

ORDINANCE NO. 3451

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, RELATING TO FEES CHARGED BY THE CITY, AMENDING LMC 3.104.090, LMC 3.104.120, LMC 3.104.130, LMC 3.104.140, LMC 3.104.150, LMC 3.104.160, LMC 3.104.190, AND LMC 3.104.210, AND PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY AND SUMMARY PUBLICATION.

8 WHEREAS, fees for City services are authorized by the Lynnwood Municipal Code (LMC), and
are codified as Chapter 3.104 LMC, which is generally referred to as the “Fee Schedule”; and

9 WHEREAS, the Fee Schedule is revised periodically to address changing conditions; and

10 WHEREAS, the director of Development and Business Services (DBS) has determined that
adjustments to fees related to permitting, construction, and land use are prudent and
warranted; and

11 WHEREAS, the provisions of this ordinance are procedural in nature and are exempt from SEPA
threshold determination and EIS requirements as specified by to WAC 197-11- 800(19); and

20 WHEREAS, the City Council has determined that the provisions of this ordinance are in
21 the interest of the public’s health, safety and general welfare;

22 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD,**
23 **WASHINGTON, DO ORDAIN AS FOLLOWS:**

24 **Section 1:** LMC 3.104.090 is amended as provided by Exhibit A to this Ordinance.

25 **Section 2:** Table 3.104.120 in LMC 3.104.120 is amended as provided by Exhibit B to this
Ordinance.

26 **Section 3:** LMC 3.104.130 is amended as provided by Exhibit C to this Ordinance.

27 **Section 4:** LMC 3.104.140 is amended as provided by Exhibit D to this Ordinance.

28 **Section 5:** LMC 3.104.150 is amended as provided by Exhibit E to this Ordinance.

29 **Section 6:** LMC 3.104.160 is amended as provided by Exhibit F to this Ordinance.

30 **Section 7:** LMC 3.104.190 is amended as provided by Exhibit G to this Ordinance.

31 **Section 8:** LMC 3.104.210 is amended as provided by Exhibit H to this Ordinance.

32 **Section 9:** Effective Date. This ordinance shall become effective on January 10, 2024
33 following passage and publication.

34 **Section 10:** Severability. If any section, subsection, sentence, clause, phrase, or word of this
35 ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction,
36 such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of

- 37 any other section, subsection, sentence, clause, phrase, or word of this ordinance.
- 38 **Section 11: Summary Publication.** Publication of this ordinance shall be by summary publication consisting of the ordinance title.

39 PASSED BY THE CITY COUNCIL, the 4th day of December 2023.

APPROVED:

DocuSigned by:
Christine Frizzell 12/14/2023
5E002DD425DB4B8...
Christine Frizzell, Mayor

ATTEST/AUTHENTICATED:

DocuSigned by:
Luke Lonie
9859FC9ACFCA4CE...
Luke Lonie, City Clerk

APPROVED AS TO FORM:

DocuSigned by:
Lisa Marshall
0C9DE54C77524E7...
Lisa Marshall, City Attorney

Exhibit A – Title 9 Fees (Fire)

Exhibit A
Ordinance No. 3451

3.104.090 LMC Title 9 fees and charges

The fees and charges set forth in Tables 3.104.090 are the city of Lynnwood fees and charges related to the provisions of LMC Title 9.

Table 3.104.090 – LMC Title 9 Fees and Charges
LMC TITLE 9 – FIRE PERMITS, INSPECTIONS, AND SERVICE FEES

PLAN REVIEW FEES

Plan Review not Associated with a Building	Minimum 1 hour	\$185.00
When Associated with a Building Permit		25% of the building permit fee
Other	Minimum 1 hour @ \$185.00 per hour	

INSPECTION FEES

Inspection	Minimum 1 hour	\$185.00
Reinspection	Work concealed without inspection or work not ready at time of inspection	
	First Reinspection	\$185.00
	Second Reinspection	\$185.00
	Third+ Reinspection	\$370.00
Inspection, Overtime – Weekday Call Back	Minimum 2 hour @ \$185.00 per hour	\$555.00
Inspection, Overtime – Weekend/Holiday	Minimum 4 hour \$185.00 per hour	\$370.00

Civil Penalty for Operating Without a Required Permit		2X the permit fee plus \$100.00 per day, LMC 9.01.100
Fire Code Violations		\$1,000.00 per day

