.40.050</u>	
Canopy Permit Fee	Per BMC 16.80.040	

UTILITIES

Water & Sewers		
Waterline Connection	Time and Material	
Inspection Fee	\$65.00 \$68.25	
Water Meter, Setter and Vault Fee	Cost of Components	
<u>Water Rates and Charges</u>		

For the base (minimum) service, including water usage from zero to 200 cubic feet per month according to meter size and location within the corporate limits of the City:

Meter Size	2026	
	Within City	
Up to $\frac{3}{4}$ "	\$32.73 \$34.37	
1"	\$41.50 \$43.58	
1-1/2"	\$59.64 \$62.62	
2"	\$89.61 \$94.09	
3"	\$133.05 \$139.70	
4"	\$215.84 \$226.63	
6"	\$416.36 \$437.18	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

8"	\$1,020.06 \$1,071.06	
10"	\$2,499.60 \$2,624.58	
12"	\$6,123.13 \$6,429.29	

Users outside the City limits shall pay the monthly charges set forth plus a surcharge of 20 percent of the total charge.

For usage above 200 cubic feet, the following rates are imposed for each 100 cubic feet of usage according to location within or without the corporate limits of the City:

The consumption charge per 100 cubic feet (CCF), or any part thereof used, shall be as follows:

<u>Winter</u>		2026
Single-family & Multifamily residential	2 – 7 CCF	\$2.53– \$2.66
	7.01 – 15 CCF	\$3.05– \$3.20
	Over 15 CCF	\$3.63 \$3.81
Commercial/Industrial		\$2.67– \$2.80
Schools		\$2.51 \$2.64

Winter rates will be reflected on bills covering October 1st through May 31st.

<u>Summer</u>		2026
Single-family & Multifamily residential	2 – 7 CCF	\$2.53– \$2.66
	7.01 – 15 CCF	\$3.37 \$3.54
	Over 15 CCF	\$4.40– \$4.62
Commercial/Industrial		\$2.67 \$2.80
Schools		\$2.67 \$2.80

Summer rates will be reflected on bills covering June 1st through September 30th.

Agricultural Rate		
Potable/Treated	CCF	\$1.90 \$2.00
Non-Potable/Untreated	CCF	\$0.22
C. Multiple Residential Units		

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

1. The water availability charge for a connection serving multiple residential units shall be the availability charge set forth above, multiplied by the number of dwelling units connected to the meter as follows:

- a) Each duplex unit will be billed as though separately connected to the water main, based on $\frac{3}{4}$ " meter rates.
- b) In the case of apartment/trailer courts having one meter, each unit will be billed as though separately connected to the water main, occupied or not, based on $\frac{3}{4}$ " meter rates.
- c) In the case of building lots which have been granted a use permit to allow more than one dwelling on one service meter, each dwelling unit will be billed as though separately connected to the water main, based on $\frac{3}{4}$ " meter rates.

2. There shall be only one water meter for each building housing multiple units.

D. Commercial and Industrial Buildings. Where all commercial or industrial buildings connected to a single service are used in the same business under single management, billing shall be made as for a single building.

E. Special Use Charge. Special purpose use of water from fire hydrants or stand pipes shall be \$50.00 plus ~~\$2.33~~ **\$2.45** per 100 cubic feet for all water used inside the City limits and \$60.00 plus ~~\$2.79~~ **\$2.93** for all water used outside City limits.

F. In the event a customer is not connected to a meter service, or a meter has broken, become out-of-order or fails to accurately meter actual water usage, the customer shall be charged the base or minimum charge, together with an estimated charge for the water used at the premises, based upon the average usage for the corresponding month of the preceding year, averaged over a three-month period including the preceding and following month. In the event there is no prior history for the preceding year, the charge shall be based upon the average water usage for the month for all customers of the municipal water supply system in the same service class.

