

**CITY COUNCIL MEETING
AGENDA**

March 6, 2024

7:00 PM

Civic Center

The Granite Falls City Council will hold it's meeting in person. Comments in this meeting are encouraged and may be e-mailed to the city clerk in advance on the meeting or given in person.

	Pages
1. CALL TO ORDER	
2. FLAG SALUTE	
3. ROLL CALL	
4. CONSENT AGENDA	
4.a AB 025-2024 Approval of February 21, 2024 Minutes	3
4.b AB 026-2024 Approval of March 6, 2024 claims checks #414096 through 414127 and Three EFT's totaling \$1,278,507.75	9
4.c AB 027-2024 Approval of February 1, 2024 through February 15, 2024 payroll claims checks consisting of Nineteen EFT's totaling \$69,775.87	10
5. STAFF REPORTS	
5.a 03/06/2024 Community Planning Development Report	11
5.b 03/06/2024 City Clerk Report	12
5.c 03/06/2024 Deputy City Manager/Passport Office Reports	
5.d 03/06/2024 Public Works Report	
6. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON-ACTION ITEMS (The public is encouraged to submit written comments prior to the meeting by emailing them directly to the city clerk at: darla.reese@ci.granite-falls.wa.us ; and should be submitted no later than 5PM. Public comment speakers can sign up prior to the meeting, or wait for the public comment section of the meeting to be open by the presiding officer. Individual comments shall be limited to three minutes. Group comments shall be limited to five minutes).	
7. NEW BUSINESS	
7.a AB 028-2024 Public Hearing - 7:10 PM, or soon thereafter Public hearing to receive comments regarding the 2024 Master Fee Schedule - Resolution 2024-01	13
7.b AB 029-2024 Consideration of Adoption of Ordinance No. 1049-2024,	93

8. CURRENT BUSINESS

9. MAYOR'S COMMENTS (5 minutes)

10. COUNCIL COMMENTS (15 minutes)

11. CITY MANAGER (5 minutes)

12. ADJOURNMENT

the City of Granite Falls strives to provide access and services to all members of the public.



GRANITE FALLS

Agenda Bill # 025-2024

CITY COUNCIL AGENDA BILL

Subject: AB 025-2024 Approval of
February 21, 2024 Minutes

Meeting Date: March 6, 2024

Date Submitted: February 21, 2024

Originating Department: City Clerk

Action Recommended:

Approval of consent agenda

Clearances:

☐ City Manager

☐ Police

Exhibits:

☐ Public Works

☐ Attorney

Budgeted Amount:

☐ Engineering

☐ Planning

☒ Other: City Clerk

Summary Statement:

The city council are the official action taken and direction given at the meetings of the city council. Any councilmember may remove item(s) from the consent agenda for discussion and the item(s) would be voted on separately from the other consent agenda items.

Background:

N/A

Recommended Motion:

- 1) Motion to approve the minutes as shown. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the [state date] minutes and approve the minutes as amended.



CITY COUNCIL MEETING MINUTES

**February 21, 2024
7:00 PM
Civic Center**

City Council	Councilmember Hartman, Councilmember Glenn, Councilmember Griggs, Councilmember Straughn
Members Absent:	Councilmember FitzGerald
City Staff	City Clerk Darla Reese, City Manager Brent Kirk, Community Development Director Eric Jensen
Consultants	Consultant City Attorney Thom Graafstra Consultant Police Chief Tom Dalton

1. CALL TO ORDER (Via In Person & Online Via Zoom)

Mayor Hartman called the City Council Meeting to order at 7:00 pm.

2. FLAG SALUTE

Mayor Hartman led the Council, Staff and Audience in the Pledge of Allegiance to the flag.

3. ROLL CALL

See Above.

4. CONSENT AGENDA

Moved by: Councilmember Glenn

Seconded by: Councilmember Griggs

Moved to approve the consent agenda.

Carried

4.a AB 019-2024 Approval of February 7, 2024 Minutes

4.b AB 020-2024 Approval of February 21, 2024 claims checks #414071 through 414095 and Two EFT's totaling \$804,257.25

- 4.c **AB 021-2024 Approval of January 16, 2024 through January 31, 2024 payroll claims checks #27551 through #27554 and Twenty Three EFTs totaling \$135,794.48**

5. **STAFF REPORTS**

Councilmember FitzGerald joined the meeting at 7:03 PM

5.a **02/21/2024 Community Planning Development Report**

Community Development Director Jensen discussed the following items:

- Draft Housing at next meeting
- Legislative Mandates presentation today
- Signage email

5.b **02/21/2024 City Clerk Report**

City Clerk Reese mentioned where she was in the process of the eScribe implementation

5.c **02/21/2024 Police Chief Report**

Consultant Police Chief Dalton discussed the following items:

- Calls for service
- Drinking in the park - arrest
- Vehicle recoveries
- Basketball team support
- Coffee with the Chief meeting
- Introduced Sheriff Susanna Johnson & Lieutenant Dewitt (both spoke to the Council)

5.d **02/21/2024 Passport Office Staff Report**

Passport Office Supervisor Goravanchi gave a financial update on the passport office

5.e **02/21/2024 Public Works Report**

City Manager Kirk gave a update of the public works department including discussion on the following items:

- Suncrest Farms & Smoots Lift Stations
- D&G Construction Permanent Patch
- Galena Street Extension Project

- Sinkhole fixed
- Sound wall to be installed in March
- Handrail was installed
- Design of Stanley Street almost complete
 - Held open house on Feb. 20th
- Harbor Pacific - working on the oxidation ditches at the wastewater treatment plant
- City hall - waiting on nice weather to paint building

6. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON-ACTION ITEMS

7. NEW BUSINESS

7.a AB 022-2024 FLOCK Safety Presentation

Ms. MacLeod with Flock Safety presented the Council and Audience with a PowerPoint presentation on the Flock Safety camera systems and answered questions.

7.b AB 023-2024 Consideration of Appointment of Loren Tonsgard to the City's Planning Commission Board

Moved by: Councilmember Hartman

Seconded by: Councilmember FitzGerald

I move to appoint Loren Tonsgard to the City's Planning Commission Seat 2, a term to end on January 2, 2030.

Carried

Moved by: Councilmember Glenn

Seconded by: Councilmember Straughn

I move to confirm the appointment of Loren Tonsgard to the City's Planning Commission Seat 2, a term to end on January 2, 2030.

Carried

7.c AB 024-2024 City Legislative Mandates Presentation

Community Development Director Jensen reviewed current Legislative Mandates with the Council and Audience.

8. CURRENT BUSINESS

9. MAYOR'S COMMENTS (5 minutes)

Mayor Hartman attended the Empty Bowl event and gave an update of the event per his perspective. He also mentioned there will be a barn dance on March 8th at the grange

10. COUNCIL COMMENTS (15 minutes)

Councilmember FitzGerald had no comments.

Councilmember Glenn discussed the following items:

- Stop sign down - ease of reporting to Public Works Supervisor
- Growing pothole on Alpine
- Eagle Court of Honor
- Traffic attending Empty Bowls Event
- SARS people questioning him about cameras

Councilmember Griggs attended Coffee with the Chief on Saturday.

Councilmember Straughn had no comments.

11. CITY MANAGER (5 minutes)

City Manager Kirk commented on the following items:

- Working on website
 - Got pictures of the falls today
 - New Council pictures needed with flag
- Update on Boys & Girls Club ask
- Gun Club Road property to close soon
- Water leak at legion over the weekend
- UW Zoom call with Eric

Mayor Hartman added he has heard from Kim Shrier's office and the City's ask is still in the cue for 2024.

12. ADJOURNMENT

Mayor Hartman adjourned the meeting.

City Clerk Darla Reese, MMC

Mayor Matthew Hartman



CITY COUNCIL AGENDA BILL

Subject: AB 026-2024 Approval of
March 6, 2024 claims checks #414096
through 414127 and Three EFT's
totaling \$1,278,507.75

Meeting Date: March 6, 2024

Date Submitted: March 6, 2024

Originating Department: Deputy City Manager

Action Recommended:

Approval of consent agenda

Clearances:

☒ City Manager

☐ Police

☐ Public Works

☐ Attorney

☐ Engineering

☐ Planning

☒ Other: Deputy City Manager

Budgeted Amount:

001 Current Expense = \$370,601.85

101 Streets = \$1,155.88

303 Cif/Streets = \$11,094.17

401 Water = \$10,011.29

402 Cif/Water = \$186.63

403 Sewer = \$9,221.76

404 Cif/Sewer = \$874,610.64

405 Storm Drainage = \$1,625.53

Summary Statement:

Claims are for February 22, 2024 through March 6, 2024.

Background:

N/A

Recommended Motion:

- 1) Motion to approve the claims as presented. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the [state date] claims and approve the minutes as amended.



CITY COUNCIL AGENDA BILL

Subject: AB 027-2024 Approval of February 1, 2024 through February 15, 2024 payroll claims checks consisting of Nineteen EFT's totaling \$69,775.87

Meeting Date: March 6, 2024

Date Submitted: February 9, 2024

Originating Department: Deputy City Manager

Action Recommended:

Approval of consent agenda

Clearances:

☐ City Manager

☐ Police

☐ Public Works

☐ Attorney

Exhibits:

☐ Engineering

☐ Planning

Budgeted Amount:

001 Current Expense = \$24,172.01

101 Streets = \$6,021.24

401 Water = \$12,496.45

403 Sewer = \$23,837.58

405 Storm Drainage = \$3,248.59

☐ Other: _____

Summary Statement:

Payroll claims are for February 1, 2024 through February 15, 2024.

Background:

N/A

Recommended Motion:

- 1) Motion to approve the payroll claims as shown. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the [state date] payroll claims and approve the minutes as amended.

Memo

To: City Council
From: Eric Jensen, Community Development Director
CC: City Manager Brent Kirk
Date: February 29, 2024
Re: **Community Development Report to City Council**

Here is a summary of some recent activity in Community Development:

- A sizable number of permits and other planning-related applications were reviewed this week including landscape plans, signs, site plan review, accessory structures and a wetland and stream buffer enhancement plan.
- Work continues on preparing draft chapter updates for all Comp Plan elements. I am wrapping up the draft Transportation Element and anticipate that I will submit this chapter to the Planning Commission next week.
- The draft Housing Element chapter and its associated Housing Needs Assessment data appendices is now complete and has been submitted to the Planning Commission. This material will be reviewed at the March Planning Commission meeting along with a continuation of Racial Disparity Impact Assessment evaluation (in support of the Housing Element).
- City staff review will be meeting with the proponents of the Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment proposal next week at the request of the applicant. As staff is still awaiting the resubmittal of necessary documentation revisions, a Public Hearing before the Planning Commission will be rescheduled for the April Planning Commission meeting.
- Newly appointed Planning Commissioner Loren Tonsgard has indicated that he will be attending the Council meeting to be introduced to everyone that evening. We look forward to having him join us on Wednesday night.

City Clerk Staff Report March 6, 2024

Business Licenses (outside City):

Farwest Steel Reinforcing Company
3703 NW Gateway Ave.
Vancouver, WA 98660
Rebar fabrication and supply

Freedom Forever Washington, LLC
15943 NE Cameron Blvd.
Portland, OR 97230
Electrical contractor, contractor, construction, specialty contractor

Tree B Gone (Campos, Isaiah Alexander)
11310 S Lake Stevens Rd.
Lake Stevens, WA 98258
Tree removal service

Skyline Contracting Services (Skyline CSV LLC)
620-144th St. SW
Lynnwood, WA 98087
Construction, real estate investment

Orkin, LLC
6704 Tacoma Mall Blvd. Ste. 204
Tacoma, WA 98409
Pest control services

Building Permits Issued:

<i>Marta Aquino Cruz</i>	<i>Building Permit #2023-085</i>
503 W. Stanley St.	
Installation of (3) sink compartment, (1) vegetable sink, (1) meat sink, (1) handwashing sink	

<i>Vickie Lotta</i>	<i>Building Permit #2024-008</i>
100 W. Wallace St.	
Side Sewer Repair	

<i>Jenny Miller</i>	<i>Building Permit #2024-009</i>
107 E. Stanley St.	
Update current plumbing to code	

<i>Second Choice Holdings, LLC</i>	<i>Building Permit #2024-011</i>
119 E. Stanley St.	
Installation of a 12' X 32' portable storage shed	



GRANITE FALLS

Agenda Bill # 028-2024

CITY COUNCIL AGENDA BILL

Subject: AB 028-2024 Public Hearing – 7:10 PM, or soon thereafter

Meeting Date: March 6, 2024

Date Submitted: February 23, 2024

Originating Department: Deputy City Manager

Action Recommended:

Public Hearing

Clearances:

☒ City Manager

☐ Police

Exhibits: (see attached)

☐ Public Works

☐ Attorney

Budgeted Amount:

☐ Engineering

☒ Planning

☐ Other: _____

Summary Statement:

Consideration of revisions to Resolution 2023-02 – Adopting the 2023 Master Fee Schedule

Staff proposes the following changes:

- Page 10 (Building Codes Adopted) – change reference to Ordinance 1049-2023 (Adopting the 2021 International Building Codes) along with the updated 2021 years added.
- Page 22 (Sewer General Facility Connection Charges-GFC) updated to include AADU (Attached Accessory Dwelling Units) & DADU (Detached Accessory Dwelling Units) utility connection charges/fees
- Page 23 (Monthly Sewer Service Rate) fee only applies to commercial
- Page 28 (City System Water Connection Fee/General Facility Charge) Added reference to the DADU/AADU
- Page 29 (Set Up Fee For New Utility Accounts) Added a fee of \$50.00

Recommended Motion:

*After close of public hearing

Motion to approve Resolution 2024-01, A Resolution of the City of Granite Falls establishing, setting and imposing fees due to the City as allowed by law and city code and updating and amending certain fees in a revised 2024 Master Fee Schedule to be effective: March 6, 2024; ending the effective date of all prior resolutions of the city setting and imposing fees and confirming the absence of vesting in any fee of the city.



GRANITE FALLS

City of Granite Falls
215 S. Granite Avenue / P.O. Box 1440
Granite Falls, Washington 98252

P (360) 691-6441
F (360) 691-6734
www.ci.granite-falls.wa.us

PUBLIC HEARING NOTICE

City of Granite Falls

MARCH 6, 2024

7:10 p.m., or soon thereafter

BEFORE THE GRANITE FALLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on Wednesday, the 6th day of March, 2024, at 7:10 p.m., or soon thereafter, a public hearing will occur to receive comments regarding the 2024 Master Fee Schedule - Resolution 2024-01.

Any person may appear at the hearing and may comment on the proposed revenue sources. If you are unable to attend the public hearing in person, you may submit your written comments by 4:00 p.m., March 6, 2024, to the attention of the City Clerk at Granite Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. by calling 360-691-6441.

GRANITE FALLS CITY COUNCIL

Darla Reese, City Clerk

Dated this 23rd day of February, 2024.

Notice – All Proceedings of this meeting are sound recorded



GRANITE FALLS

City of Granite Falls
215 S. Granite Avenue / P.O. Box 1440
Granite Falls, Washington 98252

Exhibit 2, page 1 of 1

P 360/691-6441
F 360/691/6734
www.cityofgranitefalls.com

VERIFICATION OF PUBLIC HEARING POSTING
FOR CONSIDERATION OF THE 2024 MASTER FEE SCHEDULE –
RESOLUTION 2024-01 – FEE RESOLUTION –

I, Darla Reese, City Clerk for the City of Granite Falls, WA hereby certifies the Notice of Public Hearing for the Granite Falls City Council was posted in three public places as described below. This Public Hearing will be held on Wednesday, March 6, 2024, at 7:10 p.m., or soon thereafter, online via Zoom meeting online and in person.

City Hall, 215 South Granite Avenue by: Darla date: 2/23/2024

Granite Falls Public Library, 815 East Galena Street by: TA date: 2/23/24

Granite Falls Post Office, 205 East Stanley Street by: TA date: 2/23/24

Emailed to the media parties of record

by: Darla date: 2/23/2024

Certified this 23rd day of February, 2024

Darla Reese

By Darla Reese, MMC, City Clerk

Everett Daily Herald

Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH991940 030624 PUBLIC as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 02/23/2024 and ending on 02/23/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$36.12.

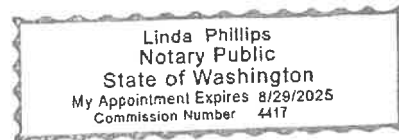
Subscribed and sworn before me on this

26th day of February,
2024

Linda Phillips

Notary Public in and for the State of Washington.