PERMIT FEES

Alternative Automatic Fire-Extinguishing Systems	Per system	\$536.00
Fire Alarm, 5 or less devices, communicator	Flat fee	\$298.00

Fire Alarm, New and Greater than 25 Devices	Flat fee	\$991.00
Additional Fire Alarm Devices Over 25		\$8.00
NFPA 13-D	One/Two family & townhomes	\$214.00
NFPA 13 or 13R Modifications	5 or less heads	\$298.00
New Systems and Greater than 6 Head Modifications	Base fee	\$905.00
	Sprinkler Head, per unit	\$8.00
	Standpipe, per unit	\$536.00
	Fire pump, per unit	\$571.00
Underground Storage Tank Decommissioning	Commercial	\$536.00
	Residential, per tank	\$238.00
Operational Permits		\$370.00
SERVICES AND OTHER CHARGES		
Appeals	Hearing Examiner (Deposit)	\$1,500.00
Preventable Alarms	After 3 alarms within 180 days	\$1,000.00

Exhibit B – Title 12 Fees (Street and Sidewalks)

Exhibit B
Ordinance No. 3451

3.104.120 LMC Title 12 fees and charges

The fees and charges set forth in Tables 3.104.120 and 3.104.122 are the city of Lynnwood fees and charges related to the provisions of LMC Title 12.

Table 3.104.120 – LMC Title 12 Fees and Charges
LMC TITLE 12 – STREETS AND SIDEWALKS

For utility relocation work resulting from the city requested project, the fees are waived. A waiver of fees does not apply if utility proposes an upgrade or new facilities with relocation.

Right-of-Way Use Permit

Underground Work	First 100 lineal feet, plus	\$806.00
	Per 100 lineal feet or portion thereof, up to 500 lineal feet	\$258.00
	Per 100 lineal feet or portion thereafter	\$56.00
Above-groundwork, new installations:	First 100 lineal feet, plus	\$806.00
	Per 100 lineal feet or portion thereafter	\$56.00
Above-groundwork, repair, or replacement (Including work from manhole to manhole in existing conduit):	First 100 lineal feet, plus	
	Per 100 lineal feet or portion thereafter	
Right-of-Way Vacation	Prehearing fee, plus	\$2,500.00
	Appraisal deposit, abutting single-family zones	\$2,500.00
	Appraisal deposit, abutting all other zones	\$6,250.00
Road Improvement	First 300 lineal feet of road, plus	\$1,870.00
	Per 100 lineal feet or portion thereafter	\$518.00

Exhibit C – Title 13 Fees (Water)

Exhibit C
Ordinance No. 3451

3.104.130 LMC Title 13 fees and charges

The fees and charges set forth in Tables 3.104.130 are the city of Lynnwood fees and charges related to the provisions of LMC Title 13.

Table 3.104.130 – LMC Title 13 Fees and Charges
LMC TITLE 13 – WATER

Cross-Connection Control Permit (Outside the building envelope)	Single-family, excluding irrigation systems permitted under LMC Title 15	\$132.00
	Multifamily or commercial, per device	\$313.00
Fire Hydrant Inspection Permit		\$544.00
Fire Hydrant, Metered Water Consumption	Per 100 cubic feet	\$5.85
	Per 1,000 gallons	\$7.00
Fire Hydrant, Non-Metered Water Consumption	Minimum charge	\$475.00
Fire Hydrant, Use Permit	Administration fee, plus	\$544.00
	Damaged deposit	\$470.00
Purity Test	Per test	\$271.00
One test of purity on any main extension will be made without charge so long as the test can be made in coordination with a routine group of purity tests.		
Storm Drainage Permits Conveyance system (pipe, ditch, swale, etc.)	First 100 lineal feet, plus	\$806.00
	Per additional 100 lineal feet or portion thereof	\$518.00
	Initial connection (to include one manhole, new or existing)	\$1,631.00
	Per additional manhole	\$1,631.00
Retention/Detention System		\$1,625.00
Roof or Foundation Drain Installation Permit, Residential	Greater than 50 feet	\$544.00
	50 feet or less, or connection to existing	