Shut-off Dispatch Fee	\$55.00/Water
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All charges and/or fees for water service are due and payable at the office of the City Administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month, a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the City sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or services may be disconnected. Any water service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount. The utility billing clerk shall, not later than the fifteenth day of each following month, furnish to the Public Works Director a list of all meters in which water service accounts are delinquent.

After water service accounts become delinquent, the Public Works Director shall cause to be shut off the service to the premises affected by such delinquency, and the water service shall not be turned on again until all, or if less, at least four months of delinquent charges, interest and fees, including a fee established by Resolution of the City Council for the cost of issuing the shut-off notice and dispatching the City crew, is paid in full to the City Administrator's office.

Water System – General Facility Charge		
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EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

For each single-family residence	\$8,948.04 \$8,608.01	
For each multi-family and/or accessory dwelling	\$6,712.91 \$6,457.82	
For all other uses	\$8,948.64 \$8,608.59	

*Each "equivalent residential unit" means 265 gallons per day; provided, that every use shall be assumed to be at least one equivalent residential use. Gallons per day for any use shall be established by reference to the City of Buckley sewer flow factors – BMC 14.10.016. The general facility charges for the water system identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).

Standard Charges For Backflow Prevention Services Performed by the City shall be:		
Initial inspection of backflow prevention assemblies		No Charge
Re-inspection of backflow prevention assemblies not installed as required by the City		\$35.00 for the first assembly and \$25.00 for each additional assembly at the same address and on the same date.
Mailing reminder notices to customers that have not provided acceptable proof of the annual testing of backflow prevention assemblies		\$35.00 for each additional notice mailed for each month past due.
Mailing reminder notices to customers who did not install backflow prevention assemblies as required by the City		\$35.00 for each additional notice mailed.
Sewer		
Residential Building Sewer Permit	\$72.00 \$75.60	
Commercial Building Sewer Permit	\$72.00 \$75.60	
Industrial Building Sewer Permit	\$104.00 \$109.20	
Sewer Connection Charge		Time and Material
Rates Designated		
For a single-family residence	\$77.99/month \$81.89/month	
For multi-family and/or accessory residences	\$65.89 per unit/per month \$69.18 per unit/per month	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Senior Housing Units per Table 14.10.016(5)	\$19.50 per unit/per month \$20.48 per unit/per month	
Non-System Sewage Disposal	\$77.99 \$81.89/900 cubic feet +\$3.05 \$3.20/100 cubic feet excess	
Users outside the City limits shall pay the monthly charges set forth in this section plus a surcharge of 20 percent of the total charge.		
Payment of Fees		
All charges and/or fees for sanitary sewage disposal services are due and payable at the office of the City Administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month, a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the City sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or service may be disconnected. Any sanitary sewage disposal service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount. The utility billing clerk shall, not later than the 15 th day of each following month, furnish to the Public Works Director a list of all sanitary sewage disposal service accounts that are delinquent.		
After sanitary sewage disposal service accounts become delinquent, the Public Works Director shall cause to be shut off water service to the premises affected by such delinquency and the water service shall not be turned on again until all, or if less, at least 12 months of delinquent charges and fees, including a fee established by Resolution of the City Council for the cost of issuing the shut-off notice and dispatching the City crew, shall be paid in full to the City Administrator's office.		
Sanitary Sewer – General Facility Charge		
For each single-family residence	\$7,928.96 \$7,627.66	
For each multi-family and/or accessory dwelling	\$5,947.00 \$5,721.01	
For all other uses	\$7,928.96 \$7,627.66/ea ERU*	
*Each equivalent residential unit means 265 gallons per day; provided, that every use shall be assumed to be at least one equivalent residential use. Gallons per day for any use shall be established by reference to the City of Buckley sewer flow factors – Table 14.10.016. The general facility charges for the sanitary sewer system identified in this section will be automatically increased each year on January 1 st , compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).		
	Base Fee due at intake	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Utility Latecomer's Agreements	\$550 Nonrefundable *Plus	
Latecomer – Administrative fees and recording costs	5% of Amount Proposed for Collection.	
Low-Income Utility Discount Rates	Per BMC 14.16.020	
Storm Sewer Connection	\$593/connection*	
*or the actual time and materials cost to connect the storm sewer, whichever is greater.		
Inspection fee	\$68.00 \$71.00	
Storm Sewer Surface Water Monthly Service Charge		
Single-family residence	\$24.96 \$26.21/residence/month	
Multi-family and/or Accessory residences	\$16.47 \$17.29/residence/month	
Other	\$24.96 \$26.21/ESU*/month	
*ESU for surface water calculation is defined to mean 8,000 square feet of impervious surface area or 1 SFR.		
Alternative Commercial Service Charge		
Commercial developed parcels	\$24.96 \$26.21/business/month plus \$24.96 \$26.21 for parking whether on-site or off-site.	
Surface Water Management Utility General Facility Charges		
Single-family residence	\$10,433.39 \$10,036.92	
Service Unit	\$10,433.39 \$10,036.92	
Inspection Fee	\$71.00	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