City Of Granite Falls LEGALADS | 14102095
DARLA REESE



PUBLIC HEARING NOTICE
City of Granite Falls
MARCH 6, 2024
7:10 p.m., or soon thereafter
BEFORE THE GRANITE FALLS CITY COUNCIL
NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall
Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on
Wednesday, the 6th day of March, 2024, at 7:10 p.m., or soon
thereafter, a public hearing will occur to receive comments
regarding the 2024 Master Fee Schedule - Resolution 2024-01.
Any person may appear at the hearing and may comment on the
proposed revenue sources. If you are unable to attend the public
hearing in person, you may submit your written comments by 4:00
p.m., March 6, 2024, to the attention of the City Clerk at Granite
Falls City Hall, 215 S. Granite Avenue, Granite Falls, WA, 98252, in
order for your comments to be considered as part of the formal
record. Additional information may be obtained at City Hall from
8:30 a.m. to 5:00 p.m. by calling 360-691-6441.
GRANITE FALLS CITY COUNCIL
Daria Reese, City Clerk
Published: February 23, 2024. EDH991940

RESOLUTION 2024-01

A RESOLUTION OF THE CITY OF GRANITE FALLS ESTABLISHING, SETTING AND IMPOSING FEES DUE THE CITY AS ALLOWED BY LAW AND CITY CODE AND UPDATING AND AMENDING CERTAIN FEES AND DEADLINES FOR CERTAIN FEES IN A REVISED 2024 MASTER FEE SCHEDULE TO BE EFFECTIVE: MARCH 6, 2024; ENDING THE EFFECTIVE DATE OF ALL PRIOR RESOLUTIONS OF THE CITY SETTING AND IMPOSING FEES AND CONFIRMING THE ABSENCE OF VESTING IN ANY FEE OF THE CITY

WHEREAS, general law and adopted City Code allow code cities such as Granite Falls to set fees associated with utilities, permits and a myriad of other application to and services of the City; and

WHEREAS, the City has from time to time adopted resolutions establishing, setting and imposing fees, the most recent of which is Resolution 2023-02 enacted and approved on May 3, 2023 when a new Master Fee Schedule was established; and

WHEREAS, the City wishes to revise the 2023 Master Fee Schedule and replace it with a 2024 Master Fee Schedule to be effective March 6, 2024, ending the effectiveness of fees set in prior resolutions of the City as of 11:59 PM March 5, 2024 for those fees that are revised and amended; and

WHEREAS, the City wishes to clarify that there is no vesting to any fee set and imposed by the City and therefore no vesting in any fee as established by any fee set in a resolution prior to this Resolution;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, does hereby resolve, adopt, set and establish as follows:

Section 1. New Fee Schedule

Effective as of the first moment of March 6, 2024 (the "effective date and time") all fees established, set, imposed and due the City of Granite Falls are those fees in the 2024 Master Fee Schedule Effective March 6, 2024 attached hereto as attachment A. The fees set out in attachment A are adopted as the fees of the City of Granite Falls as of the effective date and time. A copy of the 2024 Master Fee Schedule shall be on file with the City Clerk.

Section 2. No repeal of prior fee Resolutions; no vesting.

Resolutions of the City of Granite Falls prior to this resolution establishing, setting and imposing fees are not hereby repealed and remain in effect for sums due under those resolutions but not paid. The fees set in said prior resolutions shall not apply to services or transactions with the City occurring on or after March 6, 2023 but the fees and the limitations on those fees set out in Attachment A shall apply.

RESOLVED this _____ day of _____, 2024

Matthew Hartman, Mayor

ATTEST:

Darla Reese, City Clerk

APPROVED AS TO FORM:

Tom H. Graafstra, City Attorney
Emily Guildner, City Attorney



GRANITE FALLS



**2024 Master Fee Schedule
Effective: March 6, 2024**

Resolution No. 2024-01



Table of Contents

General Policies.....	5
Fees and Deposits	5
Payments Due	5
Late Payment Penalties.....	5
Waivers	5
Animal Licenses.....	6
Cat Registration.....	6
Dog Registration.....	6
Kennel Permit Fees	6
Impoundment Fees.....	7
Business License Fees	8
General Business Licenses	8
Additional Licenses	8
Miscellaneous Business License Fees	8
Development Fees and Charges – Building	9
Electrical Mechanical and Plumbing Permit Information.....	9
Why Do I Need These Permits?	9
Miscellaneous Building Permit Information	10
Building Codes Adopted.....	10
Valuation for Calculating Building Permit Fees	10
Plan Review Fees.....	11
Other Inspections and Fees	11
Miscellaneous Building Permit Fees	11
Expiration of Building Permits	12
Mechanical.....	13
Plumbing	14
Development Fees and Charges – Engineering	15
Drainage Review	15
Engineering Review.....	15
Fill & Grade	15
Final Subdivisions.....	15
Request of Utility Services Outside City.....	15
Residential Building Permit Fees and Deposits/Miscellaneous Fees	15
Right-of-Way Construction Permit	16
Right of Way Permit.....	16
Right of Way Use – Food Trucks	16
Site Development Permit (Public Works)	16
Stormwater Management Utility Fees	17
Stormwater Connection Fees	17



Development Fees and Charges – Land Use.....	18
Schedule of Land Use Fees.....	18
Amendment to Title 19.....	18
Amendment of Zoning Map (Rezone)	18
Annexations	18
Appeals.....	18
Binding Site Plan	18
Boundary Line Adjustment	18
Comprehensive Plan Amendment.....	18
Community Facilities District	18
Conditional Use Permits	18
Developer Agreement.....	19
Developers Extension Agreement	19
Environmental Review	19
Fireworks Permits	19
Forest Practices Permits	19
Impact Fees.....	19
Master Signage Plan.....	19
Sign Permits	19
Miscellaneous Actions/Items.....	20
Official Site Plans.....	20
Permit Extension.....	20
Pre-Application Review & Meetings.....	20
Reconsideration of Decision	20
Review of Other Studies	20
Shoreline Development Permit	20
Special Event Permit Fees & Deposits	21
Subdivisions (Preliminary Review).....	21
Vacations of:	21
Variance	21
Utility Charges.....	22
Inside Utilities – SEWER	22
Schedule of Sewer Service Rates, Fees and Fines.....	22
Sewer Stub Fee	22
Sewer General Facility Connection Charges (GFC)	22-23
Local Facility Charges (LFC) SEWER.....	23
Monthly Sewer Service Rate	23
Sewer Service – Commercial & Industrial Consumption Overage Charge Methodology	24
Lien Fee	24
Collection of Delinquent Accounts	24
Foreclosure	24



Inside Utilities – WATER.....	25
Schedule of Water Service Rates, Fees and Fines	25
Water Service Fee – Monthly – Senior/Disabled Discount.....	25
Water Service Fee – Monthly Metered users.....	25-27
Out of Town Customers.....	27
Water Service – Residential, Commercial & Industrial Consumption Overage Charge	
Methodology.....	28
City System Water Connection Fee/General Facility Charge	28
Local Facility Charges (LFC) WATER	28
Water Service Inspection Fee	29
Water Meter Drop Fees	29
Metered Hydrant Use	29
Late Payment Charge	29
Water Reconnect/Reinstatement Fee	29
Lien Fee	29
Collection of Delinquent Accounts	29
Set Up Fee For New Utility Accounts.....	29
Foreclosure	29
Outside Utilities	30
Miscellaneous Fees and Charges	31
General Charges.....	31
Duplication of Public Records	31
Faxing	32
Facility Use Fees (Civic Center)	32
Fire Department Life Safety Inspections.....	32
Mailing	32
Nonsufficient Check Fine (NSF).....	32
Notary Services	32
Passports	32
Permitium	33
Police Reports	33
Exhibit B Reimbursement Area Assessment Map -Smoots Latecomer Fee (SEWER)	34
Exhibit B Reimbursement Area Assessment Map -Trinity Latecomer Fee (SEWER)	35
Exhibit C Reimbursement Area Westside LFC Hook Up Fee.....	36



General Policies

Fees and Deposits

Fees are intended to cover the normal, recurring administrative costs associated with said action, such as administrative staff time, advertising, mailings, file distribution, etc. and project review. Fees are non-refundable. Deposits are intended to cover reviews by city staff or consultants, which exceed normal costs, and any remaining deposit, at the conclusion of the review and/or permit process, will be refunded to the payee. The applicant is responsible for costs incurred for any portion of project/permit reviewed by a consultant hired by the City for such review. If reviews go above and beyond the fees and deposits specified, the City shall notify the applicant and provide an estimate of the amount necessary to complete the permit processing, and the applicant shall pay for any additional costs upon invoicing by the City. *No final land use action, short plat acceptance or final plat acceptance shall occur until all fees have been paid to the city.*

Payment Due

Fees and deposits are due at the time the action is requested (e.g., at the time of application) or occurs (e.g., prior to a specific action). An applicant may pay all fees and deposits or a multi-phased project in advance; however, doing so does not vest the amount of the applicable fees due. Fees due are those in effect at the time the specific action or phase of action is requested or occurs.

Late Payment Penalties

If payment is not received within 30 days of the due date specific on the invoice, the amount due shall accrue interest at the rate of 1.5 percent per month from the date the fee became due until the date payment is actually made.

Waivers

Upon petition by the applicant, the City Council may waive any of the fees or portions thereof, for any non-profit organization that provides services for the necessary support of the poor or inform.



**GRANITE FALLS**

Animal Licenses

Animal Code Fees

Fees for various other services, actions related to Animal Control as per GFMC Title 8.04, shall be listed as follows:

Cat Registration

Unaltered	\$30.00 Lifetime
Altered	\$10.00 Lifetime

Dog Registration

Unaltered	\$30.00 per year
Neutered or spayed	\$15.00 per year
Altered and micro chipped	\$25.00 Lifetime
Replacement metal tag	\$3.00 each
Neutered or spayed belonging to 62 years or older senior citizen	\$10.00 Lifetime
Service dogs	No Charge
Dangerous dog	\$250.00

Kennel Permit Fees

Hobby kennel	\$10.00 per year
(No more than 6-8 animals, must be spayed, neutered & licensed)	
Private kennel	\$50.00 per year
(Total of 8 animals, all animals must be licensed)	
Commercial kennel	\$75.00 per year + business license
Total of 12 animals	
Special permit: 13-24 dogs or cats	\$250.00 per year
Special permit: 25-36 dogs or cats	\$500.00 per year

NOTE: Documentation from a veterinarian or other sufficient medical proof must be provided when licensing a neutered or spayed dog or registering a neutered cat. The City Council may revise any of the licensing fees by resolution (Ord. 535 §12, 1995)



Impoundment Fees

First offense	\$25.00
Second offense.....	\$50.00
Third offense.....	\$150.00

If the animal(s) are not licensed at the time of impound, the owner will be responsible for paying the proper licensing fee before the animal(s) is/are released.

Dogs, cats and other animals (at or transported to animal shelter) as set forth by the Everett Animal Shelter animal impound fee schedule.

Additionally, any costs incurred which exceed the base fee and which are associated with the collection, impoundment, maintenance, treatments, and destruction of the animal(s) and fees owing, and any cost of damage caused by the animal(s) shall be the liability of the owner. The City is not responsible for such costs incurred.





Business License Fees

General Business Licenses

Applicable fees apply to Resident and Non-Resident business licenses. Applications are submitted through the Department of Revenue website. Additional Washington State fees may apply and shall be automatically amended by the State. You can apply for a business license by entering the following link into your search engine:

<https://dor.wa.gov/open-business/apply-business-license>

Business license registration - Application	\$45.00 per year
Business license registration – Home Occupation.....	\$45.00 per year
Business license registration – Annual Renewal.....	\$45.00 per year
Business license processing fee (handled and charged by Washington State Department of Revenue	\$19.00 or current fee

Additional Licenses

The licenses listed below are required in addition to the City of Granite Falls General Business License and any other Washington State license, fee or tax.

Adult Entertainment (Cabaret) base license	\$100.00 per year
Adult Entertainment (Cabaret) music license w/o dancing.....	\$135.00 per year
Adult Entertainment (Cabaret) live music and dance	\$150.00 per year

Note: Peddler, Pawnbroker and Secondhand Dealers licenses are handled by the City of Granite Falls.

Peddler's license	\$20.00 per week
Peddler's license	\$45.00 seasonal (3 months)
Pawnbroker and Secondhand dealers license	\$150.00 per year

Miscellaneous Business License Fees

Appeal	\$250.00
DSHS Adult Family Home Inspection, First Inspection	\$100.00
DSHS Adult Family Home Inspection Two or More Inspections.....	\$150.00



Development Fees and Charges - Building

Projects may require multiple fees, depending on the scope and complexity. Please contact the city for a fee estimate. All review fees shall be paid before an application is deemed complete. Issuance of a permit or approval may be withheld until all fees have been paid.

Electrical, Mechanical and Plumbing Permit Information

An electrical, mechanical and plumbing permit is required for most work.

- An electrical permit is required for any change in wiring system
- A mechanical permit is required to replace a furnace, add an air conditioning system, etc.
- A plumbing permit is required for any new plumbing work or replacing a water heater.

NOTE: If you have questions on whether a permit is needed, please contact city hall and ask (360) 691-6441.

Why Do I Need These Permits?

Washington State Code and the City of Granite Falls regulates construction to ensure it is safe and code compliant. City consultants provide inspections for permitted work and verify compliance with the appropriate code.

In addition, permits and inspectors help to safeguard persons and property from hazards that arise from improper installation. Examples of the benefits of pulling a permit include:

Mechanical Permit

- Improper venting of an applicant may cause exhaust gases from a fuel burning appliance to enter occupied areas. Your inspector can help to prevent this.

Plumbing Permit

- Inspections ensure that drainage fittings, water piping, gas piping, and water heaters are all installed properly.
- For a water heater, earthquake straps are inspected because they prevent structural damage and the gas pipe from rupturing during an earthquake.

Electrical Permit

The City of Granite Falls does not permit or inspect for electrical permits. You can apply online at the following link: <https://lni.wa.gov/licensing-permits/electrical/electrical-permits-fees-and-inspections/purchase-permits-request-inspections>



Miscellaneous Building Permit Information

- Building size limitations which require a building permit = 200 SF or higher
- Snow Load = 25 pounds per square foot
- Wind = 110 mph
- Exposure B
- 3 second gust
- Frost depth = 18"
- Seismic Zone = D-1
- Elevation = 391 ft. (survey monument next to old city hall)

Building Codes Adopted (Ordinance 1049-2024 – Adopted the 2021 Building Codes)

- | | |
|---|---|
| ◊ 2021 International Building Code (IBC) | ◊ 2021 International Residential Code |
| ◊ 2021 International Existing Building Code | ◊ 2021 International Property Maintenance Code |
| ◊ 2021 International Mechanical Code | ◊ 2021 Uniform Plumbing Code |
| ◊ 2021 International Fuel Gas Code | ◊ 2021 International Swimming Pool & Spa Code |
| ◊ 2021 International Fire Code | ◊ 2021 Washington State Residential Energy Code |

Valuation for Calculating Building Permit Fees

Any building or structure not addressed in the table below shall be determined according to the International Code Council *Building Valuation Data* which is hereby adopted and incorporated by reference. The *Total Building/Structural Valuation Data* including modifiers, is found in the Building Safety Journal, which is published quarterly by the International Code Council. Subsequent semi-annual revisions of the *Building Valuation Data* shall be automatically adopted and incorporated by this reference to be effective immediately following each new publication. Building permit fees shall be based on the formulas contained in the following Table 1A:



(Building Code) Table 1A: Total Building/Structural Valuation Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$45.00
\$501.00 to \$2,000.00	\$45.00 for the first \$500.00 plus \$3.70 for each additional \$100.00, or fraction thereof, up to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$100.50 for the first \$2,000.00 plus \$17.50 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$503.00 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$765.50 for the first \$50,000.00 plus \$9.75 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,253.00 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,053.00 for the first \$500,000.00 plus \$6.50 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00
\$1,000,001.00 - \$5,000,000.00	\$7,453.00 for the first \$1,000,000.00 plus \$4.30 for each additional \$1,000.00 or fraction thereof
Over \$5,000,000.00	\$24,503.00 for the first \$5,000,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof

Plan Review Fees

- ❖ Building – Residential: 65% of the building permit fee using Table 1A
- ❖ Commercial: 85% of the building permit fee using Table 1A
- ❖ Plumbing and Mechanical: 25% of permit fee or city's hourly cost or \$75.00 per hour, whichever is greater.

Other Inspections and Fees

- ❖ See Building Safety Journal, Section II Tables D and E for sprinkler and alarm fees.
- ❖ Inspections during business hours: \$30.00 per hour, 4 hours minimum
- ❖ Reinspection fees assessed at \$30.00 per hour, 4 hours minimum
- ❖ Penalty for commencing work prior to permit issuance = double permit fee
- ❖ Inspections for which no fee is specifically indicated: \$30.00 per hour, 4 hours minimum
- ❖ Plan Review and Additional plan review required by changes, additions or revisions to plans: ½ of the value of the plan check fee (amount determined off of valuation of project).

Miscellaneous Building Permit Fees

Table B2 and the Mechanical and Plumbing list specify those fees charged for permits to be issued pursuant to Washington State Building Code, which are not included in the provisions of Subsections A and B.



Expiration of Building Permits

Every permit issued shall expire 24 months from the date of issuance. The Building Official is authorized to grant, in writing, one extension of time for a period of not more than 12 months for an additional fee of one half of the permit fee for a total of 36 months. The extension shall be requested in writing and justifiable cause demonstrated.