	within 50 feet	\$200.00
Water Meter, Installed by Developer (Includes Facilities Charge)	Equal to 85% of fee for meters installed by city forces, for meters 2" or less	
	3/4" meter	\$3,674.00
	1" meter	\$4,549.00
	1-1/2" meter (short, less than 25')	\$5,700.00
	1-1/2" meter (long)	\$7,759.00
	2" meter (short, less than 25')	\$6,180.00
	2" meter (long)	\$8,310.00
	Over 2" (installed by developer), cost of meter and appurtenances, plus.	\$2,432.00
Water Main Connection Permit		\$1,625.00
Water Main/Service Permit	First 100 lineal feet, plus	\$816.00
	Per additional 100 lineal feet or portion thereof	\$518.00
Water Service Permit, Private	New service (each) – Commercial, SFR, plat or short plat	\$404.00
	Repair or replacement of water lines between the meter and building (greater than 25 ft)	\$200.00
	Repair or replacement of water lines between the meter and building (25 ft or less)	\$105.00
Reinspection Fee	Work concealed without inspection or work not ready at time of inspection will be charged a reinspection fee	\$185.00

Exhibit D
Ordinance No. 3451

3.104.140 LMC Title 14 fees and charges

The fees and charges set forth in Tables 3.104.140 are the city of Lynnwood fees and charges related to the provisions of LMC Title 14.

Table 3.104.140 – LMC Title 14 Fees and Charges
LMC TITLE 14 – SEWERS

Industrial Waste Limited Discharge Permit		\$404.00
Industrial Waste Discharge Permit	First application	\$8,024.00
	All subsequent applications	\$2,697.00
Grease Interceptor Permit		\$404.00
Sewer, Capping Permit	Including abandonment of on-site septic systems	\$99.00
Sewer, Lateral Permit	First 100 lineal feet, plus	\$808.00
	Per additional 100 lineal feet or portion thereof	\$518.00
Sewer, Main Connection Permit	Initial connection (to include one manhole, new or existing)	\$1,631.00
	Per additional manhole	\$1,631.00
Sewer, Main Installation Permit	First 100 lineal feet, plus	\$808.00
Sewer, Private System Permit		\$808.00
Side Sewer Permit, New Commercial, SFR, Plat or Short Plat	Per side sewer	\$808.00
Sider Sewer Permit, Repair or Replacement	Greater than 25 feet	\$385.00
	25 feet or less	\$200.00
Reinspection Fee	Work concealed without inspection or work not ready at time of inspection will be charged a reinspection fee	\$185.00

Exhibit E – Title 15 Fees (Plumbing)

Exhibit E
Ordinance No. 3451

3.104.150 LMC Title 15 fees and charges

The fees and charges set forth in Tables 3.104.150 are the city of Lynnwood fees and charges related to the provisions of LMC Title 15.

Table 3.104.150 – LMC Title 15 Fees and Charges
LMC TITLE 15 – ONE- AND TWO-FAMILY DWELLING PLUMBING AND MECHANICAL FEES

MECHANICAL PERMIT FEES	New Construction 10% of Building Permit Fee	
Remodel or Addition:	Up to 4 pieces of equipment	\$208.00
	Per piece of equipment over 4	\$18.00
PLUMBING FEES	New Construction 10% of Building Permit Fee	
Remodels or Addition:		
Permit Issuance	Up to 4 fixtures	\$208.00
	Per outlet over 4	\$18.00
Gas Piping System – Standalone Permit	Up to 4 outlets	\$208.00
	Per outlet over 4	\$18.00
Gas Piping System As Part of a Plumbing or Mechanical Permit	Per outlet (when included in outlet count)	\$18.00
Backflow Protection Device – Standalone Permit	Up to 4 devices	\$208.00
	Per device over 4	\$18.00
Backflow Protection Device – As Part of a Plumbing System Permit	Per device (when included in outlet count)	\$18.00

Exhibit F – Title 16 Fees (Building)

Exhibit F
Ordinance No. 3451

3.104.160 LMC Title 16 fees and charges

The fees and charges set forth in Tables 3.104.160 are the city of Lynnwood fees and charges related to the provisions of LMC Title 16.

Table 3.104.160 – LMC Title 16 Fees and Charges

LMC TITLE 16 – BUILDING, SINGLE-FAMILY, ELECTRICAL AND GRADING FEES; COMMERCIAL AND MULTIFAMILY PLUMBLING AND MECHANICAL FEES

Fees are based upon the International Code Council Valuation Data Table for construction valuation or the International Building Code for square footage, whichever is greater.