*ESU for Storm Sewer calculation is defined to mean 8,000 square feet of impervious surface area of 1 SFR. The general facility charges for surface water management identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).

Payment of Fees

All surface water management utility service charges are due and payable at the office of the City Administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the City sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days. Any surface water management utility service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount.

Pursuant to RCW 35.67.200, et seq., the City shall have a lien for delinquent and unpaid stormwater sewer charges. A sewer lien shall be effective for a total not to exceed one year's delinquent service charges without the necessity of any writing or recording of the lien with the County Auditor. Enforcement and foreclosure of any sewer lien shall be in the manner provided by State law. Interest on the unpaid balance shall be eight percent per annum or higher rate as authorized by law.

STREETS & SIDEWALKS*		
	Intake Fee	Base Fee
Street Vacation Petition	\$73.50	\$262.50
Franchise Application Base Fee	\$0.00	\$2625.00
*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the City during the review process.		
Traffic Impact Fees		
ITE Land Use Category	ITE Trip Rate	Impact Fee per Unit
Single-Family Detached Housing	0.99	\$4,761
Low-Rise Multifamily Housing (1-2 floors)	0.56	\$2,693
Mid-Rise Multifamily Housing (3-10 floors)	0.44	\$2,116

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Mid-Rise Residential w/1 st Floor Commercial	0.36	\$1,731
Mobile Home Park	0.46	\$2,212
Senior Housing Detached	0.30	\$1,443
Senior Housing Attached	0.26	\$1,250
Congregate Care Facility	0.18	\$866
Assisted Living	0.26	\$1,250
Recreational Home	0.28	\$1,347
Residential PUD	0.69	\$3,318
Accessory Dwelling Unit (≤450 sf)	0.56	\$2,693
Accessory Dwelling Unit (>450 sf)	0.28	\$1,347
Non-Residential peak pm trip	1.00	\$4,809
Right-of-way Permit Fees *		Base Fee
Type A: Short-Term Use Permit		
-Regular		\$51.55
-Additional*		*See Note

*Note: Use of portions of right-of-way for special events such as those listed in BMC 13.35.080(A)(3) may be assessed additional charges for City services and equipment including but not limited to overtime incurred by City personnel, the use of Police Officers and Public Works employees for traffic and crowd control, pickup and delivery of traffic control devices, picnic tables, extraordinary street sweeping, and any others as needed, requested or required City service and the cost of operating City equipment to provide such services.

Type B: Disturbance of Right-of-Way Permit		
Minor – Application Fee (nonrefundable base fee)*	\$104.00	
Major – Application Fee (nonrefundable base fee)*	\$516.00	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

*Note: The permit applicant shall pay to the City all costs incurred by the City that are associated with processing the proposals and/or permits, including consultant costs. City and consultant reimbursables include, but are not limited to staff time for application review, assessment, engineering, plan review, inspections, traffic control, legal, secretarial, administrative costs, cost of publications and other City processing costs; provided, however, that no charge will apply for one pre-application meeting. City will notify the applicant, in writing, of the applicability of hourly charges for further consultation on a project after the pre-application meeting.