Table B2: Schedule of Miscellaneous Building Permit Fees

Permit	Permit Fee	Fee (\$)	
		Plan Check	Total
Accessory Structures/Porch Cover	Valued as for carport or garage per IRC, whichever it more closely resembles		
State Building Code Fee (each permit including residential)	\$6.50		\$6.50
Each additional Residential Unit (per RCW 19.27.085)	\$2.00		\$2.00
Commercial permits including residential	\$25.00		\$25.00
Each residential unit (per RCW 19.27.085)	\$2.00		\$2.00
Deck	Refer to Table 1A	65% of permit fee	Permit fee + plan check fee
Demolition Permit	\$75.00		\$75.00
Dock	Refer to building standards valuation list		
Fence/Retaining Wall	\$75.00		\$75.00
Manufactured home placement (& skirting)	\$225.00		\$225.00
Certificate of Occupancy	\$100.00		\$100.00
Reroof:			
Residential w/o sheathing	\$40.00		\$40.00
Residential w/ sheathing	\$90.00		\$90.00
Commercial	Refer to Table 1A		



Mechanical Fees

*Base Fee (charged on each application)	\$35.00
AC Unit <100,00k	\$20.00
AC Unit >100,00k to 499,99k	\$20.00
AC Unit 500,00k and up	\$40.00
Air Handlers <10,000 CFM	\$13.00
Air Handlers 10,000 CFM	\$23.00
Boilers	\$15.00
Commercial Incinerator	\$30.00
Condensers	\$20.00
Domestic Incinerator	\$20.00
Duct Work	\$15.00
Evaporative Cooler.....	\$15.00
Forced Air System <100,000 BTU.....	\$18.00
Forced Air System >100,000 BTU.....	\$24.00
Gas Clothes Dryer	\$15.00
Gas Piping 1-5 Outlets.....	\$11.00
Each additional outlet.....	\$10.00
Heat Exchanger	\$15.00
Heat Pump	\$15.00
Man. Fireplace/Log Lite	\$18.00
Miscellaneous Appliance	\$15.00
Range Hood – Residential	\$15.00
Range Hood – Commercial	\$150.00
Refrigeration Unit <100,00K	\$20.00
Refrigeration Unit 100K-499K.....	\$30.00
Refrigeration Unit 500K and up	\$40.00
Relocation Repair	\$15.00
Stove Appliance	\$15.00
Supplemental Permit	\$15.00
Vent Systems.....	\$15.00
Vent w/o Appliance	\$10.00
Ventilation Fans	\$10.00
Wall/Unit Heaters	\$20.00
Wall Heater (Gas).....	\$15.00
Wood Stove.....	\$18.00



Plumbing Fees

*Base Fee (charged on each application)	\$35.00
Back Flow Preventer	\$10.00
Bath Tub	\$10.00
Commercial Dishwasher	\$15.00
Drinking Fountain.....	\$10.00
Floor Sink or Drain	\$10.00
Grease Interceptor.....	\$50.00
Grease Traps	\$10.00
Hose Bibs.....	\$10.00
Ice Makers.....	\$10.00
Interior Plumbing	\$50.00
Kitchen Sink.....	\$10.00
Laundry Tray	\$10.00
Lavatory.....	\$10.00
Lawn Sprinkler System.....	\$10.00
Medical Gas 1-5	\$50.00
Each additional.....	\$10.00
Other	\$10.00
Pedicure Chair.....	\$10.00
Reclaimed Water System.....	\$40.00
Residential Dishwasher.....	\$10.00
Roof Drains.....	\$10.00
Shower	\$10.00
Specialty Fixtures	\$10.00
Supplemental Permit	\$15.00
Testing of Reclaimed Water System	\$30.00
Urinal.....	\$10.00
Vacuum Breakers 1-5	\$10.00
Each additional.....	\$2.00
Washing Machine	\$10.00
Waste Interceptor.....	\$10.00
Water Closet (toilet)	\$10.00
Water Heater (electric).....	\$15.00



Development Fees and Charges - Engineering

Projects may require multiple fees, depending on the scope and complexity. Please contact the city for a fee estimate.

All review fees and charges shall be paid before an application is deemed complete. Issuance of a permit or approval may be withheld until all fees and charges have been paid.

Drainage Review

Plan Review	\$225.00 Fee + \$325.00* Deposit
Inspection.....	\$125.00 Fee + \$200.00* Deposit

Engineering Review

Civil plan review	Consultant hourly rate
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Fill & Grade

Application Fee (up to 30 cubic yards)	\$25.00
Application Fee (over 30 cubic yards).....	\$50.00
Yardage Fee (larger of cut or fill amounts)	\$*0.33/cubic yard
Issuance Fee (up to 30 cubic yards)	\$25.00
Issuance Fee (over 30 cubic yards)	\$50.00
Work commencing without permit	Double all fees
Consultant review of applications (when required)	Consultant hourly rate + \$10.00 per hour

Final Subdivisions

Review documentation Final subdivision maps,	\$1,000.00 Fee + \$5,000.00 Deposit
Bonding, as-built drawings	
Final Construction Inspection	\$250.00 Fee + \$2,000.00* Deposit
Maintenance Bond Release	\$500.00* Deposit
Final Subdivision Alteration	\$600.00 Fee + \$1,500.00 Deposit
Subdivision Vacation	\$600.00 Fee + \$1,500.00 Deposit

Request of Utility Services Outside City

Single-Family Residence/Duplex.....	\$100.00 Fee
Other Development	\$100.00 Fee + \$1,000.00 Deposit

Residential Building Permit Fees and Deposits/Miscellaneous Fees

Site Plan Review	\$100.00 Fee + \$150.00* Deposit
Site Plan with Grading Permit.....	\$800.00 Fee + \$800.00* Deposit



Right of Way Construction Permit

Driveway Cut

Application Fee	\$25.00
Permit Fee.....	\$75.00

Right of Way Permit

Application Fee	\$50.00
Permit Fee (includes first 50 feet)	\$100.00
Additional LF Per Foot	
Open Cut	\$1.00
Trenchless	\$0.50
Overhead.....	\$0.25
Annual Maintenance Permit.....	\$350.00
(Per PUD Electric Agreement)	

Right-Of-Way Use – Food Trucks \$50.00 Per Day

Site Development Permit (Public Works)

Application Fee	\$100.00
Permit Fee.....	\$50.00 per inspection

* = City Contract Consultant Review of Application (when required)



Stormwater Management Utility Fees

Fees for the Stormwater Management Utility as per Title 13 GFMC shall be listed in the following table.

Classification	Monthly Rate	Annual Rate
Residential		
Single-Family Residential	\$10.00	\$120.00
Condominium	\$10.00 per unit*	\$120.00
Mobile/Manufactured Home	\$10.00	\$120.00
Multifamily (2 + units attached)	\$6.00 per unit*	\$72.00 per unit*
Mobile Home Parks (multiple units)	\$6.00 per unit*	\$72.00 per unit*
Undeveloped		
Undeveloped Land (less than 2% impervious)	No Charge	No Charge
Undeveloped Land with Impervious Surface	\$10.00	\$120.00
Commercial		
0-.5 Acre	\$20.00	\$240.00
0.51-1.0 Acre	\$30.00	\$360.00
1.01-2.0 Acre	\$40.00	\$480.00
2.01 + Acres	\$50.00	\$600.00

*Unit = 1.0 ERU (Equivalent Residential Unit)

In the event that an industrial use encompasses multiple adjacent parcels of land, then the stormwater assessment shall be calculated based on the total number of acres for all the parcels and the fee shall be distributed throughout the individual parcels accordingly.

Retirement Homes, Schools and Churches, etc., will be charged under the commercial rate structure.

Stormwater Connection Fees

Residential Connection = \$0.5% of building valuation with a \$300.00 minimum

Residential Commercial/Industrial Connection* = \$1.25 per SF new impervious surface within area draining to Lake Gardner

Senior/Disabled Discount = Fee waived if owner qualifies for Snohomish County property tax exemption

* = Reference GFMC 13.20.040 for applicability





Development Fees and Charges – Land Use

Projects may require multiple fees, depending on the scope and complexity. Please contact the city for a fee estimate.

All review fees and charges shall be paid before an application is deemed complete. Issuance of a permit or approval may be withheld until all fees and charges have been paid.

Schedule of Land Use Fees

Amendment to Title 19 \$500.00 Fee + \$1,000.00 Deposit

Amendment of Zoning Map (Rezone)

<5 Acres \$500.00 Fee + \$1,000.00 Deposit

> or = 5 Acres \$750.00 Fee + \$1,500.00 Deposit

Annexations

Submission of 10% Petition \$750.00 Fee + \$1,500.00 Deposit

Submission of 60% Petition \$1,250.00 Fee + \$2,000.00 Deposit

Appeals

To City Council \$250.00 Fee

To Hearing Examiner \$500.00 + Hearing Examiner Costs

To Shorelines Hearing Board \$500.00 Fee

Binding Site Plan

Binding Site Plan Review and Approval \$3,000.00 Fee + \$5,000.00 Deposit

Boundary Line Adjustment \$750.00 Fee + \$1,000.00 Deposit

Comprehensive Plan Amendment

Minor Amendment (Annual Cycle) \$1,000.00 Fee + \$1,500.00 Deposit

Major Amendment (Eight Year Cycle) \$1,500.00 Fee + \$2,500.00 Deposit

Community Facilities District

Community Facilities District Formation \$300.00 Fee + \$1,700.00 Deposit

Conditional Use Permits

Residential \$1,500.00 + Hearing Examiner Costs

Commercial \$2,750.00 + Hearing Examiner Costs



Developer Agreement

Review and Approval \$1,000.00 Fee + \$4,000.00 Deposit

Developers Extension Agreement Variable Deposit is Required

Environmental Review

Residential \$2,500.00 + Consultant Fees + \$5,000.00* Deposit
(30 Units or More)

Residential Multi-Family \$3,500.00 + Consultant Fees + \$7,500.00 Deposit
(200 Units or Greater)

Commercial/Industrial \$2,500.00 + Consultant Fees + \$5,000.00* Deposit
(30,000 Square Feet or Greater)

Fill/Excavation \$1,000.00 + Consultant Fees + \$3,000.00 Deposit
(1,000 Square Feet or Greater)

Critical Area Study Review \$500.00 + Consultant Fees + \$1,000.00 Deposit

Habitat Management Plan Review \$500.00 + Consultant Fees + \$1,000.00 Deposit

Fireworks Permits

Fireworks Stand \$100.00 Fee

Forest Practices Permits

Permit Review \$200.00 + \$200.00 per Acre

Forest Practice Permit Application Fee \$200.00 + \$200.00 per Acre

Conservation Options Harvest Subdivision Approval Review Fee \$200.00 + \$200.00 per Acre

Review Fee to Lift FPA Moratorium \$200.00 + \$200.00 per Acre

Inspection Fee \$200.00 + \$400.00 per Acre

Impact Fees

Parks Mitigation \$230.00 per ERU

School Mitigation No Charge

Traffic Mitigation \$2,500.00 per ERU

Master Signage Plan

Application + Review Fee \$500.00

Permit Fee \$250.00 Fee + \$150.00 Deposit

Sign Permits

Application and Permit Fee \$100.00



Miscellaneous Actions/Items

Zoning Interpretation.....\$100.00 Fee

Zoning Text Amendment\$1,000.00 Deposit

Miscellaneous engineering reviewStaff Consultant Hourly Wage + Estimated Hours
 (e.g., storm drainage plans for single family residential and duplexes)

Miscellaneous Research or other Staff TimeStaff Consultant Hourly Wage + Estimated Hours

Temporary Permits \$50.00 Fee + \$50.00 Deposit

Wireless Communication Facility.....\$2,000.00 Fee

Official Site Plans

Official Site Plan: Planned Residential Development (PRD), Residential Condominium, or
 Manufactured or Mobile Home Park..... \$2,500.00 Fee + \$5,000.00 Deposit

Permit Extension\$250.00 Fee

Pre-Application Review & Meetings

Initial Pre-Application Review & One Hour Meeting.....\$500.00 Fee

Subsequent Pre-Application Review & Meetings Staff Rate 15% Admin. Charge

Reconsideration of Decision

Hearing Examiner..... \$250.00 Fee + \$2,500.00 Deposit

City Council \$100.00 Fee + \$1,200.00 Deposit

Review of Other Studies

Review of Requested Studies..... \$100.00 per Study Fee + \$125.00 per Study Deposit*
 (Other than those listed)

Shoreline Development Permit

Conditional Use..... \$500.00 Fee + \$1,500.00 Deposit

Exemptions..... \$500.00 Fee + \$1,000.00 Deposit

Substantial Development..... \$750.00 Fee + \$2,000.00 Deposit

Variance \$500.00 Fee + \$1,000.00 Deposit



Special Event Permit Fees & Deposits

<u>Half Day Event (4 Hours or Less)</u>	\$25.00 Application Fee
Public Works Deposit (\$) ¹	\$50.00 Maximum ²
Police Services Deposit (\$) ¹	Police Fees
 <u>All Day Event (4 Hours or More)</u>	 \$50.00 Application Fee
Public Works Deposit (\$) ¹	\$50.00 Maximum ²
Police Services Deposit (\$) ¹	Police Fees

¹ If the actual costs for city services and equipment provided for the special event is less than the deposit, the city shall refund the difference to the applicant/sponsor. If the actual cost for city services and equipment is greater than the deposit, the city shall bill and the applicant/sponsor is required to pay the difference.

² Deposit amount may vary depending upon estimate of Public Works/Police staff time and equipment required to adequately provide city services for event.

Subdivisions (Preliminary Review)

Preliminary Short Subdivision	\$1,000.00 Fee + \$4,000.00 Deposit
Preliminary Long Subdivision	\$10,000.00 Fee + Hearing Examiner & Consultants Costs
Preliminary Construction Drawing Review	Actual Engineering/Planning Review Costs
Preliminary Construction Inspections.....	Fee Varies – Typically 2.5% of Estimated Construction Costs +\$3,000.00 Deposit

Vacations of:

Right-of-Way	\$500.00 Fee + \$750.00 Deposit
Subdivisions	\$500.00 Fee + \$750.00 Deposit

Variance

Hearing Examiner Review & Approval.....	\$500.00 Fee + \$3,000.00 Deposit
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* = City Contract Consultant Review of Application (when required)





GRANITE FALLS

2024 Master Fee Schedule
Resolution No. 2024-01
Effective Date: March 6, 2024

Utility Charges

Inside Utilities - SEWER

The City of Granite Falls does own its own water and wastewater utilities. The following are fees for various services, actions, permits and violations, regarding sewer utility services and regulations under Title 13 GFMC, shall be listed in the following section.

Schedule of Sewer Service Rates, Fees and Fines

Sewer Disconnect Inspection – Capping.....	\$100.00 Fee
Sewer Re-Connecting.....	\$200.00 Fee
Sewer – Private Seage Disposal - Permit & Application (septic)	\$100.00 Each
Side Sewer Inspection/Modification Permit Fee	\$250.00 Each – Includes Camera Inspection Prior to Final

Side Sewer Inspection for new services or modified services such as an existing side sewer servicing a building where such modification or addition is done entirely on private property. Charge is per connection.

Sewer Stub Fee

Costs and expenses incident to the installation, connection and disconnection of the building sewer shall be borne by the owner.

Illegal Connections to City Sewer System.....	\$20.00 Fine per Day
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Sewer General Facility Connection Charges (GFC)

Residential/ DADU (Detached Accessory Dwelling Unit).....	\$13,899.00 per ERU
AADU (Attached Accessory Dwelling Unit) connecting to existing structure plumbing.....	50% of the residential rate
Commercial & Industrial	\$13,899.00 per ERU + \$1,000.00 for each additional unit created through tenant improvements

ERU count for Commercial/Industrial properties shall be determined by water meter size per American Waterworks Associations Standards as Follows:



5/8" - 3/4" Meter = 1 ERU

1" Meter = 2.5 ERU

1.5" Meter = 5 ERU

2" Meter = 8 ERU

3" Meter = 16 ERU

4" Meter = 25 ERU

**The City Manager may reduce the charge for commercial connections up to 25% from the amount calculated for facts related to the discharge quantities and quality for the applicable property and use.*

Local Facility Charges (LFC) SEWER (Charges in addition to GFC per ERU)

Westside LFC Hook Up Fee (Suncrest LS) \$3,785.00 per ERU

Smoots Latecomer Fee: (see Exhibit B) \$2,372.30 per ERU

Trinity Latecomer Fee: (see Exhibit B)

Area A..... \$3,274.16 per ERU

Area B..... \$1,056.04 per ERU

Monthly Sewer Service Rate (ERU) = Equivalent Dwelling Unit

Residential Uses \$81.00 per ERU Effective 01/01/2023

Commercial & Industrial

Residential rate per ERU, minimum of two ERU's as listed above for the first 1,000 ft³ of water consumption/unit plus \$3.83 per 100 ft³ (or part thereof) of water consumption per unit over 1000 ft³

Commercial (unmetered) Self-Serve Car Wash 1 Residential ERU per Wash Bay

Senior/Disabled Discount \$56.70 per ERU effective 01/01/2023

\$51.80 per ERU effective 04/01/2018

\$49.00 per ERU effective 05/01/2017

Sewer Service – Commercial & Industrial Consumption



GRANITE FALLS

Overage Charge Methodology

\$3.83 per 100 ft³ (or part thereof) of water consumption per unit over the 1000ft³ allowance in a one-month period.