BUILDING AND SINGLE-FAMILY PERMITS

Total Valuation Equal To:

\$1 - \$1,000.00	Up to \$1,000.00	\$63.00
\$1,001.00 - \$2,000.00	First \$1,000.00 plus	\$63.00
	For each additional \$100.00 or fraction thereof, up to and including \$2,000.00	\$5.00
\$2,001.00 - \$25,000.00	First \$2,000.00, plus	\$110.00
	For each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00	\$20.00
\$25,001.00 - \$50,000.00	First \$25,000.00, plus	\$575.00
	For each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00	\$14.00
\$50,001.00 - \$100,000.00	First \$50,000.00, plus	\$933.00
	For each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00	\$10.00
\$100,001.00 - \$500,000.00	First \$100,000.00, plus	\$1,500.00
	For each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00	\$8.00
\$500,001.00 - \$1,000,000.00	First \$500,000.00, plus	\$4,743.00
	For each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00	\$7.00

NOTE: For single-family residential solar energy systems, valuation shall be based on structural components and labor only.

BUILDING PERMITS – OTHER INSPECTIONS AND FEES

Multifamily single-use water heater (gas or Electric)	Including 4 fixtures / equipment	\$208.00
	Per fixture / equipment over 4	\$18.00
Demolition, Commercial/Multifamily		\$1,500.00
Demolition, Single-Family	Primary building, and/or accessory building	\$179.00
Inspection, Adult Family Home	Includes \$185.00 fire inspection fee	\$357.00
Inspection, Minimum Site	Commercial, residential and occupancy	\$185.00
Inspection, Miscellaneous/Other		\$185.00
Inspection, Overtime – Weekday Call Back	Hourly, with 2-hour minimum*	\$185.00
Inspection, Overtime – Weekend/Holiday	Hourly, with 4-hour minimum*	\$185.00

*Or the total hourly cost incurred by the city, whichever is greatest. The actual cost shall include wages, benefits, overhead, supervision, supplies and equipment of the employees involved.

Inspection, Reinspection	Work concealed without inspection or work not ready at the time of inspection will be charged a reinspection fee	
	1 st reinspection	\$185.00
	2 nd reinspection	\$370.00
	3 rd + reinspection	\$555.00
Investigation, Stop Work Orders	Amount equal to permit fee	

PLAN REVIEW FEES

Fee applies to all permits requiring review, unless listed below	65% of building or single-family permit fee
Fee applies to commercial/multifamily plumbing and mechanical permits requiring review	40% of plumbing/mechanical fees
Hourly, additional review required for changes additions or revisions to approved plans, minimum 1 hour*	\$185.00

Overtime Plan Review	Weekday overtime plan review: hourly, with a two hour Minimum	\$185.00
	Weekend, holiday, or weekday call-back: hourly, with 4-hour minimum	\$185.00
Expedited Plan Review	Hourly, for projects up to \$100,000 in construction value	\$185.00
	Surcharge, for projects more than \$100,000 in construction value	70% of plan review fee
Banner Permit	Per occupancy	
Solar System, Single-Family	Per permitting checklist	\$48.00
Solar System, Commercial or Single-family	Not Meet the permitting checklist requirements	\$185.00
	Fee based on building permit valuation table	

*Or the total hourly cost incurred by the city, whichever is greatest. The actual cost shall include wages, benefits, overhead, supervision, supplies and equipment of the employees involved.

ELECTRICAL PERMIT FEES

New Construction 10% of Building Permit Fee

Inspection, Miscellaneous/Other	Hourly, with 2-hour minimum	\$185.00
Inspection, Overtime – Weekday Call Back	Hourly, with 4-hour minimum	\$208.00
Inspection, Overtime – Weekend/Holiday	1 st reinspection	\$208.00
Inspection, Reinspection	2 nd reinspection	\$185.00
	3 rd reinspection	\$370.00
		\$555.00
Investigation, Stop Work Orders	Fee is 40% of electrical permit fee or minimum	
Plan Review	charge, applies to all permits requesting review	\$48.00
	Hourly, additional review required for changes additions or revisions to approved plans, with 1-hour minimum*	\$185.00
	Overtime review, hourly, 1-hour minimum charge*	\$185.00
	Hourly, for projects up to \$100,000 in	

Expedited Plan Review	construction value	\$185.00
	Surcharge, for projects more than \$100,00 in construction value	70% of plan review fee