-Repair and Replacement Charges		*See Note
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*Note: if the City should incur any costs in repairing or replacing any property as the result of the permittee's actions, the costs of repair and replacement will be charged to the permittee. The charges will be for the actual costs to the City.

Type C: Long-Term Use Permit		
-Application Fee (nonrefundable base fee)*	\$258.00	
-Use Fee	An use fee will be established which incorporates the value of the land used and the length of the use.	
Type D: Franchised Utility Routine Maintenance Permit		
-Regular	\$258.00	
Fee Waiver or Exemption	Subject to BMC 13.35.120 and Administrator Review and Approval	

Permitting, Building & Construction

Impact Fees		
Impact Fee for Parks & Recreation Facilities	Price per unit	
Single-family homes (includes duplexes)	\$1,624.70	
Multiple-family residential (includes ADU's)	\$1,331.52	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Impact fee for the White River School District		
Single-family homes (includes duplexes)	\$3,900.00	
Multiple-family residential (includes ADU's)	\$2,100.00	
**Established fees include the original review, permit, and related inspection(s) performed by the associated department. Permit fees are based on one inspection and one re-inspection to verify compliance. Additional inspections for the same inspection type will be charged in accordance with the following:		
Re-Inspection	\$70.00 Actual Cost – Minimum \$200.00	
3 rd and Subsequent re-inspections	\$100.00 per inspection Actual Cost – Minimum \$300.00	
Adult Family Home Final Inspection	\$500.00	
Admin Fee	12.00% applied to all planning/ building/ public works permit fees	
Public Works Design and Construction Standards	Base Fee	
<u>Variance from Public Works Standards</u>		
Minor	\$1,939	
Major	\$1,939 + hearing examiner deposit	
<u>Land Disturbing Permit</u>		
<500 Cubic Yards (Lifetime Total)	\$52.00 (nonrefundable fee), plus actual cost of reviewing and processing \$250.00 plus actual cost of reviewing and processing.	
>500 Cubic Yards *plus SEPA Review	\$258.00 (nonrefundable fee), plus actual cost of reviewing and processing. \$500.00 plus actual cost of reviewing and processing.	
Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the City during the land disturbing permit review process.		
Building Code Fees		

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following:

Plumbing Fees for plumbing permits and related inspections shall be as set forth below:	
1. For issuing each permit	\$110.00 \$200.00
2. For issuing each supplemental permit	\$22.00 \$25.00
Plus fee per unit outlined below	
3. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefor)	\$16.50 \$17.50
4. For each water heater and/or vent	\$11.00- \$11.50
5. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$11.00 \$11.50
6. For each installation, alteration or repair of water piping and/or water treating equipment	\$16.50/each \$17.50
7. For each repair or alteration of drainage or vent piping, each fixture	\$11.00- \$11.50
8. <u>For each backflow protective device other than atmospheric-type vacuum breakers:</u>	\$
a. Two-inch (51-mm) diameter and smaller	\$11.00- \$11.50
b. Over two-inch (51-mm) diameter	\$16.50 \$17.50
9. For medical gas piping system serving one to five inlet()/outlet(s)	\$55.00 \$58.00
10. For each additional medical gas inlet(s)/outlet(s)	\$6.00- \$6.50
11. <u>Grease trap or interceptor</u>	\$17.50
12. For the complete water distribution and drain waste and vent system installed concurrently with the initial construction of a single-family dwelling, and each unit <u>thereafter</u> .	\$220.00 \$231.00
Mechanical Fees for mechanical permits and related inspections shall be set forth below:	
Mechanical Permit Fees	
1. For the issuance of each permit	\$110.00 \$200.00
2. For issuing each supplemental permit	\$16.50 \$25.00