Water meters are read monthly. Consumption charges are calculated based on one (1) month of usage. Accounts are charged for overage based on the actual monthly consumption over the 1000ft³ allowance.

Lien Fee..... County Fee + \$60.00

The fee for filing/releasing liens shall include the cost set by the Snohomish County Auditor's Office plus the city administrative fee

Collection of Delinquent Accounts

The fee shall be set by the collection agency

Foreclosure\$2,500.00 Fee
(Attorney and Administrative Fees)



Granite Falls Wastewater Facility



Inside Utilities - WATER

The City of Granite Falls does own its own water and wastewater utilities. The following are fees for various services, actions, permits and violations, regarding water utility services and regulations under Title 13 GPMC, shall be listed in the following section.

Schedule of Water Service Rates, Fees and Fines

Water Service Fee – Monthly – Senior/Disabled Discount

5/8" Meter Size

Per unit monthly base fee (500 ft³ included).....\$23.45 Fee

Per 100ft³ per month in excess of 500 ft³\$2.38 Fee

Additional unit monthly base fee\$14.56 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$2.38 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee

Water Service Fee – Monthly Metered Users

5/8" Meter Size

Per unit monthly base fee (500 ft³ included).....\$33.50 Fee

Per 100ft³ per month in excess of 500 ft³\$3.40 Fee

Additional unit monthly base fee\$20.80 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$3.40 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee



1" Meter Size

Per unit monthly base fee (900 ft³ included).....\$44.10 Fee

Per 100ft³ per month in excess of 900 ft³.....\$3.40 Fee

Additional unit monthly base fee\$20.80 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$3.40 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee

1 ½" Meter Size

Per unit monthly base fee (2900 ft³ included).....\$84.09 Fee

Per 100ft³ per month in excess of 2900 ft³.....\$3.40 Fee

Additional unit monthly base fee\$20.80 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$3.40 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee

2" Meter Size

Per unit monthly base fee (5400 ft³ included).....\$157.93 Fee

Per 100ft³ per month in excess of 5400 ft³.....\$3.40 Fee

Additional unit monthly base fee\$20.80 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$3.40 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee



3" Meter Size

Per unit monthly base fee (12500 ft ³ included).....	\$338.42 Fee
Per 100ft ³ per month in excess of 12500 ft ³	\$3.40 Fee
Additional unit monthly base fee	\$20.80 Fee
(Includes 400 ft ³ per month per additional unit)	
Per 100ft ³ in excess of amount included in base.....	\$3.40 Fee
(As determined by the number of units)	
Surcharge	\$2.00 Fee

4" Meter Size

Per unit monthly base fee (12500 ft ³ included).....	\$465.87 Fee
Per 100ft ³ per month in excess of 12500 ft ³	\$3.40 Fee
Additional unit monthly base fee	\$20.80 Fee
(Includes 400 ft ³ per month per additional unit)	
Per 100ft ³ in excess of amount included in base.....	\$3.40 Fee
(As determined by the number of units)	
Surcharge	\$2.00 Fee

Out of Town Customers

5/8" Meter Size

Per unit monthly fee	\$43.07 Fee
Per 100ft ³ per month in excess of 500 ft ³	\$3.40 Fee
Additional 400 ft ³ when in excess of initial 500 ft ³	\$20.80 Fee
Surcharge	\$2.00 Fee



Water Service – Residential, Commercial & Industrial Consumption Overage Charge Methodology

Water meters are read monthly. Consumption charges are calculated based on one month of usage. Accounts are charged for overage based on the actual monthly consumption over the 500 ft³ allowance.

City System Water Connection Fee/General Facility Charge

Single-Family Residential Dwelling Unit including DADU (Detached Accessory Dwelling Unit)– 1 ERU	\$4,500.00
Multi-Family Residential Dwelling Unit including AADU (Attached Accessory Dwelling Unit) – 0.778 ERU	\$3,501.00

Commercial/Industrial:

1 ERU = 5/8" Meter	\$4,500.00
2.5 ERU = 1" Meter	\$11,250.00
5 ERU = 1.5" Meter	\$22,500.00
8 ERU = 2" Meter	\$36,000.00

Snohomish County PUD #1 General Facility Charge = 5/8" Meter..... \$3,645.00*

Multi-Family Residential Dwelling Unit– 0.778 ERU..... \$2,835.81*

* = 5/8" Meter only. Current fee as of April 2017

Please Note: PUD GFC charge is in addition to the City's GFC Charge and both must be paid in full prior to permit issuance.

The General Facility Charge for 2 connections requiring meters larger than 2-inch shall be determined on a case-by-case basis.

Local Facility Charges (LFC) WATER

(Charges in addition to GFC per ERU)

Westside LFC Hook Up Fee (see Exhibit C)

Section 1:.....	\$115.70 per Front Foot
Section 2:.....	\$511.00 per ERU
Section 3:.....	\$774.00 per ERU

Trinity Latecomer Fee: (see Exhibit B)

Area A.....	\$2,010.67 per ERU
Area B.....	\$639.76 per ERU



Water Service Inspection Fee \$100.00

Water service inspection for new services or modified services, such as existing water service servicing a building where such modification or addition is done entirely on private property. Charge is each connection.

Water Meter Drop Fees

5/8"	\$400.00
1"	\$562.00
1.5"	\$1,036.00
2"	\$1,362.00

Metered Hydrant Use

Meter and backflow preventer installation \$400.00

(Includes initial 500 ft³ of water)

Per 100ft³ \$3.40

Late Payment Charge

If the monthly water/sewer service charge is not received by the City on or by 15 days after the current utility bill due date, there will be a \$15.00 late fee charge on the current month's outstanding charges.

Water Reconnect/Reinstatement Fee

When water service is disconnected\$75.00 Fee per Ordinance No. 777-09

Lien Fee..... County Fee + \$60.00

The fee for filing/releasing liens shall include the cost set by the Snohomish County Auditor's Office plus the city administrative fee

Collection of Delinquent Accounts

The fee shall be set by the collection agency

Set Up Fee For New Utility Accounts..... \$50.00

Foreclosure\$2,500.00 Fee

(Attorney and Administrative Fees)





Outside Utilities

The City of Granite Falls does not own or operate the local electric, gas or solid waste services. Please contact the appropriate utility for any development charges and rates:

Electric..... Snohomish County Public Utility District No. 1

Gas..... Puget Sound Energy

Garbage/Recycling/Yard Waste..... Waste Management NW



Miscellaneous Fees and Charges

Fees for those services not specifically listed below, that in the determination of the Finance Director should be charged, shall be established by the Finance Director to recover the reasonable costs of providing the service. When applicable, the current State Sales tax in effect shall be charged.

General Charges

Duplication of Public Records

In-House Copying of City Documents for Public.....	.20¢ per page
Unified Development Code.....	\$35.00 Full Document
Comprehensive Plan	\$35.00 Full Document
Public Works Standards – Development Guidelines	\$35.00 Full Document
Land Use “Permit Process” User’s Manual	\$25.00 Full Document
Landscape Requirements.....	\$25.00 Full Document
In-House Copying of City Documents to PDF when Original Document is not in PDS Format20¢ per page
In-House Duplication of City Documents to CD, such as Comprehensive Plan, Granite Falls Municipal Code, etc.	\$6.00 per CD
Documents or CD printed by Outside Party	Actual Costs to Reproduce
Maps – Duplication of Maps less than 11” X 17”	\$2.50 each
Maps – Duplication of Maps greater than 11” X 17”	\$6.50 each
Colored Zoning Map – 11” X 17”	\$5.50 each
Special requests for plotted maps, aerials, plans, etc.	\$13.00 each
CD Recording of Meeting..... (Duplicated by Staff)	\$6.00 per CD
CD Recording of Meeting..... (Duplicated by Outside Party)	Actual Cost to Reproduce
Color Photos.....	.50¢ per page
Duplication of all other types of city media (i.e. photographs, audio/video tapes, blueprints) shall include the cost of duplication, postage/delivery costs and actual staff time.	



Faxing \$3.00 for complete document

Facility Use Fees (Civic Center)

Damage Deposit \$200.00 per event

Usage Rate:

Part Day \$94.00 per hour (3 hour minimum)

Full Day \$750.00 total

Fire Department Life Safety Inspections \$80.00 per hour

Mailing

Mailing Container/Envelope Actual Costs

Postage Actual Rate

Nonsufficient Check Fine-NSF (in payment of City services) \$35.00 fee

Notary Services

Non-City Business \$15.00 per document

City Business No Charge

Passports

Passport Book Cover \$10.00 each

Foreign Photograph \$30.00 each

U.S. Passport Photograph \$20.00 each

Passport Execution (Acceptance) Fee \$35.00 each

Passport Book Execution (Acceptance) Fee \$35.00 each

Passport Book & Card Execution (Acceptance) Fee \$35.00 each



Permitium

Concealed Weapons Applications \$5.00 fee

Other Fingerprint Applications \$5.00 fee

Credit Card Fee \$0.30 plus 3.3% per transaction

Police Reports..... Per current Snohomish County Sheriff Office fee schedules



Exhibit B
Reimbursement Area Assessment Map
Smoots Latecomer Fee (SEWER)

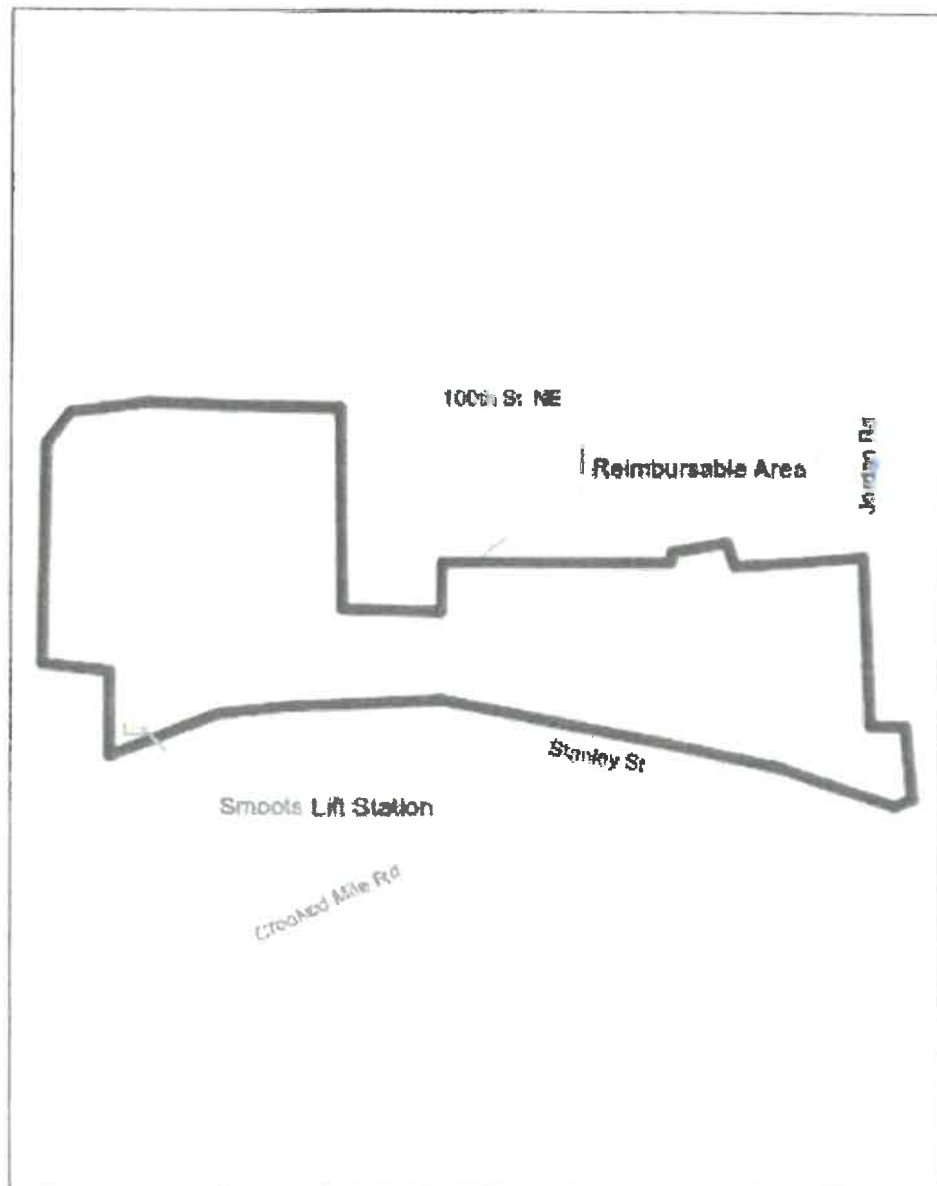




Exhibit B
Reimbursement Area Assessment Map
Trinity Latecomer Fee (SEWER)

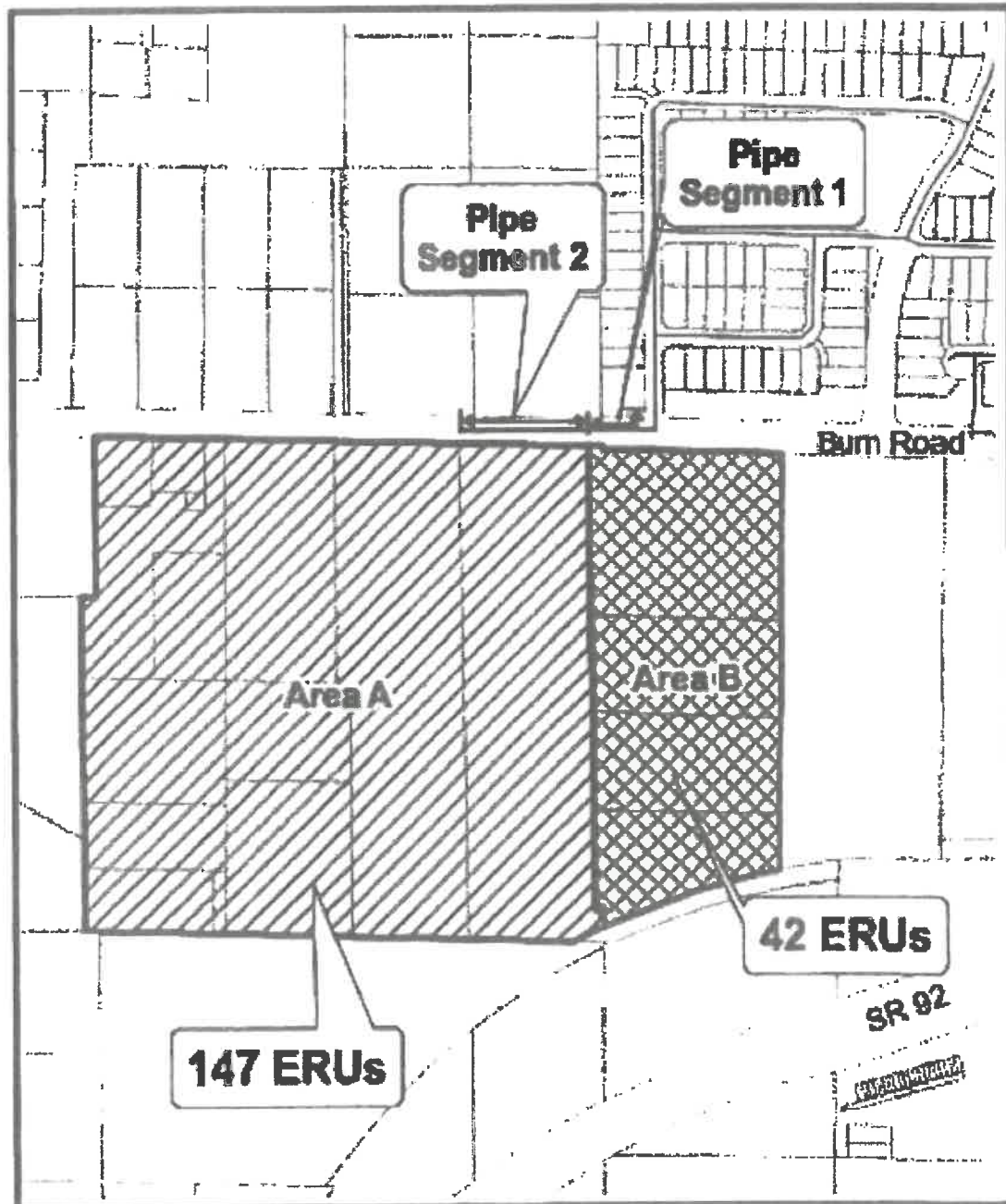




Exhibit C
Reimbursement area
Westside LFC hook up fee





GRANITE FALLS



2023-2024 Master Fee Schedule
Effective: May 3, 2023 March 6, 2024

Resolution No. 2023-02 2024-01



Table of Contents

General Policies.....	5
Fees and Deposits	5
Payments Due	5
Late Payment Penalties.....	5
Waivers	5
Animal Licenses.....	6
Cat Registration.....	6
Dog Registration.....	6
Kennel Permit Fees	6
Impoundment Fees.....	7
Business License Fees	8
General Business Licenses	8
Additional Licenses	8
Miscellaneous Business License Fees	8
Development Fees and Charges – Building	9
Electrical Mechanical and Plumbing Permit Information.....	9
Why Do I Need These Permits?	9
Miscellaneous Building Permit Information	10
Building Codes Adopted.....	10
Valuation for Calculating Building Permit Fees	10
Plan Review Fees.....	11
Other Inspections and Fees	11
Miscellaneous Building Permit Fees	11
Expiration of Building Permits	12
Mechanical.....	13
Plumbing	14
Development Fees and Charges – Engineering	15
Drainage Review	15
Engineering Review.....	15
Fill & Grade	15
Final Subdivisions.....	15
Request of Utility Services Outside City.....	15
Residential Building Permit Fees and Deposits/Miscellaneous Fees	15
Right-of-Way Construction Permit	16
Right of Way Permit.....	16
Right of Way Use – Food Trucks	16
Site Development Permit (Public Works)	16
Stormwater Management Utility Fees	17
Stormwater Connection Fees	17



