

**CITY OF STANWOOD
Stanwood, Washington**

RESOLUTION 2018-04

**A RESOLUTION OF THE CITY OF STANWOOD,
WASHINGTON, ADOPTING A REVISED CONSOLIDATED
FEE AND CHARGE SCHEDULE**

WHEREAS, on November 23, 2015 the City Council adopted Resolution 2015-23 updating the City's consolidated fee schedule; and

WHEREAS, the City recognizes the need to recover the ongoing cost of providing services; and

WHEREAS, the City Council has determined that the existing fee schedule requires amendments to recover the reasonable cost of providing a wide array of local governmental services as well as to provide responsible cost recovery for staff and consultant time required to provide certain functions; and

WHEREAS, the City Council wishes to make these adjustments to fees to more closely reflect actual cost of services effective March 23, 2018;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON AS FOLLOWS:

Section 1. The schedule of fees and charges attached hereto and incorporated by this reference as Exhibit 1 is hereby adopted effective March 23, 2018.

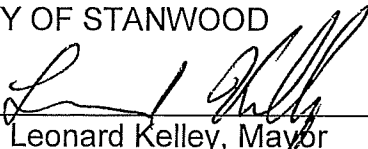
Section 2. The Stanwood City Council hereby finds that the fees and charges set forth in Exhibit 1 reflect the reasonable costs of providing the services set forth therein.

Section 3. This Resolution and the attached Exhibit 1 shall replace the schedule of fees and charges adopted pursuant to Resolution 2015-23.

PASSED by the City Council and Approved by the Mayor this 22nd day of March, 2018.

CITY OF STANWOOD

By


Leonard Kelley, Mayor

ATTEST:

By 
David A. Hammond, City Clerk

APPROVED AS TO FORM:

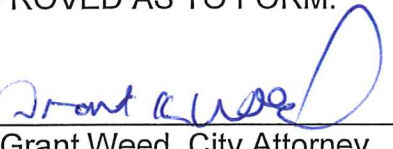
By 
Grant Weed, City Attorney

EXHIBIT 1

Revised 2015 Consolidated Fee Schedule – effective ~~March 23, 2018~~ January 1, 2016

LAND USE FEES AND CHARGES	
Activity	Fee
Public Notice	\$60 per required publication Plus actual cost if greater
Floodplain Certificate	\$175
SEPA	\$275 non-project \$450 other
SEPA Addendum	\$72/hour
EIS	Direct consultant cost plus staff hourly rate
FPA Waiver	\$800 Plus \$100/acre over 5 Plus cost of hearing
Grading	Per 1997 UBC plus engineering reviews at actual cost <u>\$250 -- 50 to 499 Cubic Yards</u> <u>\$500 -- 500 to 1000 Cubic Yards</u> <u>\$750 -- Over 1,000 Cubic Yards</u>
Right-of-way	\$100 minor work \$500 major work
Preliminary Short Plat ¹	\$3,600
Preliminary Long Plat ¹	7,000 Plus \$250/lot Plus cost of hearing
Plat Amendment	\$72/hour Plus cost of hearing
Site Development ¹ (Government Facilities Exempt ²)	\$125 > \$5k \$250 \$5k - \$15k \$500 + 5% city engineer's estimate (includes labor, equipment, materials, overhead and profit) - \$15k + \$25/lot for plats w/prior SD
Final Plat/PRD	\$700 + \$125 per lot
Binding Site Plan ¹	\$3,000 Plus \$300/lot
Preliminary PRD/PUD ¹	\$5,550 Plus \$250/lot Plus cost of hearing

¹ Includes first engineering review, additional reviews charged at cost

² "Governmental Facility" means a facility wholly or partially funded by tax dollars including government of the United States, the governments of the state of Washington, Snohomish County, the City of Stanwood, Regional Fire Authorities, Public Schools, Colleges, and Universities.

LAND USE FEES AND CHARGES

Activity	Fee
Development Agreement ¹	\$2,000 Plus cost of hearing
Administrative Variance	\$600
Hearing Examiner Variance	\$1,200 Plus cost of hearing
Comprehensive Plan Amendment	\$1,500
Administrative Interpretation	\$100
Administrative Decision, Modification, Adjustment	\$100 first application \$125 each additional application
Annexation	\$1,000
Boundary Line Adjustment	\$950
Administrative Conditional Use	\$100
Conditional Use	\$1,000 Plus cost of hearing
Unclassified Use Determination	\$100
Wireless Communication Facility	\$2,000
Rezone	\$1,000
Zoning Text Amendment	\$800
Shoreline Conditional Use	\$950 Plus cost of hearing
Shoreline Substantial Development	\$500 < \$100k \$1,000 > \$100k<250K \$2,000 > 250k
Driveway Permit	\$80
Demolition	\$100 Residential \$200 Commercial
Critical Areas	\$25 Exemption (non-Flood) \$75 Exemption (Flood) \$250 Checklist SFR/Duplex \$350 Checklist Other \$350 Report Peer review at cost
Technology Fee (applied to all-permit transactions)	3% Except on 5% site development fee, impact fees, and mitigation fees
Landscape Plan	\$400 Plus 100% consultant cost