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Unit Fee Schedule (in addition to items 1 and 2 above)	
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance up to and including 100,000 Btu/h	\$27.50 \$29.00
4. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to each appliance over 100,000 Btu/h	\$30.00-\$31.50
5. For the installation or relocation of each floor furnace, including vent	\$27.50 \$29.00
6. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$27.50 \$29.00
7. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$16.50 \$17.50
8. For the repair of alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or evaporative cooling system, including installation of controls regulated by the Buckley Municipal Code	\$16.50 \$17.50
9. For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system including 100,000 Btu/h	\$16.17 \$17.00
10. For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h and including 500,000 Btu/h	\$29.87 \$31.50
11. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	\$40.98 \$43.00

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

12. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	\$61.00 \$64.00
13. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h	\$101.92 \$107.00
14. For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto.	\$11.72 \$12.50
Note: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Buckley Municipal Code.	
15. For each air-handling unit over 10,000 cfm	\$19.91 \$21.00
16. For each evaporative cooler other than portable type	\$11.72 \$12.50
17. For each ventilation fan connected to a single duct	\$8.00 \$8.50
18. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$11.72 \$12.50
19. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$16.50 \$17.50
20. For the installation or relocation of each domestic-type incinerator	\$20.02 \$21.00
21. For the installation or relocation of each commercial – or industrial-type incinerator	\$15.95 \$17.00
22. For each appliance or piece of equipment regulated by the Code but not classed in other appliance categories, or for which no other fee is listed in the Code.	\$16.50 \$17.50
23. <u>Permit fees for fuel gas piping shall be as follows:</u>	
a. For gas piping system of one to four outlets	\$22.00 \$23.00

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

b. For gas piping system of five or more outlets, each additional outlet	\$4.00 \$4.25
24. <u>Permit fees for process piping shall be as follows:</u>	
a. For hazardous process piping system (HPP) of one to four outlets	\$9.00 \$9.50
b. For piping system of five or more outlets, each additional outlet	\$3.30 \$3.50
c. For nonhazardous process piping system (NPP) of one to four outlets	\$3.58 \$3.75
d. For piping system of five or more outlets, each additional outlet	\$3.30 \$3.50
25. For the complete heating and ventilation system equipment, including state of Washington ventilation requirements and gas piping system if needed, installed concurrently with the initial construction of a single-family dwelling and each unit in a duplex thereafter .	\$220.00 \$231.00
(C) Grading. Fees for grading permits, for review of grading plans, and for related inspections shall be as set forth in Chapter 16.01 BMC.	
(D) Factory-Assembled Structures. Notwithstanding any other provision of the Buckley Municipal Code, fees for installation of a factory-assembled structure, including structures meeting the requirements of Chapter 16.40 BMC for manufactured homes or designated manufactured homes, shall be \$1,000 per installation in a mobile home park . Fees for building permits for structures attached to a factory-assembled structure, including, but not limited to, garages that are not structurally dependent upon the factory assembled structure for support, shall be as noted above for building permits based on valuation of construction. Where a conflict exists between the fee noted here and fees described in other titles of the Buckley Municipal Code, the fee noted here shall apply. Factory-assembled structures constructed prior to June 15, 1976, shall be required to undergo inspection and approval by the State of Washington, Department of Labor and Industries, prior to issuance of the installation permit.	
(E) Energy Code (REC). Fees for review of plans and inspection of the construction work related to sections of the Washington State Energy Code that prescribe requirements for residential buildings, previously referred to as the Residential Energy Code (REC) shall be \$100.00 per application.	
(F) Energy Code (NREC). Fees for review of plans and inspection of the construction work related to sections of the Washington State Energy Code that prescribe requirements for nonresidential buildings, previously referred to as the Non-Residential Energy Code (NREC) shall be as set forth in the following table. This fee shall not be applied to mechanical permits where mechanical equipment is being replaced with equipment of the same fuel source as the existing equipment.	
Total Valuation	Fee
\$1.00 to \$500.00	\$32.01