Development Fees and Charges – Land Use.....	18
Schedule of Land Use Fees.....	18
Amendment to Title 19.....	18
Amendment of Zoning Map (Rezone)	18
Annexations	18
Appeals.....	18
Binding Site Plan	18
Boundary Line Adjustment	18
Comprehensive Plan Amendment.....	18
Community Facilities District	18
Conditional Use Permits	18
Developer Agreement.....	19
Developers Extension Agreement	19
Environmental Review	19
Fireworks Permits	19
Forest Practices Permits	19
Impact Fees	19
Master Signage Plan.....	19
Sign Permits	19
Miscellaneous Actions/Items.....	20
Official Site Plans.....	20
Permit Extension.....	20
Pre-Application Review & Meetings	20
Reconsideration of Decision	20
Review of Other Studies	20
Shoreline Development Permit	20
Special Event Permit Fees & Deposits	21
Subdivisions (Preliminary Review).....	21
Vacations of:	21
Variance	21
Utility Charges.....	22
Inside Utilities – SEWER	22
Schedule of Sewer Service Rates, Fees and Fines.....	22
Sewer Stub Fee	22
Sewer General Facility Connection Charges (GFC)	22-23
Local Facility Charges (LFC) SEWER.....	23
Monthly Sewer Service Rate.....	23
Sewer Service – Commercial & Industrial Consumption Overage Charge Methodology	24
Lien Fee	24
Collection of Delinquent Accounts	24
Foreclosure	24



Inside Utilities – WATER.....	25
Schedule of Water Service Rates, Fees and Fines	25
Water Service Fee – Monthly – Senior/Disabled Discount.....	25
Water Service Fee – Monthly Metered users.....	25-27
Out of Town Customers	27
Water Service – Residential, Commercial & Industrial Consumption Overage Charge	
Methodology.....	28
City System Water Connection Fee/General Facility Charge	28
Local Facility Charges (LFC) WATER	28
Water Service Inspection Fee	29
Water Meter Drop Fees	29
Metered Hydrant Use	29
Late Payment Charge	29
Water Reconnect/Reinstatement Fee	29
Lien Fee	29
Collection of Delinquent Accounts	29
Set Up Fee For New Utility Accounts	29
Foreclosure	29
Outside Utilities	30
Miscellaneous Fees and Charges	31
General Charges.....	31
Duplication of Public Records	31
Faxing	32
Facility Use Fees (Civic Center)	32
Fire Department Life Safety Inspections.....	32
Mailing	32
Nonsufficient Check Fine (NSF).....	32
Notary Services	32
Passports.....	32
Permitium	33
Police Reports	33
Exhibit B Reimbursement Area Assessment Map -Smoots Latecomer Fee (SEWER)	34
Exhibit B Reimbursement Area Assessment Map -Trinity Latecomer Fee (SEWER)	35
Exhibit C Reimbursement Area Westside LFC Hook Up Fee.....	36



General Policies

Fees and Deposits

Fees are intended to cover the normal, recurring administrative costs associated with said action, such as administrative staff time, advertising, mailings, file distribution, etc. and project review. Fees are non-refundable. Deposits are intended to cover reviews by city staff or consultants, which exceed normal costs, and any remaining deposit, at the conclusion of the review and/or permit process, will be refunded to the payee. The applicant is responsible for costs incurred for any portion of project/permit reviewed by a consultant hired by the City for such review. If reviews go above and beyond the fees and deposits specified, the City shall notify the applicant and provide an estimate of the amount necessary to complete the permit processing, and the applicant shall pay for any additional costs upon invoicing by the City. *No final land use action, short plat acceptance or final plat acceptance shall occur until all fees have been paid to the city.*

Payment Due

Fees and deposits are due at the time the action is requested (e.g., at the time of application) or occurs (e.g., prior to a specific action). An applicant may pay all fees and deposits or a multi-phased project in advance; however, doing so does not vest the amount of the applicable fees due. Fees due are those in effect at the time the specific action or phase of action is requested or occurs.

Late Payment Penalties

If payment is not received within 30 days of the due date specific on the invoice, the amount due shall accrue interest at the rate of 1.5 percent per month from the date the fee became due until the date payment is actually made.

Waivers

Upon petition by the applicant, the City Council may waive any of the fees or portions thereof, for any non-profit organization that provides services for the necessary support of the poor or inform.





Animal Licenses

Animal Code Fees

Fees for various other services, actions related to Animal Control as per GPMC Title 8.04, shall be listed as follows:

Cat Registration

Unaltered	\$30.00 Lifetime
Altered	\$10.00 Lifetime

Dog Registration

Unaltered	\$30.00 per year
Neutered or spayed	\$15.00 per year
Altered and micro chipped	\$25.00 Lifetime
Replacement metal tag	\$3.00 each
Neutered or spayed belonging to 62 years or older senior citizen	\$10.00 Lifetime
Service dogs	No Charge
Dangerous dog	\$250.00

Kennel Permit Fees

Hobby kennel	\$10.00 per year
(No more than 6-8 animals, must be spayed, neutered & licensed)	
Private kennel	\$50.00 per year
(Total of 8 animals, all animals must be licensed)	
Commercial kennel	\$75.00 per year + business license
Total of 12 animals	
Special permit: 13-24 dogs or cats	\$250.00 per year
Special permit: 25-36 dogs or cats	\$500.00 per year

NOTE: Documentation from a veterinarian or other sufficient medical proof must be provided when licensing a neutered or spayed dog or registering a neutered cat. The City Council may revise any of the licensing fees by resolution (Ord. 535 §12, 1995)



Impoundment Fees

First offense	\$25.00
Second offense.....	\$50.00
Third offense	\$150.00

If the animal(s) are not licensed at the time of impound, the owner will be responsible for paying the proper licensing fee before the animal(s) is/are released.

Dogs, cats and other animals (at or transported to animal shelter) as set forth by the Everett Animal Shelter animal impound fee schedule.

Additionally, any costs incurred which exceed the base fee and which are associated with the collection, impoundment, maintenance, treatments, and destruction of the animal(s) and fees owing, and any cost of damage caused by the animal(s) shall be the liability of the owner. The City is not responsible for such costs incurred.





Business License Fees

General Business Licenses

Applicable fees apply to Resident and Non-Resident business licenses. Applications are submitted through the Department of Revenue website. Additional Washington State fees may apply and shall be automatically amended by the State. You can apply for a business license by entering the following link into your search engine:

<https://dor.wa.gov/open-business/apply-business-license>

Business license registration - Application	\$45.00 per year
Business license registration – Home Occupation.....	\$45.00 per year
Business license registration – Annual Renewal.....	\$45.00 per year
Business license processing fee (handled and charged by Washington State Department of Revenue	\$19.00 or current fee

Additional Licenses

The licenses listed below are required in addition to the City of Granite Falls General Business License and any other Washington State license, fee or tax.

Adult Entertainment (Cabaret) base license	\$100.00 per year
Adult Entertainment (Cabaret) music license w/o dancing.....	\$135.00 per year
Adult Entertainment (Cabaret) live music and dance	\$150.00 per year

Note: Peddler, Pawnbroker and Secondhand Dealers licenses are handled by the City of Granite Falls.

Peddler's license	\$20.00 per week
Peddler's license	\$45.00 seasonal (3 months)
Pawnbroker and Secondhand dealers license.....	\$150.00 per year

Miscellaneous Business License Fees

Appeal	\$250.00
DSHS Adult Family Home Inspection, First Inspection	\$100.00
DSHS Adult Family Home Inspection Two or More Inspections.....	\$150.00



Development Fees and Charges - Building

Projects may require multiple fees, depending on the scope and complexity. Please contact the city for a fee estimate. All review fees shall be paid before an application is deemed complete. Issuance of a permit or approval may be withheld until all fees have been paid.

Electrical, Mechanical and Plumbing Permit Information

An electrical, mechanical and plumbing permit is required for most work.

- An electrical permit is required for any change in wiring system
- A mechanical permit is required to replace a furnace, add an air conditioning system, etc.
- A plumbing permit is required for any new plumbing work or replacing a water heater.

NOTE: If you have questions on whether a permit is needed, please contact city hall and ask (360) 691-6441.

Why Do I Need These Permits?

Washington State Code and the City of Granite Falls regulates construction to ensure it is safe and code compliant. City consultants provide inspections for permitted work and verify compliance with the appropriate code.

In addition, permits and inspectors help to safeguard persons and property from hazards that arise from improper installation. Examples of the benefits of pulling a permit include:

Mechanical Permit

- Improper venting of an applicant may cause exhaust gases from a fuel burning appliance to enter occupied areas. Your inspector can help to prevent this.

Plumbing Permit

- Inspections ensure that drainage fittings, water piping, gas piping, and water heaters are all installed properly.
- For a water heater, earthquake straps are inspected because they prevent structural damage and the gas pipe from rupturing during an earthquake.

Electrical Permit

The City of Granite Falls does not permit or inspect for electrical permits. You can apply online at the following link: <https://lni.wa.gov/licensing-permits/electrical/electrical-permits-fees-and-inspections/purchase-permits-request-inspections>



Miscellaneous Building Permit Information

- Building size limitations which require a building permit = 200 SF or higher
- Snow Load = 25 pounds per square foot
- Wind = 110 mph
- Exposure B
- 3 second gust
- Frost depth = 18"
- Seismic Zone = D-1
- Elevation = 391 ft. (survey monument next to old city hall)

Building Codes Adopted (Ordinance 1002-20211049-2024 – Adopted the 2018-2021

Building Codes)

- ♦ 2018-2021 International Building Code (IBC) ♦ 2018-2021 International Residential Code
- ♦ 2018-2021 International Existing Building Code ♦ 2018-2021 International Property Maintenance Code
- ♦ 2018-2021 International Mechanical Code ♦ 2018-2021 Uniform Plumbing Code
- ♦ 2018-2021 International Fuel Gas Code ♦ 2018-2021 International Swimming Pool & Spa Code
- ♦ 2018-2021 International Fire Code ♦ 2018-2021 Washington State Residential Energy Code

Valuation for Calculating Building Permit Fees

Any building or structure not addressed in the table below shall be determined according to the International Code Council *Building Valuation Data* which is hereby adopted and incorporated by reference. The *Total Building/Structural Valuation Data* including modifiers, is found in the Building Safety Journal, which is published quarterly by the International Code Council. Subsequent semi-annual revisions of the *Building Valuation Data* shall be automatically adopted and incorporated by this reference to be effective immediately following each new publication. Building permit fees shall be based on the formulas contained in the following Table 1A:



(Building Code) Table 1A: Total Building/Structural Valuation Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$45.00
\$501.00 to \$2,000.00	\$45.00 for the first \$500.00 plus \$3.70 for each additional \$100.00, or fraction thereof, up to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$100.50 for the first \$2,000.00 plus \$17.50 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$503.00 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$765.50 for the first \$50,000.00 plus \$9.75 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,253.00 for the first \$100,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,053.00 for the first \$500,000.00 plus \$6.50 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00
\$1,000,001.00 - \$5,000,000.00	\$7,453.00 for the first \$1,000,000.00 plus \$4.30 for each additional \$1,000.00 or fraction thereof
Over \$5,000,000.00	\$24,503.00 for the first \$5,000,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof

Plan Review Fees

- ❖ Building – Residential: 65% of the building permit fee using Table 1A
- ❖ Commercial: 85% of the building permit fee using Table 1A
- ❖ Plumbing and Mechanical: 25% of permit fee or city's hourly cost or \$75.00 per hour, whichever is greater.

Other Inspections and Fees

- ❖ See Building Safety Journal, Section II Tables D and E for sprinkler and alarm fees.
- ❖ Inspections during business hours: \$30.00 per hour, 4 hours minimum
- ❖ Reinspection fees assessed at \$30.00 per hour, 4 hours minimum
- ❖ Penalty for commencing work prior to permit issuance = double permit fee
- ❖ Inspections for which no fee is specifically indicated: \$30.00 per hour, 4 hours minimum
- ❖ Plan Review and Additional plan review required by changes, additions or revisions to plans: ½ of the value of the plan check fee (amount determined off of valuation of project).

Miscellaneous Building Permit Fees

Table B2 and the Mechanical and Plumbing list specify those fees charged for permits to be issued pursuant to Washington State Building Code, which are not included in the provisions of Subsections A and B.



Expiration of Building Permits

Every permit issued shall expire 24 months from the date of issuance. The Building Official is authorized to grant, in writing, one extension of time for a period of not more than 12 months for an additional fee of one half of the permit fee for a total of 36 months. The extension shall be requested in writing and justifiable cause demonstrated.

Table B2: Schedule of Miscellaneous Building Permit Fees

Permit	Permit Fee	Fee (\$)	
		Plan Check	Total
Accessory Structures/Porch Cover	Valued as for carport or garage per IRC, whichever it more closely resembles		
State Building Code Fee (each permit including residential)	\$6.50		\$6.50
Each additional Residential Unit (per RCW 19.27.085)	\$2.00		\$2.00
Commercial permits including residential	\$25.00		\$25.00
Each residential unit (per RCW 19.27.085)	\$2.00		\$2.00
Deck	Refer to Table 1A	65% of permit fee	Permit fee + plan check fee
Demolition Permit	\$75.00		\$75.00
Dock	Refer to building standards valuation list		
Fence/Retaining Wall	\$75.00		\$75.00
Manufactured home placement (& skirting)	\$225.00		\$225.00
Certificate of Occupancy	\$100.00		\$100.00
Reroof:			
Residential w/o sheathing	\$40.00		\$40.00
Residential w/ sheathing	\$90.00		\$90.00
Commercial	Refer to Table 1A		



Mechanical Fees

*Base Fee (charged on each application)	\$35.00
AC Unit <100,00k	\$20.00
AC Unit >100,00k to 499,99k	\$20.00
AC Unit 500,00k and up	\$40.00
Air Handlers <10,000 CFM	\$13.00
Air Handlers 10,000 CFM	\$23.00
Boilers	\$15.00
Commercial Incinerator	\$30.00
Condensers	\$20.00
Domestic Incinerator	\$20.00
Duct Work	\$15.00
Evaporative Cooler	\$15.00
Forced Air System <100,000 BTU	\$18.00
Forced Air System >100,000 BTU	\$24.00
Gas Clothes Dryer	\$15.00
Gas Piping 1-5 Outlets	\$11.00
Each additional outlet	\$10.00
Heat Exchanger	\$15.00
Heat Pump	\$15.00
Man. Fireplace/Log Lite	\$18.00
Miscellaneous Appliance	\$15.00
Range Hood – Residential	\$15.00
Range Hood – Commercial	\$150.00
Refrigeration Unit <100,00K	\$20.00
Refrigeration Unit 100K-499K	\$30.00
Refrigeration Unit 500K and up	\$40.00
Relocation Repair	\$15.00
Stove Appliance	\$15.00
Supplemental Permit	\$15.00
Vent Systems	\$15.00
Vent w/o Appliance	\$10.00
Ventilation Fans	\$10.00
Wall/Unit Heaters	\$20.00
Wall Heater (Gas)	\$15.00
Wood Stove	\$18.00



Plumbing Fees

*Base Fee (charged on each application)	\$35.00
Back Flow Preventer	\$10.00
Bath Tub	\$10.00
Commercial Dishwasher	\$15.00
Drinking Fountain.....	\$10.00
Floor Sink or Drain	\$10.00
Grease Interceptor.....	\$50.00
Grease Traps	\$10.00
Hose Bibs.....	\$10.00
Ice Makers.....	\$10.00
Interior Plumbing.....	\$50.00
Kitchen Sink.....	\$10.00
Laundry Tray	\$10.00
Lavatory.....	\$10.00
Lawn Sprinkler System.....	\$10.00
Medical Gas 1-5	\$50.00
Each additional.....	\$10.00
Other	\$10.00
Pedicure Chair.....	\$10.00
Reclaimed Water System.....	\$40.00
Residential Dishwasher.....	\$10.00
Roof Drains.....	\$10.00
Shower	\$10.00
Specialty Fixtures	\$10.00
Supplemental Permit	\$15.00
Testing of Reclaimed Water System	\$30.00
Urinal.....	\$10.00
Vacuum Breakers 1-5.....	\$10.00
Each additional.....	\$2.00
Washing Machine	\$10.00
Waste Interceptor.....	\$10.00
Water Closet (toilet)	\$10.00
Water Heater (electric).....	\$15.00



Development Fees and Charges - Engineering

Projects may require multiple fees, depending on the scope and complexity. Please contact the city for a fee estimate.

