

**CITY OF STANWOOD**  
**Stanwood, Washington**

**ORDINANCE 1357**

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON,  
ADJUSTING THE FEE SCHEDULE AND AMENDING CHAPTER 3.30  
OF THE STANWOOD MUNICIPAL CODE.**

**WHEREAS**, the City Council of the City of Stanwood has the authority to establish rates and fees by resolution or ordinance; and

**WHEREAS**, the City Council recognizes the need to at least partially recover the ongoing cost of reviewing and processing all types of permit applications; and

**WHEREAS**, the City Council desires to provide a method of evaluating fees and the cost of providing such services over time; and

**WHEREAS**, the City Council Finance Committee, based on its review of the fee schedule, recommends adjustments to provide for the growing costs of providing review services.

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

Section 1. SMC Chapter 3.30. Fee Schedule is hereby amended to read as follows:

**3.30.020 Payment requirements and additional fees.**

The city reserves the right to charge an amount in excess of the fees in this chapter, when the stated fees do not cover the city's costs.

(1) - (3) No change

(4) Any costs for legal, engineering, or other consultant review will be billed to the applicant at actual costs. All outstanding balances for outside review must be paid in full prior to permit issuance.

**3.30.030 Zoning, grading and site development plan review fees.**

Established by Resolution

Administrative conditional use permit	\$100.00
Conditional use permit	\$950.00
Temporary use	\$25.00

Zoning appeal	\$500.00
Zoning variance (administrative)	\$450.00
Zoning variance (examiner)	\$950.00
Rezone	\$800.00
Site development permit	<p>\$25.00 for projects between \$0 and \$5,000 valuation plus engineering and/or legal review at actual cost (if any)</p> <p>\$100.00 for projects between \$5,001 and \$15,000 valuation plus engineering and/or legal review at actual cost (if any)</p> <p>\$700.00 plus 5% of the engineering estimate for site work (includes first engineering review; additional engineering and/or legal reviews, if any, at actual cost) for greater than \$15,001</p>
Grading permits	Per UBC 1997, plus engineering reviews at actual cost
Pre-application for site development permit	<p>\$50.00 plus engineering or legal reviews at actual cost (if any). Pre-application fees shall be applied to the site development fee when a complete application is submitted within 180 days. Projects of less than</p>

~~\$5,000 valuation are  
exempt.~~

(Ord. 1294 § 32, 2011; Ord. 1267 § 15, 2010; Ord. 1253 § 22, 2009; Ord. 1171 § 1, 2005; Ord. 1047A, 1999; Ord. 1047, 1998; Ord. 965, 1996; Ord. 901 § 1, 1994; Ord. 818 § 9, 1991).

### **3.30.040 Environmental fees.**

#### Established by Resolution

Flood plain certificates	\$175.00
SEPA checklist (nonproject or under five acres)	\$275.00
SEPA checklist (five or more acres)	\$450.00
SEPA appeal	\$500.00
Shoreline substantial development permit	
under \$100,000	\$450.00
over \$100,000	\$800.00
Shoreline conditional use permit	\$950.00
Critical area checklist	\$70.00
Critical area report	\$350.00

(Ord. 1171 § 2, 2005; Ord. 1047A, 1999; Ord. 1047, 1998; Ord. 901 § 2, 1994; Ord. 878 § 10, 1993; Ord. 818 § 10, 1991).

### **3.30.045 Forest practices fees.**

#### Established by Resolution

~~Waiver of moratorium~~

~~(less than five acres) \$500.00 plus any~~

~~consulting and legal fees~~

~~Waiver of moratorium~~

~~(five acres or greater) \$1,000 plus any~~

~~consulting and legal fees~~

(Ord. 1091 § 2, 2000).

**3.30.050 Fees for subdivision and division of property without formal platting.  
Established by Resolution**

All fees apply to subdivisions and dividing of property without going through a formal subdivision process:

Preliminary plat      ~~\$950.00 + \$125.00~~  
per lot (includes 1st  
engineering review  
fee; additional  
reviews provided at  
actual cost)

Final plat              ~~\$700.00 + \$125.00~~  
per lot plus  
engineering and legal  
review at actual cost

Short                    ~~\$700.00 + \$500.00~~  
subdivision            per lot (includes 1st  
engineering review  
fee; additional  
reviews provided at  
actual cost)

**Planned Residential Development  
(PRD):**

Preliminary            ~~\$950.00 + \$125.00~~  
PRD                    per lot (includes 1st  
engineering review  
fee; additional  
reviews provided at  
actual cost)

Final PRD              ~~\$700.00 + \$125.00~~  
per lot

Commercial            ~~\$850.00 + \$125.00~~  
Subdivision or        per lot (includes 1st  
Binding Site        engineering review  
Plan:                    fee; additional  
reviews provided at

	actual cost)
Minor plat amendment	<del>\$350.00 plus engineering and legal review at actual cost</del>
Major plat amendment	<del>\$950.00 plus engineering and legal review at actual cost</del>

(Ord. 1266 § 5, 2010; Ord. 1171 § 3, 2005; Ord. 1047A, 1999; Ord. 1047, 1998; Ord. 933, 1995; Ord. 926, 1995; Ord. 901 § 3, 1994; Ord. 884 § 1, 1993; Ord. 878 § 11, 1993).