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

\$501.00 to \$2,000.00	\$32.01 for the first \$500 plus \$4.18 for each additional \$100, or fraction thereof up to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$94.63 for the first \$2,000 plus \$18.32 <ins>\$13.82</ins> for each additional \$1,000 or fraction thereof up to and including \$25,000.00.
\$25,001.00 TO \$50,000.00	\$515.87 for the first \$25,000 plus \$13.82 for each additional \$1,000 or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$861.28 for the first \$50,000 plus \$10.12 for each additional \$1,000 or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$1367.28 for the first \$100,000 plus \$7.55 for each additional \$1,000 or fraction thereof, up to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$4385.68 for the first \$500,000 plus \$6.44 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001.00 and up	\$7575.68 for the first \$1,000,000 plus \$4.83 <ins>\$5.00</ins> for each additional \$1,000.00 or fraction thereof.

109.3 Building permit valuations. The determination of value or valuation under any of the provisions of the Code shall be made by the Building Official and shall be based on valuation data supplied periodically by the International Code Council or market value based on local assessment ratios or any other data as may be available to the Building Official for review. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

EXCEPTION: The Building Official shall determine the valuation when no applicable data is available.

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the City during the review process.

No application shall be considered complete under this title until sufficient fees are provided.

Except for agreed upon emergencies, base fee amounts, intake fees, and hourly charges for permit applications submitted after the work is begun shall be doubled, unless otherwise specified.

Environment (SEPA & CRITICAL AREAS)		
Threshold Determination	Base Fee*	
SEPA Associated with a subdivision, site plan review or critical area	\$2,315.00 <ins>\$2,431.00</ins>	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

SEPA Threshold Determination associated with a new building permit	\$1,001.00 \$1,051.00	
SEPA Threshold (other)	\$1,001.00 \$1,051.00	
SEPA Appeal	\$1,877.00 \$1,971.00	

Critical Areas		
Critical Area Permit	\$475 \$499.00 + Consultant costs. The City does not have the expertise of a wetland biologist on staff, when required, the City will contract with a third-party wetland biologist and/or the department of Ecology to determine the existence of and required mitigation of wetlands.	
Critical Areas Reasonable Use Exception	\$1,439.00 \$1,511.00 + hearing examiner deposit	
Wetland Mitigation Monitoring Report	\$475.00- \$499.00+ consultant costs	
Critical Areas Exemption	\$299.00 \$314.00	