All review fees and charges shall be paid before an application is deemed complete. Issuance of a permit or approval may be withheld until all fees and charges have been paid.

Drainage Review

Plan Review	\$225.00 Fee + \$325.00* Deposit
Inspection.....	\$125.00 Fee + \$200.00* Deposit

Engineering Review

Civil plan review	Consultant hourly rate
-------------------------	------------------------

Fill & Grade

Application Fee (up to 30 cubic yards)	\$25.00
Application Fee (over 30 cubic yards).....	\$50.00
Yardage Fee (larger of cut or fill amounts)	\$*0.33/cubic yard
Issuance Fee (up to 30 cubic yards).....	\$25.00
Issuance Fee (over 30 cubic yards)	\$50.00
Work commencing without permit	Double all fees
Consultant review of applications (when required)	Consultant hourly rate + \$10.00 per hour

Final Subdivisions

Review documentation Final subdivision maps,	\$1,000.00 Fee + \$5,000.00 Deposit
Bonding, as-built drawings	
Final Construction Inspection	\$250.00 Fee + \$2,000.00* Deposit
Maintenance Bond Release	\$500.00* Deposit
Final Subdivision Alteration	\$600.00 Fee + \$1,500.00 Deposit
Subdivision Vacation	\$600.00 Fee + \$1,500.00 Deposit

Request of Utility Services Outside City

Single-Family Residence/Duplex.....	\$100.00 Fee
Other Development	\$100.00 Fee + \$1,000.00 Deposit

Residential Building Permit Fees and Deposits/Miscellaneous Fees

Site Plan Review	\$100.00 Fee + \$150.00* Deposit
Site Plan with Grading Permit.....	\$800.00 Fee + \$800.00* Deposit



Right of Way Construction Permit

Driveway Cut

Application Fee	\$25.00
Permit Fee.....	\$75.00

Right of Way Permit

Application Fee	\$50.00
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Permit Fee (includes first 50 feet)	\$100.00
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Additional LF Per Foot

Open Cut	\$1.00
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Trenchless	\$0.50
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Overhead.....	\$0.25
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Annual Maintenance Permit	\$350.00
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(Per PUD Electric Agreement)

Right-Of-Way Use – Food Trucks	\$50.00 Per Day
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Site Development Permit (Public Works)

Application Fee	\$100.00
-----------------------	----------

Permit Fee	\$50.00 per inspection
------------------	------------------------

* = City Contract Consultant Review of Application (when required)



Stormwater Management Utility Fees

Fees for the Stormwater Management Utility as per Title 13 GFMC shall be listed in the following table.

<i>Classification</i>	<i>Monthly Rate</i>	<i>Annual Rate</i>
Residential		
Single-Family Residential	\$10.00	\$120.00
Condominium	\$10.00 per unit*	\$120.00
Mobile/Manufactured Home	\$10.00	\$120.00
Multifamily (2 + units attached)	\$6.00 per unit*	\$72.00 per unit*
Mobile Home Parks (multiple units)	\$6.00 per unit*	\$72.00 per unit*
Undeveloped		
Undeveloped Land (less than 2% impervious)	No Charge	No Charge
Undeveloped Land with Impervious Surface	\$10.00	\$120.00
Commercial		
0-.5 Acre	\$20.00	\$240.00
0.51-1.0 Acre	\$30.00	\$360.00
1.01-2.0 Acre	\$40.00	\$480.00
2.01 + Acres	\$50.00	\$600.00

*Unit = 1.0 ERU (Equivalent Residential Unit)

In the event that an industrial use encompasses multiple adjacent parcels of land, then the stormwater assessment shall be calculated based on the total number of acres for all the parcels and the fee shall be distributed throughout the individual parcels accordingly.

Retirement Homes, Schools and Churches, etc., will be charged under the commercial rate structure.

Stormwater Connection Fees

Residential Connection = \$0.5% of building valuation with a \$300.00 minimum

Residential Commercial/Industrial Connection* = \$1.25 per SF new impervious surface within area draining to Lake Gardner

Senior/Disabled Discount = Fee waived if owner qualifies for Snohomish County property tax exemption

* = Reference GFMC 13.20.040 for applicability





Development Fees and Charges – Land Use

Projects may require multiple fees, depending on the scope and complexity. Please contact the city for a fee estimate.

All review fees and charges shall be paid before an application is deemed complete. Issuance of a permit or approval may be withheld until all fees and charges have been paid.

Schedule of Land Use Fees

Amendment to Title 19..... \$500.00 Fee + \$1,000.00 Deposit

Amendment of Zoning Map (Rezone)

<5 Acres..... \$500.00 Fee + \$1,000.00 Deposit

> or = 5 Acres \$750.00 Fee + \$1,500.00 Deposit

Annexations

Submission of 10% Petition \$750.00 Fee + \$1,500.00 Deposit

Submission of 60% Petition \$1,250.00 Fee + \$2,000.00 Deposit

Appeals

To City Council\$250.00 Fee

To Hearing Examiner..... \$500.00 + Hearing Examiner Costs

To Shorelines Hearing Board\$500.00 Fee

Binding Site Plan

Binding Site Plan Review and Approval \$3,000.00 Fee + \$5,000.00 Deposit

Boundary Line Adjustment..... \$750.00 Fee + \$1,000.00 Deposit

Comprehensive Plan Amendment

Minor Amendment (Annual Cycle) \$1,000.00 Fee + \$1,500.00 Deposit

Major Amendment (Eight Year Cycle) \$1,500.00 Fee + \$2,500.00 Deposit

Community Facilities District

Community Facilities District Formation \$300.00 Fee + \$1,700.00 Deposit

Conditional Use Permits

Residential..... \$1,500.00 + Hearing Examiner Costs

Commercial \$2,750.00 + Hearing Examiner Costs



Developer Agreement

Review and Approval \$1,000.00 Fee + \$4,000.00 Deposit

Developers Extension Agreement Variable Deposit is Required

Environmental Review

Residential \$2,500.00 + Consultant Fees + \$5,000.00* Deposit
(30 Units or More)

Residential Multi-Family \$3,500.00 + Consultant Fees + \$7,500.00 Deposit
(200 Units or Greater)

Commercial/Industrial \$2,500.00 + Consultant Fees + \$5,000.00* Deposit
(30,000 Square Feet or Greater)

Fill/Excavation \$1,000.00 + Consultant Fees + \$3,000.00 Deposit
(1,000 Square Feet or Greater)

Critical Area Study Review \$500.00 + Consultant Fees + \$1,000.00 Deposit

Habitat Management Plan Review \$500.00 + Consultant Fees + \$1,000.00 Deposit

Fireworks Permits

Fireworks Stand \$100.00 Fee

Forest Practices Permits

Permit Review \$200.00 + \$200.00 per Acre

Forest Practice Permit Application Fee \$200.00 + \$200.00 per Acre

Conservation Options Harvest Subdivision Approval Review Fee \$200.00 + \$200.00 per Acre

Review Fee to Lift FPA Moratorium \$200.00 + \$200.00 per Acre

Inspection Fee \$200.00 + \$400.00 per Acre

Impact Fees

Parks Mitigation \$230.00 per ERU

School Mitigation No Charge

Traffic Mitigation \$2,500.00 per ERU

Master Signage Plan

Application + Review Fee \$500.00

Permit Fee \$250.00 Fee + \$150.00 Deposit

Sign Permits

Application and Permit Fee \$100.00



Miscellaneous Actions/Items

Zoning Interpretation.....\$100.00 Fee

Zoning Text Amendment \$1,000.00 Deposit

Miscellaneous engineering reviewStaff Consultant Hourly Wage + Estimated Hours
(e.g., storm drainage plans for single family residential and duplexes)

Miscellaneous Research or other Staff TimeStaff Consultant Hourly Wage + Estimated Hours

Temporary Permits \$50.00 Fee + \$50.00 Deposit

Wireless Communication Facility.....\$2,000.00 Fee

Official Site Plans

Official Site Plan: Planned Residential Development (PRD), Residential Condominium, or
Manufactured or Mobile Home Park..... \$2,500.00 Fee + \$5,000.00 Deposit

Permit Extension\$250.00 Fee

Pre-Application Review & Meetings

Initial Pre-Application Review & One Hour Meeting.....\$500.00 Fee

Subsequent Pre-Application Review & Meetings..... Staff Rate 15% Admin. Charge

Reconsideration of Decision

Hearing Examiner..... \$250.00 Fee + \$2,500.00 Deposit

City Council \$100.00 Fee + \$1,200.00 Deposit

Review of Other Studies

Review of Requested Studies..... \$100.00 per Study Fee + \$125.00 per Study Deposit*
(Other than those listed)

Shoreline Development Permit

Conditional Use \$500.00 Fee + \$1,500.00 Deposit

Exemptions..... \$500.00 Fee + \$1,000.00 Deposit

Substantial Development..... \$750.00 Fee + \$2,000.00 Deposit

Variance \$500.00 Fee + \$1,000.00 Deposit



Special Event Permit Fees & Deposits

Half Day Event (4 Hours or Less)..... \$25.00 Application Fee
Public Works Deposit (\$)¹.....\$50.00 Maximum²
Police Services Deposit (\$)¹.....Police Fees

All Day Event (4 Hours or More)..... \$50.00 Application Fee
Public Works Deposit (\$)¹.....\$50.00 Maximum²
Police Services Deposit (\$)¹.....Police Fees

¹ If the actual costs for city services and equipment provided for the special event is less than the deposit, the city shall refund the difference to the applicant/sponsor. If the actual cost for city services and equipment is greater than the deposit, the city shall bill and the applicant/sponsor is required to pay the difference.

² Deposit amount may vary depending upon estimate of Public Works/Police staff time and equipment required to adequately provide city services for event.

Subdivisions (Preliminary Review)

Preliminary Short Subdivision..... \$1,000.00 Fee + \$4,000.00 Deposit
Preliminary Long Subdivision.....\$10,000.00 Fee + Hearing Examiner
& Consultants Costs
Preliminary Construction Drawing Review Actual Engineering/Planning Review Costs
Preliminary Construction Inspections.....Fee Varies – Typically 2.5% of Estimated
Construction Costs +\$3,000.00 Deposit

Vacations of:

Right-of-Way..... \$500.00 Fee + \$750.00 Deposit
Subdivisions..... \$500.00 Fee + \$750.00 Deposit

Variance

Hearing Examiner Review & Approval..... \$500.00 Fee + \$3,000.00 Deposit

* = City Contract Consultant Review of Application (when required)





Utility Charges

Inside Utilities - SEWER

The City of Granite Falls does own its own water and wastewater utilities. The following are fees for various services, actions, permits and violations, regarding sewer utility services and regulations under Title 13 GPMC, shall be listed in the following section.

Schedule of Sewer Service Rates, Fees and Fines

Sewer Disconnect Inspection – Capping.....\$100.00 Fee

Sewer Re-Connecting.....\$200.00 Fee

Sewer – Private Seage Disposal -\$100.00 Each
Permit & Application (septic)

Side Sewer Inspection/Modification Permit Fee \$250.00 Each – Includes Camera
Inspection Prior to Final

Side Sewer Inspection for new services or modified services such as an existing side sewer servicing a building where such modification or addition is done entirely on private property. Charge is per connection.

Sewer Stub Fee

Costs and expenses incident to the installation, connection and disconnection of the building sewer shall be borne by the owner.

Illegal Connections to City Sewer System..... \$20.00 Fine per Day

Sewer General Facility Connection Charges (GFC)

Residential/ DADU (Detached Accessory Dwelling Unit).....\$13,899.00 per ERU..... \$13,899.00
per ERU

AADU (Attached Accessory Dwelling Unit) connecting to existing structure plumbing.....50% of the residential rate

Commercial & Industrial \$13,899.00 per ERU + \$1,000.00 for each additional unit
created through tenant improvements



ERU count for Commercial/Industrial properties shall be determined by water meter size per American Waterworks Associations Standards as Follows:

5/8" - 3/4" Meter = 1 ERU

1" Meter = 2.5 ERU

1.5" Meter = 5 ERU

2" Meter = 8 ERU

3" Meter = 16 ERU

4" Meter = 25 ERU

**The City Manager may reduce the charge for commercial connections up to 25% from the amount calculated for facts related to the discharge quantities and quality for the applicable property and use.*

Local Facility Charges (LFC) SEWER (Charges in addition to GFC per ERU)

Westside LFC Hook Up Fee (Suncrest LS) \$3,785.00 per ERU

Smoots Latecomer Fee: (see Exhibit B) \$2,372.30 per ERU

Trinity Latecomer Fee: (see Exhibit B)

Area A..... \$3,274.16 per ERU

Area B..... \$1,056.04 per ERU

Monthly Sewer Service Rate (ERU) = Equivalent Dwelling Unit

Residential Uses \$81.00 per ERU Effective 01/01/2023

Commercial & Industrial

Residential rate per ERU, minimum of two ERU's -as listed above for the first 1,000 ft³ of water consumption/unit plus \$3.83 per 100 ft³ (or part thereof) of water consumption per unit over 1000 ft³

Commercial (unmetered) Self-Serve Car Wash 1 Residential ERU per Wash Bay

Senior/Disabled Discount \$56.70 per ERU effective 01/01/2023

\$51.80 per ERU effective 04/01/2018



\$49.00 per ERU effective 05/01/2017

Sewer Service – Commercial & Industrial Consumption Overage Charge Methodology

\$3.83 per 100 ft³ (or part thereof) of water consumption per unit over the 1000ft³ allowance in a one-month period.

Water meters are read monthly. Consumption charges are calculated based on one (1) month of usage. Accounts are charged for overage based on the actual monthly consumption over the 1000ft³ allowance.

Lien Fee..... County Fee + \$60.00

The fee for filing/releasing liens shall include the cost set by the Snohomish County Auditor's Office plus the city administrative fee

Collection of Delinquent Accounts

The fee shall be set by the collection agency

Foreclosure\$2,500.00 Fee
(Attorney and Administrative Fees)



Granite Falls Wastewater Facility



Inside Utilities - WATER

The City of Granite Falls does own its own water and wastewater utilities. The following are fees for various services, actions, permits and violations, regarding water utility services and regulations under Title 13 GPMC, shall be listed in the following section.

Schedule of Water Service Rates, Fees and Fines

Water Service Fee – Monthly – Senior/Disabled Discount

5/8" Meter Size

Per unit monthly base fee (500 ft³ included).....\$23.45 Fee

Per 100ft³ per month in excess of 500 ft³\$2.38 Fee

Additional unit monthly base fee\$14.56 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$2.38 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee

Water Service Fee – Monthly Metered Users

5/8" Meter Size

Per unit monthly base fee (500 ft³ included).....\$33.50 Fee

Per 100ft³ per month in excess of 500 ft³\$3.40 Fee

Additional unit monthly base fee\$20.80 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$3.40 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee



1" Meter Size

Per unit monthly base fee (900 ft ³ included).....	\$44.10 Fee
Per 100ft ³ per month in excess of 900 ft ³	\$3.40 Fee
Additional unit monthly base fee	\$20.80 Fee
(Includes 400 ft ³ per month per additional unit)	
Per 100ft ³ in excess of amount included in base.....	\$3.40 Fee
(As determined by the number of units)	
Surcharge	\$2.00 Fee

1 ½" Meter Size

Per unit monthly base fee (2900 ft ³ included).....	\$84.09 Fee
Per 100ft ³ per month in excess of 2900 ft ³	\$3.40 Fee
Additional unit monthly base fee	\$20.80 Fee
(Includes 400 ft ³ per month per additional unit)	
Per 100ft ³ in excess of amount included in base.....	\$3.40 Fee
(As determined by the number of units)	
Surcharge	\$2.00 Fee

2" Meter Size

Per unit monthly base fee (5400 ft ³ included).....	\$157.93 Fee
Per 100ft ³ per month in excess of 5400 ft ³	\$3.40 Fee
Additional unit monthly base fee	\$20.80 Fee
(Includes 400 ft ³ per month per additional unit)	
Per 100ft ³ in excess of amount included in base.....	\$3.40 Fee
(As determined by the number of units)	
Surcharge	\$2.00 Fee



3" Meter Size

Per unit monthly base fee (12500 ft³ included).....\$338.42 Fee

Per 100ft³ per month in excess of 12500 ft³\$3.40 Fee

Additional unit monthly base fee\$20.80 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$3.40 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee

4" Meter Size

Per unit monthly base fee (12500 ft³ included).....\$465.87 Fee

Per 100ft³ per month in excess of 12500 ft³\$3.40 Fee

Additional unit monthly base fee\$20.80 Fee
(Includes 400 ft³ per month per additional unit)

Per 100ft³ in excess of amount included in base.....\$3.40 Fee
(As determined by the number of units)

Surcharge\$2.00 Fee

Out of Town Customers

5/8" Meter Size

Per unit monthly fee\$43.07 Fee

Per 100ft³ per month in excess of 500 ft³\$3.40 Fee

Additional 400 ft³ when in excess of initial 500 ft³\$20.80 Fee

Surcharge\$2.00 Fee



Water Service – Residential, Commercial & Industrial Consumption Overage Charge Methodology

Water meters are read monthly. Consumption charges are calculated based on one month of usage. Accounts are charged for overage based on the actual monthly consumption over the 500 ft³ allowance.