**ELECTRICAL – COMMERICAL AND MULTIFAMILY
(INCLUDES LOW VOLTAGE AND SOLAR SYSTEMS)**

Total Valuation Equal to:	Up to \$1,000.00	
	\$1,001.00 to \$5,000.00 For the first \$1,000.00	\$71.00
	Per additional \$1,000.00 or fraction thereof	\$107.00
	\$5,001.00 to \$20,000.00 For the first \$5,000.00	\$10.00
	Per additional \$1,000.00 or fraction thereof	\$190.00
	\$20,001.00 to \$50,000.00 For the first \$20,000.00	\$21.00
	Per additional \$1,000.00 or fraction thereof	\$445.00
	\$50,001.00 to \$250,000.00 For the first \$50,000.00	\$19.00
	Per additional \$1,000.00 or fraction thereof	\$857.00
	\$250,001.00 to \$1,000,000.00 For the first \$250,000.00	\$12.00
	Per additional \$1,000.00 or fraction thereof	\$3,334.00
	\$1,000,001.00 and up For the first \$1,000,000.00	\$7.00
	Per additional \$1,000.00 or fraction thereof	\$11,013.00
	Low Voltage Systems, Including security, phones, computers, etc.	\$5.00
	10% of Building Permit Fee	

Service/Panel, Accessory Building or Including garages, pools, spas, and outbuildings		\$83.00
Service/Panel, Primary Dwelling		\$207.00
	Up to 200 amps (including garage)	
ELECTRICAL – SINGLE-FAMILY, REMODEL AND SERVICE	Over 200 amps (including garage)	\$202.00
Circuits, Added/Altered – No Service Change		\$292.00
	Up to 10 circuits	
	Fee per additional circuit (up to maximum total fee of \$200.00)	\$119.00
Low Voltage Systems		\$12.00
Mast/Meter	Including security, phones, computers, etc.	
Service/Panel Alteration or Change	Repair or Alteration	\$83.00
	Base fee (no added circuits), plus	\$119.00
	Fee per added circuit (up to maximum total fee of \$200.00)	\$119.00
ELECTRICAL – SOLAR, SINGLE-FAMILY		\$12.00
Per Solar System Permitting Checklist		
Per Solar System Not Meeting Permitting Checklist	Permit fee	
	Fee based on electrical permit valuation table	\$208.00
ELECTRICAL – MISCELLANEOUS		
Installation transfer/switch		
Service, Events (Carnivals, Art/Street Fairs, Haunted Houses, Amusement Rides, and Other Temporary Events)	Panel and residential generator	
	Base fee, plus	\$71.00
Service, Mobile/Manufactured Home	Per concession	\$71.00
Service, Portable Classrooms	Not including accessory buildings or structures	\$18.00
Service, Swimming Pools, Hot Tubs, Spas and Saunas		\$119.00
Sign Hook-Up		\$119.00
		\$119.00
T-stats, commercial	Per sign	

	Base fee	\$48.00
	Each additional T-stat over 1	\$48.00
GRADING PERMIT FEES		\$12.00
	Administrative fee, plus inspection and plan review fees (50 cubic yards/38.2 m ³ or less exempt)	\$563.00
	50 cubic yards (38.2 m ³) or less	
	51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$35.00
	101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$58.00
	First 100 cubic yards (76.5 m ³), plus Each additional 100 cubic yards (76.5 m ³)	\$58.00
	1,001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³) First 1,000 cubic yards (764.6 m ³), plus	\$29.00
	Each additional 1,000 cubic yards (764.6 m ³)	\$310.00
		\$25.00
	10,001 to 100,000 cubic yards (7,646 m ³ to 76,456 m ³) First 10,000 cubic yards (7,645.5 m ³), plus	
	Each additional 10,000 cubic yards (7,645.5 m ³)	\$519.00
		\$104.00
	100,001 cubic yards (76,456 m ³) or more First 100,000 cubic yards (76,455 m ³), plus	
	Each additional 10,000 cubic yards (7,645.5 m ³)	\$1,467.00
GRADING PLAN REVIEW FEES		\$60.00
	50 cubic yards (38.2 m ³) or less	
		-
	51 to 100 cubic yards (40 m ³ to 76.5 m ³)	
	101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$38.00
	1,001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³)	\$58.00
		\$78.00