LAND USE FEES AND CHARGES

Activity	Fee
Landscape Plan Modification	\$200 Plus 100% consultant cost
Landscape Inspections	\$150 \$50 re-inspections Plus 100% Consultant cost
<u>Adult Family Home Application</u>	<u>\$75, per application</u>
Pre-Application	\$300 Plus 2 hour engineering deposit for file review and 2 hour deposit for meeting attendance costs (file review and meeting attendance required at City discretion) (\$150 to be credited if LU app. is filed w/in 90 days)
Temporary Use	\$25
Permit Extensions	\$100
Reconsideration	\$200 Plus cost of hearing
Certificate of/change of occupancy	\$25 (fee may be applied to building permits if required for certificate)
Concurrency ³ evaluation	\$400 plus consulting fees for engineering review
Concurrency reconsideration	\$200 plus consulting fees for engineering review
Encroachment Permit	New structures, \$50 No Fee for existing structures permitted by 2016
Right-of-way Vacation	\$350
Right-to-Farm (under 10 acres)	\$50
Right-to-Farm (10 acres or greater)	\$100
Water/Sewer Certificate of Availability	\$500
Fire Plan Check	1 hour deposit Plus actual cost if greater
<u>Re-Inspection Fee</u>	<u>\$75</u>
Postage	At cost
Copies	\$.15/page side @ 8 1/2"x11"

³ Includes first engineering review, additional reviews charged at cost

ANIMAL FEES & CHARGES	
Activity	Fee
Dog License – Unaltered Annual Fee	\$50
Dog License – Altered Annual Fee	\$10
Replacement Tag/License	\$10
Potentially Dangerous Dog License – Annual Fee	\$100
Dangerous Dog License – Annual Fee	\$200
Commercial Kennel License	\$175
Animal Shelters, Kennels, Pet Shops, Grooming Service License	\$175
Impoundment – Small Animals (dogs and cats) (SMC 8.02.170)	\$160 Monday through Friday during regular business hours and \$412 for after-hours (plus license fee, to include all city costs per animal) and double for each impoundment of the same animal during any one-year period
Impoundment – Livestock (SMC 8.02.080)	\$500 (to include all city costs per animal – including room and board) and double for each impoundment of the same animal during any one-year period
Animal Control Civil Infraction Fine (SMC 8.02.490 (2))	First violation in 365 day period \$100 Second violation in 365 day period \$200
Animal Control– 3 or more violations in a 365 day period (SMC 8.02.490 (2))	Third or subsequent offenses of this chap 8.02 within a 365-day period shall be: A misdemeanor subject to a jail term of not more than 90 days, a fine of not more than \$1,000, or both such fine and imprisonment.

CODE VIOLATION - PENALTIES

Activity	Fee
Class A Code Violation – First Offense (SMC 13.01.045 and SMC 8.02.490 (1) re: 8.02.440 – .480)	\$250
Class A Code Violation – Second Offense (SMC 13.01.045 and SMC 8.02.490 (1) re: 8.02.440 – .480)	\$500, within first year of violation
Class A Code Violation – Third Offense (SMC 13.01.045 and SMC 8.02.490 (1) re: 8.02.440 – .480)	\$1,000, within first year of violation
Class B Code Violation – First Offense (SMC 13.01.045 and SMC 8.02.490 (1))	\$50
Class B Code Violation – Second Offense (SMC 13.01.045)	\$250, within first year of first violation
Class B Code Violation – Third Offense (SMC 13.01.045 and SMC 8.02.490 (1))	\$500, within first year of first violation
Violation Misdemeanor	A jail term of not more than 90 days, a fine of not more than \$1,000, or both such fine and imprisonment + costs
Gross Misdemeanor	A jail term of not more than 364 days, a fine of not more than \$5,000, or both such fine and imprisonment + costs

UTILITY BILLING FEES & CHARGES	
Activity	Fee
Water Disconnection Fee - Regular	\$27.50
Water Disconnection Fee - Frequent	Shut off more than once in a 12-month period \$40.00
Water Disconnection Fee – After Hours	Shut off after 4:00 pm on weekdays, weekends and holidays \$150.00
Meter Removal	\$150.00
Water Connection Fee - Regular	\$27.50
Water Connection Fee - Frequent	Turn on more than once in a 12-month period \$40.00
Water Connection Fee – After Hours	Turn on after 4:00 pm on weekdays, weekends and holidays \$150.00
Meter Reinstall	\$150.00
Meter Read Outside Normal Cycle Requested by Customer	\$15.00
Water Meter – Acts of Vandalism	Reimburse City for actual costs of repairs
NSF Check Fee	\$40.00
Irregular Check Fee	Post-dated, unsigned, or otherwise not acceptable for bank deposit \$25.00