City System Water Connection Fee/General Facility Charge

Single-Family Residential Dwelling Unit <u>including DADU</u> (<u>Detached Accessory Dwelling Unit</u>) –	
1 ERU	\$4,500.00
Multi-Family Residential Dwelling Unit <u>including AADU</u> (<u>Attached Accessory Dwelling Unit</u>) –	
0.778 ERU	\$3,501.00

Commercial/Industrial:

1 ERU = 5/8" Meter	\$4,500.00
2.5 ERU = 1" Meter	\$11,250.00
5 ERU = 1.5" Meter	\$22,500.00
8 ERU = 2" Meter	\$36,000.00

Snohomish County PUD #1 General Facility Charge = 5/8" Meter..... \$3,645.00*

Multi-Family Residential Dwelling Unit– 0.778 ERU \$2,835.81*

* = 5/8" Meter only. Current fee as of April 2017

Please Note: PUD GFC charge is in addition to the City's GFC Charge and both must be paid in full prior to permit issuance.

The General Facility Charge for 2 connections requiring meters larger than 2-inch shall be determined on a case-by-case basis.

Local Facility Charges (LFC) WATER

(Charges in addition to GFC per ERU)

Westside LFC Hook Up Fee (see Exhibit C)

Section 1:.....	\$115.70 per Front Foot
Section 2:.....	\$511.00 per ERU
Section 3:.....	\$774.00 per ERU

Trinity Latecomer Fee: (see Exhibit B)

Area A.....	\$2,010.67 per ERU
Area B.....	\$639.76 per ERU



Water Service Inspection Fee \$100.00

Water service inspection for new services or modified services, such as existing water service servicing a building where such modification or addition is done entirely on private property. Charge is each connection.

Water Meter Drop Fees

5/8"	\$400.00
1"	\$562.00
1.5"	\$1,036.00
2"	\$1,362.00

Metered Hydrant Use

Meter and backflow preventer installation..... \$400.00

(Includes initial 500 ft³ of water)

Per 100ft³ \$3.40

Late Payment Charge

If the monthly water/sewer service charge is not received by the City on or by 15 days after the current utility bill due date, there will be a \$15.00 late fee charge on the current month's outstanding charges.

Water Reconnect/Reinstatement Fee

When water service is disconnected\$75.00 Fee per Ordinance No. 777-09

Lien Fee..... County Fee + \$60.00

The fee for filing/releasing liens shall include the cost set by the Snohomish County Auditor's Office plus the city administrative fee

Collection of Delinquent Accounts

The fee shall be set by the collection agency

Set Up Fee For New Utility Accounts..... \$50.00

Foreclosure\$2,500.00 Fee

(Attorney and Administrative Fees)





Outside Utilities

The City of Granite Falls does not own or operate the local electric, gas or solid waste services. Please contact the appropriate utility for any development charges and rates:

Electric..... Snohomish County Public Utility District No. 1

Gas..... Puget Sound Energy

Garbage/Recycling/Yard Waste Waste Management NW



Miscellaneous Fees and Charges

Fees for those services not specifically listed below, that in the determination of the Finance Director should be charged, shall be established by the Finance Director to recover the reasonable costs of providing the service. When applicable, the current State Sales tax in effect shall be charged.

General Charges

Duplication of Public Records

In-House Copying of City Documents for Public.....	.20¢ per page
Unified Development Code.....	\$35.00 Full Document
Comprehensive Plan	\$35.00 Full Document
Public Works Standards – Development Guidelines	\$35.00 Full Document
Land Use “Permit Process” User’s Manual.....	\$25.00 Full Document
Landscape Requirements.....	\$25.00 Full Document
In-House Copying of City Documents to PDF when Original Document is not in PDS Format20¢ per page
In-House Duplication of City Documents to CD, such as Comprehensive Plan, Granite Falls Municipal Code, etc.....	\$6.00 per CD
Documents or CD printed by Outside Party	Actual Costs to Reproduce
Maps – Duplication of Maps less than 11” X 17”	\$2.50 each
Maps – Duplication of Maps greater than 11” X 17”	\$6.50 each
Colored Zoning Map – 11” X 17”	\$5.50 each
Special requests for plotted maps, aerials, plans, etc.	\$13.00 each
CD Recording of Meeting..... (Duplicated by Staff)	\$6.00 per CD
CD Recording of Meeting..... (Duplicated by Outside Party)	Actual Cost to Reproduce
Color Photos.....	.50¢ per page
Duplication of all other types of city media (i.e. photographs, audio/video tapes, blueprints) shall include the cost of duplication, postage/delivery costs and actual staff time.	



Faxing.....\$3.00 for complete document

Facility Use Fees (Civic Center)

Damage Deposit.....\$200.00 per event

Usage Rate:

Part Day.....\$94.00 per hour (3 hour minimum)

Full Day.....\$750.00 total

Fire Department Life Safety Inspections \$80.00 per hour

Mailing

Mailing Container/EnvelopeActual Costs

Postage..... Actual Rate

Nonsufficient Check Fine-NSF (in payment of City services)..... \$35.00 fee

Notary Services

Non-City Business \$15.00 per document

City BusinessNo Charge

Passports

Passport Book Cover\$10.00 each

Foreign Photograph\$30.00 each

U.S. Passport Photograph\$20.00 each

Passport Execution (Acceptance) Fee.....\$35.00 each

Passport Book Execution (Acceptance) Fee.....\$35.00 each

Passport Book & Card Execution (Acceptance) Fee.....\$35.00 each



Permitium

Concealed Weapons Applications \$5.00 fee

Other Fingerprint Applications \$5.00 fee

Credit Card Fee \$0.30 plus 3.3% per transaction

Police Reports..... Per current Snohomish County Sheriff Office fee schedules



Exhibit B
Reimbursement Area Assessment Map
Smoots Latecomer Fee (SEWER)

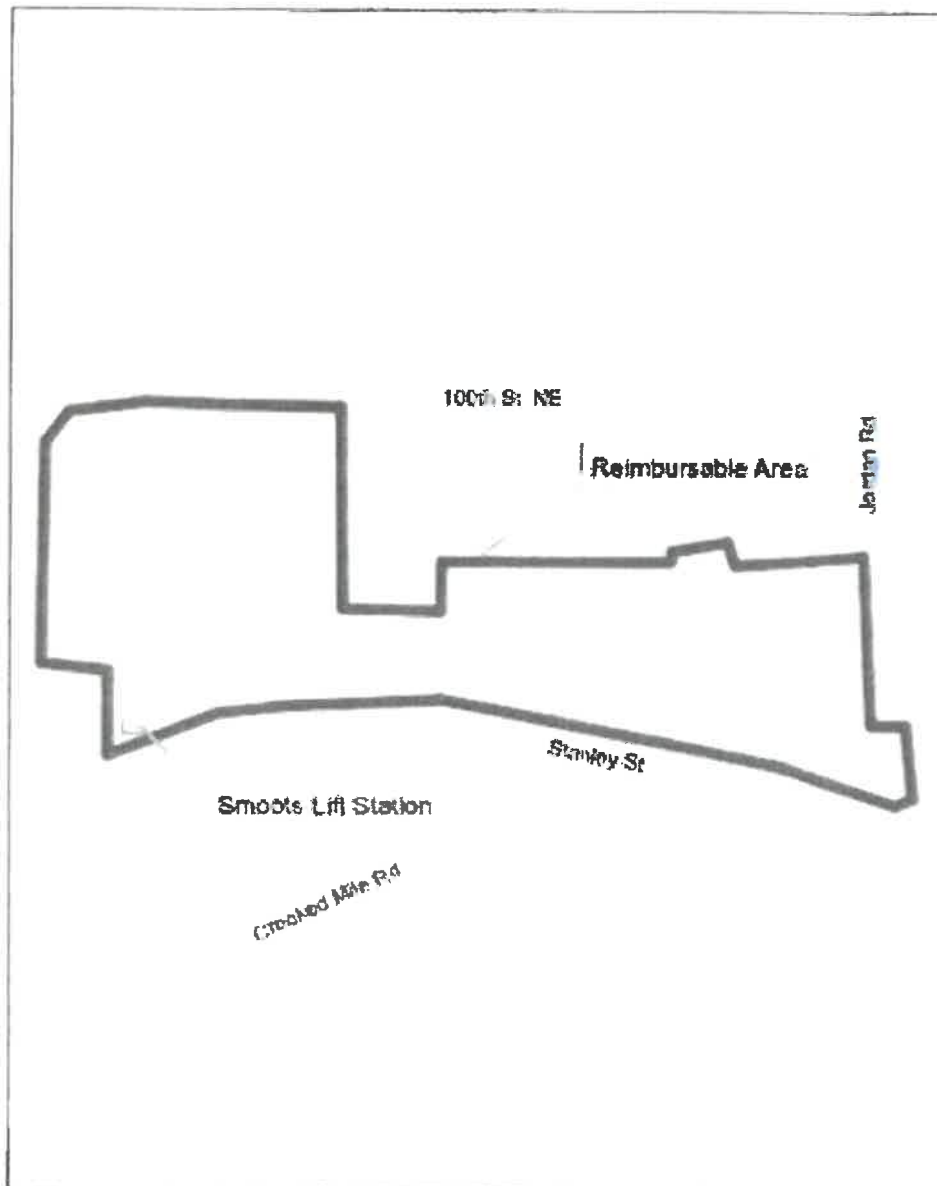




Exhibit B
Reimbursement Area Assessment Map
Trinity Latecomer Fee (SEWER)

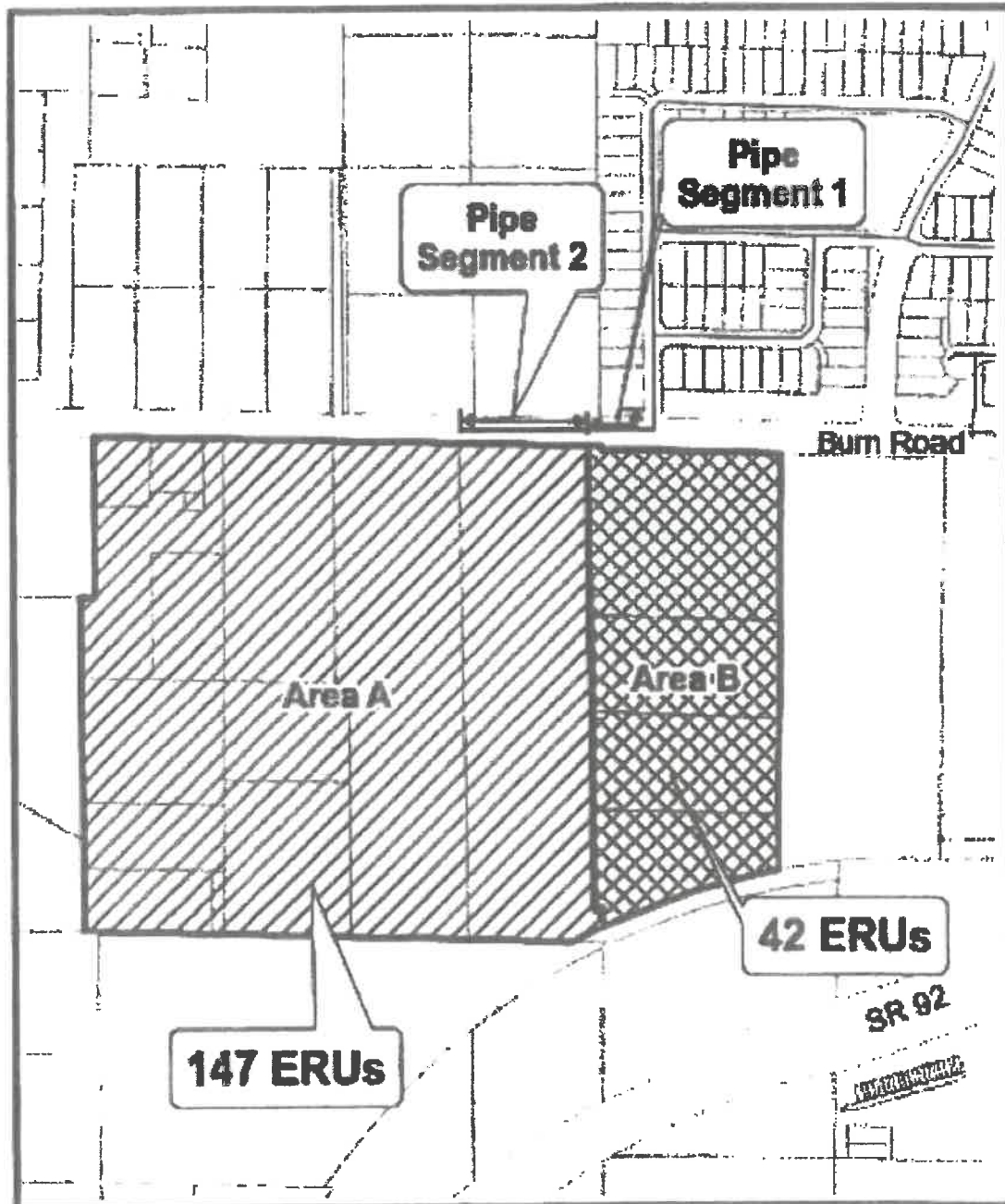
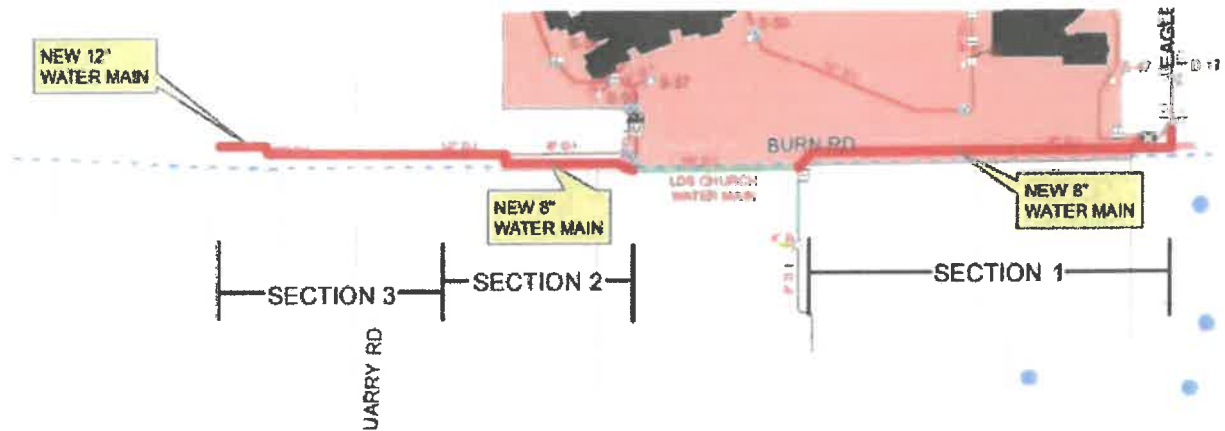




Exhibit C
Reimbursement area
Westside LFC hook up fee





CITY COUNCIL AGENDA BILL

Subject: AB 029-2024 Consideration of
Adoption or Ordinance No. 1049-2024
, Adopting the 2021 International
Building Codes

Meeting Date: March 6, 2024

Date Submitted: February 23, 2024

Originating Department: Deputy City Manager

Action Recommended:

Consideration of Adoption of
Ordinance No. 1049-2024

Exhibits:

Clearances:

☐ City Manager

☐ Police

☐ Public Works

☐ Attorney

Budgeted Amount:

☐ Engineering

☒ Planning

☒ Other: City Clerk

Summary Statement:

The State Building Code Council voted on September 15, 2023, to delay the effective date of the 2021 Washington State codes. The new code effective date will be **March 15, 2024**. The previous effective date was October 29, 2023 and July 1, 2023 respectively.