	10,001 to 100,000 cubic yards (7,646 m ³ to 7,456 m ³)	
	First 10,000 cubic yards (7645.5 m ³), plus	
	Each additional 10,000 cubic yards (7,645.5 m ³)	\$78.00
		\$40.00
	100,001 to 200,000 cubic yards (7,456 m ³ to 152,911 m ³)	
	First 100,000 cubic yards (76,455 m ³), plus	
	Each additional 10,000 cubic yards (7,645.5 m ³)	\$431.00
		\$23.00
	200,001 cubic yards (152,911 m ³) or more	
	First 200,000 cubic yards (152,911 m ³), plus	
	Each additional 10,000 cubic yards (7,645.5 m ³)	\$643.00
		\$12.00
Structure Moving Permit	Base fee, plus	
	Pre-inspection up to 2 hours	\$917.00
		\$208.00

Exhibit G – Title 19 Fees (Subdivision)

Exhibit G
Ordinance No. 3451

3.104.190 LMC Title 19 fees and charges

The fees and charges set forth in Tables 3.104.190 are the city of Lynnwood fees and charges related to the provisions of LMC Title 19.

Table 3.104.190 – LMC Title 19 Fees and Charges
LMC TITLE 19 – SUBDIVISION FEES

TYPE OF FEE

Boundary Line Adjustment		\$1,786.00
Lot Combination		\$1,786.00
Subdivision		\$17,858.00
Short Subdivision	Creating 2 lots	\$2,381.00
	Creating 3 to 9 lots	\$8,929.00
Preliminary Binding Site Plan		\$11,906.00
Final Binding Site Plan		\$5,953.00
City Attorney Support	Actual cost	
Hearing Examiner	Actual cost	
Public Notice Requirements		
Posting Costs	Hourly rate (posting notification on proposed project site and civic sites)	
Mailing Costs	Actual cost of postage plus staff hourly rate	
Publication in Newspaper	Actual cost	

Exhibit H – Title 21 Fees (Zoning)

**Exhibit H
Ordinance No. 3451**

3.104.210 LMC Title 21 fees and charges

The fees and charges set forth in Tables 3.104.210 are the city of Lynnwood fees and charges related to the provisions of LMC Title 21.

**Table 3.104.210 – LMC Title 21 Fees and Charges
LMC TITLE 21 – ZONING FEES**

TYPE OF FEE

Accessory Dwelling Unit		\$595.00
Administrative Amendment (LMC 1.35.180)		\$1,786.00
Conditional Use Permits		\$5,936.00
Development Agreements		\$2,800.00
*Development agreement fees are deposits to trust accounts to cover city attorney fees and public notice costs, which shall be paid from the deposit. Excess funds remaining after approval, denial or withdrawal of the development agreement application will be refunded to the applicant. City attorney fees and public notice costs that exceed the original deposit shall be charged to the applicant, who shall pay the excess costs within 30 days of receipt of an invoice from the city for the excess costs.		
Essential Public Facility	Local	\$1,786.00
	Regional or State	\$23,811.00
Miscellaneous Plan Review	Fee of review not related to permit (e.g., parking lot)	\$333.00
Parking Alternatives Review		\$1,786.00
Planned Unit Development (PUD)		\$11,906.00
Pre-Application Meeting	*Fee credited towards development review charges	\$200.00
Project Design Review	Under 5,000 gross square feet	\$1,786.00
	5,000 gross square feet and above	\$17,858.00
Reclassification (Rezone)		\$11,906.00
Variance, Single-Family		\$595.00
Variance, Standard (Non-Single-Family)		\$3,572.00

Wireless Communication Facility (WCF)		\$5,936.00
Small Wireless Facility, Permit Review	Up to 5 small wireless facilities	
	Each additional small wireless facility	\$595.00
		\$119.00
Small Wireless Facility, Right-of-Way Access and/or Attachment to City-Owned Pole/Structure	Per year, per pole/structure	\$321.00
Zoning Code Interpretation		\$1,191.00
Zoning Certification Letter		\$179.00
Sign with Searchlights	Per permit	\$103.00
City Attorney Support	Actual cost	
Hearing Examiner	Actual cost	
Public Notice Requirements		
Posting Costs	Hourly rate (posting notification on proposed project site and civic sites)	
Mailing Costs	Actual cost of postage plus staff hourly rate	
Publication in Newspaper	Actual cost	

1 As defined by the Federal Communications Commission (FCC), Subpart U, 47 CFR Part 132