### 3.30.060 Other fees.

#### Established by Resolution

Administrative interpretation	<del>\$60.00</del>
Annexation	<del>\$350.00</del>
Boundary line adjustment	<del>\$950.00</del>
Certificate of/change of occupancy	<del>\$25.00 (fee may be applied to building permits if required for certificate)</del>
Comprehensive plan amendment	<del>\$800.00</del>
Concurrency evaluation	<del>\$400.00 plus consulting fees for engineering review</del>
Concurrency reconsideration	<del>\$200.00 plus consulting fees for engineering review</del>
Concurrency appeal	<del>\$500.00 plus consulting, engineering, hearing examiner, and legal fees</del>

Encroachment permit	New structures, \$50.00 plus consulting fees for engineering and legal review Existing structures permitted by 2016, no fee
Right of way vacation	\$350.00
Right to farm application (under 10 acres)	\$50.00
Right to farm application (10 acres or greater)	\$100.00
Water/sewer certificate of availability	\$500.00
Zoning code amendment	\$800.00

(Ord. 1293 § 1, 2011; Ord. 1271 § 3, 2010; Ord. 1264 § 7, 2010; Ord. 1171 § 4, 2005; Ord. 1032 § 6, 2002; Ord. 1092 § 2, 2000; Ord. 1047A, 1999; Ord. 1047, 1998; Ord. 933, 1995; Ord. 901 § 3, 1994).

**3.30.065 Wireless communications facilities.**

(SMC [17.154.120](#) for additional charges)

~~Base application fee \$2,000.00~~ Established by Resolution

(Ord. 1047A, 1999).

**3.30.070 Sign fees.**

Type of Sign	Building Permit Fee Per Application	Sign Permit Fee Per Sign
Monument	<u>valuation</u> \$50	<u>\$100</u> \$50

Freestanding	<u>valuation</u> \$100	\$100
Gable	<u>valuation</u> \$100	\$100
Wall and projecting	<u>valuation</u> \$60	<u>\$100</u> \$60
Marquee, awnings and canopies	<u>valuation</u> \$100	\$100
Variance process for any signage		\$65.00
"A" board and other portable signs		\$10.00
Sign modification		\$10.00
Temporary promotional display	<u>No Fee</u>	none
Banner/encroachment over city right-of-way		
(1) Banners processed with a special event permit or city sponsored		Established by resolution
(2) Banners for events not requiring a special event permit/not city sponsored		Established by resolution

(Ord. 1343 § 2, 2013; Ord. 1323 § 4, 2012; Ord. 1311 § 2, 2012; Ord. 1262 § 6, 2010; Ord. 1047A, 1999; Ord. 1047, 1998; Ord. 966, 1996; Ord. 935, 1995; Ord. 918, 1995).

### 3.30.075 Building and construction fees.

Building permit fees	As provided in the <del>1997 Uniform Building Code</del> <u>2012 International Building Code</u> with valuations provided in the latest edition of the Building Safety Journal
Mechanical and Plumbing fees	See fee schedule
Commercial	<u>Fee based on valuations provided in the latest</u>

edition of the Building Safety Journal

Residential

Base Fee of \$25.00 plus charges identified on the following table.

Type of Fixture		Type of Equipment	
Water closet (toilet)	\$10.00	Air conditioner unit	\$20.00
Bathtub	\$10.00	Boilers	\$20.00/ \$30.00/ \$40.00
Lavatory (wash basin) /sink	\$10.00	Forced air system	\$20.00
Shower	\$10.00	Wall Heaters	\$16.00
Kitchen sink & disposal	\$10.00	Unit Heaters	\$16.00
Dishwasher	\$10.00	Evaporative Coolers	\$15.00
Laundry tray	\$10.00	Ventilation Fans	\$10.00
Clothes washer	\$10.00	Refrigeration Unit	\$15.00
Water heater	\$10.00	Range Hood	\$15.00
Urinal	\$10.00	Air Handling Unit	\$20.00
Drinking fountain	\$10.00	Stove	\$35.00
Floor drain	\$10.00	Fireplace & Chimney	\$20.00
Backflow Prevention	\$10.00	Gas Piping	\$10.00
Roof drains (rain leaders)	\$10.00	Above ground tank	\$90.00
Vacuum Breaker	\$10.00	Underground tank	\$60.00
Water service line	\$10.00		

Satellite receiving permit (units three feet or more)      \$25.00

Right-of-way use permit      \$50.00  
 (plus \$1.00 per linear foot)  
Established by Resolution

Wireless facility lease      \$1,000

(Ord. 1293 § 2, 2011; Ord. 1171 § 5, 2005; Ord. 1073 § 1, 1999; Ord. 1047A, 1999; Ord. 1047, 1998; Ord. 1008, 1998; Ord. 1002, 1997; Ord. 973, 1996).

Section 2. Severability. If any section, subsection, sentence, clause, phrase or word 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, subsection, sentence, clause, phrase or word of this ordinance.



Section 3. Effective Date. This ordinance will become effective January 1, 2014.

PASSED by the City Council and APPROVED by the Mayor this 12<sup>th</sup> day of December, 2013.

**CITY OF STANWOOD**

By Leonard Kelly Pro Tem  
Dianne White, Mayor

Attest:

By Greg Thrasher  
Greg Thrasher, City Clerk

Approved as to form:

By Grant Weed  
Grant Weed, City Attorney

Date of Publication: December 17, 2013