Administration of Land Use and Zoning Applications and Development Regulations

Land Use and Permit Fees	Base Fee*	
Change of Use	\$124.00 \$500.00	
Shoreline conditional use permit, SSDP, or variance	\$1,939.00 \$2,035.00 + hearing examiner deposit	
Shoreline exemption letter	\$377.00 \$396.00	
Development Agreements	\$3,691.00 \$3,876.00 + Hearing examiner Deposit	
Conditional Use Permit	\$1,939.00 \$2,035.00 + hearing examiner deposit	
Temporary Use Permit	\$325.00 \$341.00	
Sign Permits	\$361.00 \$379.00	
Home Occupation Permit	\$176.00	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Notice of Proposed Land Use Action Sign	\$52.00 \$55.00	
Accessory Dwelling Unit Land Use Fee	\$299.00 \$314.00	
Nonconforming Use Determination	\$475.00 \$499.00	
Director's Code Interpretation	\$660.00 \$693.00	
Application or Permit Extension	\$150.00 \$157.50	
Minor Amendment to a Permit	\$62.00 \$65.00	
Hearing Examiner Deposit*	\$1,547.00 \$1,624.00	
<p>* The applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount. If lower, the applicant will be reimbursed any unspent funds after the final invoice is received from the Hearing Examiner.</p>		
Subdivisions		
Preliminary Subdivision	\$3,691.00 \$3,876.00	
Final Subdivision	\$1,001.00-\$1,051.00	
Short Subdivision	\$2,815.00-\$2,956.00	
Boundary or Lot Line Adjustment	\$1,001.00 \$1,051.00	
Binding Site Plan or Subdivisions Amendment	\$1,501.00-\$1,576.00	
Plat Alteration	\$1,501.00-\$1,576.00+ hearing examiner deposit	
Residential Cluster Development	\$3,691.00 \$3,876.00	
Cottage Housing Development	\$3,691.00 \$3,876.00	
Tree Removal Permit	No fee	*Land disturbing permit required, and subject to arborist report.
<p>Small Wireless Facilities</p>		
Single up-front application (includes up to five small wireless facilities)	\$475.00 \$499.00	
- Each additional small wireless facility beyond five	\$52.00 \$55.00	
New pole (not a collocation) intended to support one or more small wireless facilities	\$1,361.00 \$1,429.00	
Variance		
Administrative Variance	\$1,939.00 \$2,035.00	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Hearing Examiner Variance	\$1,939.00 \$2,035.00 + hearing examiner deposit	
<u>Site Plan Review</u>		
Single Family	\$176.00 \$200.00	
Commercial/multi-family/industrial site plan review	\$3,691.00 \$3,876.00+ hearing examiner deposit	
<u>Design Review</u>		
Minor (SEPA Exempt)	\$650.00 \$682.00	
Major (not including SEPA)	\$1,501.00 \$1,576.00	
Multi-Family design guidelines waiver	\$475.00 \$499.00	
<u>Zoning Code Ordinance Amendments</u>		
Text	\$3,877.00 \$4,071.00	
Rezone	\$3,877.00 \$4,071.00	
Annexation Petition	\$1,238.00 \$1,300.00	
Comprehensive Plan Amendment	\$3,877.00 \$4,071.00	
<u>Pre- Application Meetings</u>		
Pre-Application Meeting with no more than 3 City staff in attendance	\$320.00 \$336.00	\$150.00 of the permit fee will be credited to the applicant's first application
Pre-Application Meeting where 3 or more City Starr are in attendance (Types A-2 and C-2 Development Permits)	\$588.00 \$617.00	\$150.00 of the permit fee will be credited to the applicant's first application
<u>Land Use Decision Appeals</u>		
Appeal Fee	\$887.00 \$931.00	
Zoning Letter Fee	\$78.00 \$82.00	

*Note Costs incurred by the City

The land use and/or permit applicant shall pay to the City all costs incurred by the City that are associated with processing the land use proposals and/or permits, including Consultant costs. City and Consultant reimbursables include, but are not limited to, staff time for application review, assessment, engineering, inspections, legal, secretarial, administrative costs, cost of publications, and other City processing costs.

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

No application shall be considered complete under this title until sufficient fees are provided.

Except for agreed upon emergencies, base fee amounts, intake fees, and hourly charges for permit applications submitted after work is begun shall be doubled, unless otherwise specified.

	Hourly Rates for Billing	
City Administrator	\$125 \$130.00	
Police Chief	\$121.00 \$126.00	
Fire Chief	\$119 \$124.00	
Finance Director	\$98.00 \$102.00	
EMS Training Program Coordinator	\$95.00	
Assistant Police Chief	\$102.00 \$106.00	
Public Services Director	\$105.00 \$110.00	
Police Sergeant	\$87.00 \$91.00	
City Clerk	\$82.00 \$85.00	
Senior Planner	\$77.00 \$81.00	
Police Patrol*	\$78.00 \$82.00	
Public Works Supervisor	\$76.00 \$80.00	
Fire Fighter/Captain	\$76.00 \$69.00	
WWTP Supervisor	\$76.00 \$80.00	
Firefighter	\$72.00 \$66.00	
PW Utility Systems Tech*	\$66.00 \$70.00	
Public Works Utility Worker*	\$64.00 \$67.00	
Permit Technician*	\$61.00 \$64.00	
Support Services Officer	\$61.00 \$64.00	
Administrative Assistant*	\$47.00 \$49.00	

EXHIBIT A
CITY OF BUCKLEY TAXES RATES & FEES 2026 (RES No. 26-____, Revision #2)

Part-Time Wildland Firefighter	\$42.00 \$43.00	
Part-Time Firefighter	\$42.00	
City Engineer	Per Contract	
City Attorney	Per Contract	
Consultant(s)	Per Contract	
Mailing(s)	Actual Cost	
Other	Actual Cost	

*Note: Overtime rates for all covered employees will be calculated at 1.5 times the listed rate with a 2-hour minimum charge.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT:	Agenda Date: February 10, 2026		AB26-007
RES No. 26-__: Declaring Emergency and Waiving Competitive Bidding Requirements for Public Works Project	Department/Committee/Individual	Created	Reviewed
	Mayor		
	City Administrator		X
	City Attorney		
	City Engineer	X	
	City Clerk		
	Finance Dept		
	Building Official		
	Fire Dept		
	Parks & Recreation		
	Building & Planning		
	Police Dept		
	Municipal Court		
	PW/Utilities		
Staff Contact: Interim City Administrator Banks			
Attachments: Resolution			
SUMMARY STATEMENT: High flows in South Prairie Creek on December 11, 2025 resulted in undermining of two foundations of the westerly bridge support structure on the City's Water Transmission Main Pipe Bridge that crosses the Creek. Photos are attached.			
COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: Move to Approve Resolution No. 26-02 Declaring an Emergency and Waiving the Competitive Bidding Requirements for a Public Works Project – Water Transmission Main Bridge Emergency Repair.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	





RESOLUTION NO. 26-__

BUCKLEY, WASHINGTON

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON DECLARING AN EMERGENCY AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS FOR A PUBLIC WORKS PROJECT.

WHEREAS, RCW 39.04.280(1)(e) provides that the governing body of a municipality may waive the competitive bidding requirement for a public works project in the event of an emergency; and

WHEREAS, RCW 39.04.280(3) defines "emergency" as unforeseen circumstances beyond the control of the municipality that either: (a) Present a real, immediate threat to the proper performance of essential functions; or (b) will likely result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken; and

WHEREAS, on January 29, 2026, the Public Works Department discovered that two of the four foundations of the westerly steel structure of the Water Transmission Main Cable Pipe Bridge across South Prairie Creek had been undermined during a major high flow event in the Creek. As a result the structure is currently at risk of failure; and

WHEREAS, February 2, 2026, the Public Works Staff obtained photos and videos for damage assessment and it was determined that repair of the undermined foundations would entail installation of concrete and grout under the two foundations, construction of a protective , removal of gabion baskets, new soldier pile retaining wall construction, and roadway reconstruction; and

WHEREAS, the City's water system consists of six wells (including DSHS's well #5) and the jointly operated surface water diversion from South Prairie Creek; and

WHEREAS, the City's surface water diversion from South Prairie Creek is the community's primary drinking water source and provides the highest volume and flow to the system; and

WHEREAS, the City Council has determined that due to the timing, location, critical function and immediate need of repair, insufficient time exists to make the necessary repairs through the standard competitive bidding process and must therefore declare the situation as an emergency; and

WHEREAS, the City Council has therefore determined that an emergency situation exists and desires to make the necessary repairs to the City/DSHS Water Transmission Main Cable Bridge

Structure Footings by directing the Mayor and City Administrator to waive the competitive bidding process and award all necessary contracts on behalf of the municipality to address the emergency situation;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Buckley hereby declares that an emergency situation exists with the damage to the City/DSHS's Water Transmission Main Cable Bridge to the potential interruption of flow from the City's primary drinking source that resulted from a major creek flow event and authorizes the Mayor and City Administrator to waive the competitive bidding process and award all necessary contracts on behalf of the municipality to undertake immediate repairs.

Introduced, passed and approved this 10th day of February, 2026.

Carolyn Robertson Harding, Mayor

ATTEST:

Treva Zumeck, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

POSTED: _____

E. STAFF REPORTS