Background:

The City Clerk, Planner, Building Official Tim Nordtvedt and City Attorney Thom Graafstra all worked together to incorporate the changes of the 2021 International Building Codes into Ordinance No. 1049-2021.

This ordinance will adopt the following codes:

- ♦ 2021 International Building Code (IBC)
- ♦ 2021 International Residential Code
- ♦ 2021 International Existing Building Code
- ♦ 2021 International Property Maintenance Code
- ♦ 2021 International Mechanical Code
- ♦ 2021 Uniform Plumbing Code

- ◇ 2021 International Fuel Gas Code
- ◇ 2021 International Swimming Pool & Spa Code
- ◇ 2021 International Fire Code
- ◇ 2021 Washington State Residential Energy Code and Amendments

Recommended Motion:

1) Motion to adopt Ordinance No. 1049-2024, an Ordinance of the City of Granite Falls, Washington, amending Title 15 of the Granite Falls Municipal Code, adopting the 2021 Amendments to the State Building Codes, establishing penalties for noncompliance and providing for severability and effective date.

**CITY OF GRANITE FALLS
ORDINANCE NO. 1049-2024**

**AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON,
AMENDING TITLE 15 OF THE GRANITE FALLS MUNICIPAL CODE
ADOPTING THE 2021 AMENDMENTS TO THE STATE BUILDING
CODES; ESTABLISHING PENALTIES FOR NONCOMPLIANCE AND
PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.**

WHEREAS, Washington statutes require all jurisdictions in the state to adopt by reference and enforce the Building Code throughout Washington; and

WHEREAS, The state legislature has traditionally adopted a family of building codes, collectively recognized as the state building code, to regulate all types of building construction throughout the state.

WHEREAS, The state Building Code Council regularly monitors and updates the state building code. The state building code is codified in chapter 19.27 RCW and further regulated under title 51 of the Washington Administrative Code; and

WHEREAS, Pursuant to RCW section 19.27.031, the city is required to adopt the provisions of the state building code, as amended by the state Building Code Council from time to time, with limited ability to make exceptions; and

WHEREAS, The Building Code Council recently amended the state building code to incorporate 2021 amendments to the code. These amendments take effect March 16, 2024; and

WHEREAS, It is appropriate to update the city's building code regulations to be consistent with the amended state building code; and

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

Section 1. Title 15 of the Granite Falls Municipal Code is hereby amended by adopting the 2021 Amendments to the State Building Code, which revised version is set forth in the attached Exhibit A and is incorporated herein by this reference.

Section 2. 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 thereof 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 shall take effect March 16, 2024.

ADOPTED by the City Council and APPROVED by the Mayor this 6th day of March, 2024.

CITY OF GRANITE FALLS

By _____
Matthew Hartman, Mayor

ATTEST:

By _____
Darla Reese, MMC, City Clerk

APPROVED AS TO FORM:

By _____
Thom H. Graafstra, City Attorney
Emily Guildner, City Attorney

Date of First & Last Reading:

Date of Publication:

Effective Date:

Chapter 15.02 BUILDING CODE

Sections:

- 15.02.010 International Building Code (Chapter 51-50 WAC).
- 15.02.020 Inspections and fees.
- 15.02.030 Building valuation costs.
- 15.02.040 Board of appeals/adjustment/Hearing Examiner.
- 15.02.050 International Residential Code (Chapter 51-51 WAC).
- 15.02.060 International Existing Building Code.
- 15.02.070 International Property Maintenance Code.
- 15.02.080 International Mechanical Code (Chapter 51-52 WAC).
- 15.02.090 Uniform Plumbing Code (Chapter 51-56 WAC).
- 15.02.100 International Fuel Gas Code.
- 15.02.110 International Swimming Pool and Spa code.
- 15.02.120 International Fire Code (Chapter 51-54 WAC).
- 15.02.130 Reserved
- 15.02.140 Reserved
- 15.02.150 Washington State Residential Energy Code (Chapter 51-11 WAC).
- 15.02.160 Documents available for public inspection.
- 15.02.170 Enforcement and Penalties.
- 15.02.180 Civil Fines.

15.02.010 International Building Code (Chapter 51-50 WAC).

The International Building Code, 2021 2018 Edition, as published by the International Code Council, together with Appendix E, together with all Washington State amendments as contained in Chapter 51-50 WAC, and together with the applicable references to the National Fire Protection Association (NFPA), current edition and as amended, is hereby adopted as modified by GPMC 15.02.020, 15.02.030, and 15.02.040, and below in this section.

Section 105.2 shall be revised to add the following items:

#14. Platforms not more than 30 inches above the grade and not over any basement or story below.

#15. Replacement of nonstructural siding on IRC structures except for veneer, stucco, or exterior finish and insulation systems (EIFS).

#16. In-kind window replacement for IRC structures where no alteration of structural members is required and which the window U values meet the prescriptive requirements within the Washington State Energy Code.

#17. Job shacks that are placed at a permitted job site during construction may be allowed on a temporary basis and shall be removed upon final approval of construction.

#18. In-kind reroofing of one and two family dwellings provided roof sheathing is not removed or replaced.

Section 105.3.2 shall be revised as follows:

1. Applications for which no permit is issued within 18 months following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with state law.

2. Applications may be cancelled for inactivity, if an applicant fails to respond to the department's written request for revisions, corrections, actions or additional information within 90 days of the date of request. The building official may extend the response period beyond 90 days.

Section 105.5 shall be revised as follows:

Time limitation on building permits:

1. Every permit issued shall expire two years from the date of issuance. The building official may approve a request for an extended expiration date where a construction schedule is provided by the applicant and approved prior to permit issuance.

2. Every permit that has been expired for one year or less may be renewed for a period of one year for an additional fee as long as no changes have been made to the originally approved plans. For permits that have been expired for longer than one year, a new permit must be obtained and new fees paid. No permit shall be renewed more than once.

15.02.020 Inspections and fees.

All building and other construction code permit fees and charges under this title shall be as established by resolution of the city council.

15.02.030 Building valuation costs.

Permit fees shall be based on building valuation costs from the most current issue of Building Safety Journal as published by the International Code Council

15.02.040 Board of appeals/adjustment/hearing examiner.

(A) Should any code adopted in this chapter provide for an appeal to a board of appeals or board of adjustment, the city of Granite Falls hearing examiner shall serve as the board of appeals or board of adjustment. The decision of the hearing examiner shall be final subject to only (1) an appeal to the Building Code Council where the adopted code provides for such appeal, or (2) an appeal to the Snohomish County superior court in accordance with the Land Petition Act in all other instances.

(B) Whenever the city manager or his designee disapproves of an application or refuses to grant a permit applied for under the codes adopted by this chapter, or when it is claimed that the provisions of the International Fire Code do not apply or that the true intent and meaning of the International Fire Code have been misconstrued or wrongly interpreted, the applicant may appeal such decision to the hearing examiner. Appeals shall be submitted and filed with the city clerk within 10 working days after said decision.

(C) The board of appeals/adjustment created pursuant to this section shall serve as the board of appeals/adjustment for all building and construction-related codes adopted in this chapter.

15.02.050 International Residential Code (Chapter 51-51 WAC).

The International Residential Code, 2021 2018 Edition, as published by the International Code Council, together with all Washington State amendments as contained in Chapter 51-51 WAC, is hereby adopted as modified by GPMC 15.02.020, 15.02.030, and 15.02.040.

15.02.060 International Existing Building Code.

The International Existing Building Code, 2021 2018 Edition, as published by the International Code Council, is hereby adopted.

15.02.070 International Property Maintenance Code

The International Property Maintenance Code 2021 2018 Edition as published by the International Code Council is hereby adopted.

15.02.080 International Mechanical Code (Chapter 51-52 WAC).

The International Mechanical Code, 2021 2018 Edition, as published by the International Code Conference, together with all Washington State amendments as contained in Chapter 51-52 WAC, is hereby adopted.

15.02.090 Uniform Plumbing Code (Chapter 51-56 WAC).

The Uniform Plumbing Code, 2021 2018 Edition, as published by the International Association of Plumbing and Mechanical Officials, together with all Washington State amendments as contained in Chapter 51-56 WAC, is hereby adopted, except that Table 1-1; Chapter 11 Storm Drainage; and Chapter 12, Fuel Gas Piping and Chapter 16, Gray Water Systems are not adopted. The Uniform Plumbing Code Standards (Appendix 1), 2015 Edition, together with all Washington State amendments contained in Chapters 51-56 and 51-57 WAC, are hereby adopted.

15.02.100 International Fuel Gas Code.

The International Fuel Gas Code, 2021 2018 Edition, as published by the International Code Council, is hereby adopted.

15.02.110 International Swimming Pool and Spa Code.

The design and construction of swimming pools, spas and other aquatic recreation facilities shall comply with the International Swimming Pool and Spa Code where the facility is one of the following:

- (A) For the sole use of residents and invited guests at a single-family dwelling;
- (B) For the sole use of residents and invited guests of a duplex owned by the residents;
- (C) Operated exclusively for physical therapy or rehabilitation and under the supervision of a licensed medical practitioner.

All other "water recreation facilities" as defined in RCW 70.90.110 are regulated under Chapters 246-260 and 246-262 WAC.

15.02.120 International Fire Code (Chapter 51-54 WAC).

(A) The International Fire Code, ~~2021~~ 2018 Edition, together with Appendices A, B, C, E, F, and G, and together with all Washington State amendments as contained in Chapter 51-54 WAC, is hereby adopted with amendment as provided in subsection (B) below, except that International Fire Code Section 903.2.6 is hereby amended to include B occupancies.

(B) The International Fire Code, 2021 ~~2018~~ Edition, is hereby amended to define certain terms used in the International Fire Code as follows:

- (1) "Municipality" or "jurisdiction" shall mean the city of Granite Falls.
- (2) "Fire chief" or "administrator" shall mean the City Manager or his designee.
- (3) "Corporation counsel" shall mean the city attorney.
- (4) "Fire marshal" and "fire inspector" shall refer to the Snohomish County fire marshal and inspectors in the employ of Snohomish County and acting under authority of contract/interlocal agreement between the city of Granite Falls and Snohomish County.

(C) The fire marshal and the fire inspector are hereby designated and have authority to enforce the administrative, operational and maintenance provisions of the fire code on conditions and operations arising after the adoption of the ordinance codified in this chapter, and on existing conditions and operations.

(D) Annual Fire Inspection and Associated Fees or Costs.

(1) The following businesses and occupancies are subject to annual inspection for compliance and shall comply with the International Fire Code as adopted by the city:

- (a) All businesses requiring a business license under the city code (GFMC Title 5) in the following zones:
 - (i) The downtown residential (DT-2,500) zone, GFMC 19.03.070;
 - (ii) The multiple residential (MR) zone, GFMC 19.03.080;
 - (iii) The central business district (CBD) zone, GFMC 19.03.090;
 - (iv) The general commercial (GC) zone, GFMC 19.03.100;
 - (v) The heavy industrial (HI) zone, GFMC 19.03.110;
 - (vi) The light industrial (LI) zone, GFMC 19.03.120; and
 - (vii) The industrial/retail (IR) zone, GFMC 19.03.130; and

(b) Any “multiple-family dwelling” as defined in GFMC 19.02.130, regardless whether a business license is required, and regardless of zone, but so long as it consists of at least three dwelling units. As to such a multiple-family dwelling, the inspection will be as to the common areas, but not as to the individual dwelling unit(s).

(2) Such businesses and occupancies shall be assessed a fee as established by resolution of the city council to defray the cost of such inspection and any reinspections.

(3) Annual Inspection Program.

(a) The initial annual inspection program will be implemented in 2015 and continue yearly thereafter.

(b) All designated businesses and occupancies are intended to be inspected initially before the end of each calendar year.

(E) Right of Inspection and Warrant.

(1) Whenever it is necessary to make an inspection to enforce the provisions of the International Fire Code (the “fire code”), or whenever the fire marshal or fire inspector has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of the fire code which make the building or premises unsafe, dangerous or hazardous, the fire marshal or fire inspector shall have the authority to enter the building or premises at all reasonable times to inspect and perform the duties imposed upon the fire marshal or fire inspector by the fire code. If such building or premises is occupied, the fire marshal or fire inspector shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the fire marshal or fire inspector shall make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the fire marshal or fire inspector has recourse to every remedy provided by law to secure entry.

(2) When the fire marshal or fire inspector has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care, or control of the building or premises shall not fail or neglect, after proper request is made, to permit entry therein for the purpose of inspection and examination pursuant to the fire code.

(F) Enforcement Authority. The fire marshal or fire inspector may issue warning notices, citations, notices of violation as provided by this chapter and as a city designated official under Chapter 19.04 GFMC. The fire marshal or fire inspector shall maintain a record of each inspection made, all notices, citations, notices of violation and enforcement actions. The fire marshal shall annually report to the city council concerning the fire inspection system of the city.

15.02.130 Reserved

15.02.140 Reserved

15.02.150 Washington State Residential Energy Code (Chapter 51-11 WAC).

The most current version of the Washington State Residential Energy Code, contained in Chapter 51-11 WAC, is hereby adopted. [Ord. 913 § 1 (Exh. A), 2016.]

15.02.160 Documents available for public inspection.

The codes, appendices, and standards adopted in this chapter shall be filed with the city clerk and a copy thereof made available for use and examination by the public pursuant to RCW 35A.12.140.

15.02.170 Enforcement and penalties.

(A) Any person who shall violate any of the provisions of this chapter or the codes or standards adopted herein or fail to comply therewith, or who shall violate or fail to comply with any order made hereunder, or who shall build in violation of any statement of specifications or plans submitted and approved hereunder, or any certificate or permit issued hereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the hearing examiner or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$5,000 or by imprisonment for not more than one year or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or allow it to continue. Each day that a prohibited condition, violation or noncompliance is maintained shall constitute a separate offense subject to a separate fine.

(B) At the discretion of the building official, a penalty arising under subsection (A) of this section may be treated and enforced as a civil penalty in accordance with GPMC 15.02.180.

(C) The application of any monetary penalty shall not prevent an order or injunction for removal of any prohibited condition(s) or cessation of any violation(s) or noncompliance. All persons shall be required to timely correct or remedy violations, defects or noncompliance with this chapter.

15.02.180 Civil fines.

(A) Authority. A person who violates any provision of this chapter, and/or who fails to obtain any necessary permit, and/or who fails to comply with a regulatory order after notice thereof, shall be subject to a civil fine.

(B) Amount. A civil fine shall not exceed \$1,000 for each violation. Each separate event, action or occurrence shall constitute a separate violation. Each day a violation continues without correction shall constitute a separate violation. Fines imposed under this section shall continue to accrue until the violation is dismissed or remedied.

(C) Notice. A civil fine shall be imposed by a written notice, and shall be effective when served or posted as set forth in subsection (E) of this section. A civil fine may be imposed as part of a regulatory order or as a separate matter. If a civil fine is imposed as a separate matter, the city manager or his designee shall issue a written notice describing the date, nature, location, and act(s) comprising the violation, the amount of the fine, the authority under which the fine has been issued, and how the fine may be appealed.

(D) Collection. Civil fines shall be immediately due and payable upon issuance and receipt of a regulatory order or a notice of civil fine. Subsequent accrual of fines under subsection (B) of this section shall be due and payable upon such accrual. If remission or appeal of a regulatory order or notice of civil fine is timely sought, fines shall continue to accrue until issuance of a decision on such remission or appeal by the city council. If a civil fine remains unpaid 30 days after it becomes due and payable, the city manager or his designee may take actions necessary to recover the fine, including judicial enforcement or assignment for collection. Civil fines shall be paid into the city's general fund when received.

(E) Application for Remission. Any person to whom a notice of civil fine has been issued may apply in writing to the city manager or his designee for remission of the fine. Such application which shall concisely state the reasons justifying such remission shall be filed with the city clerk within five days of the effective date of said notice. The notice of the civil fine shall be deemed effective when posted at the location of the violation, and/or delivered to a suitable person at the location, and/or delivered by mail or otherwise to the owner and/or other person having responsibility for the location. The city manager or his designee shall issue a written decision on the application within five days of receipt. A fine may be remitted in whole or in part only upon a demonstration by the applicant of extraordinary circumstances and a determination by the city manager or his designee that the fine was excessive or unwarranted under the circumstances.

(F) Appeal. A notice of civil fine may be appealed to the hearing examiner by posting an appeal fee of \$250.00, if allowed by law, and delivering for filing with the city clerk a written request for an appeal containing the following:

- (1) The name and address of appellant.
- (2) A complete copy of the decision being appealed.
- (3) The name of the body to whom the appeal is directed.
- (4) A concise statement of appellant's interest and standing in the appeal.
- (5) A concise explanation describing the specific reasons why the appellant believes the decision to be wrong.
- (6) The desired outcome of the appeal and/or changes to the recommendation or decision.

(G) Administrative Appeal Procedure. The city clerk shall notify the city manager, hearing examiner, city attorney, and other appropriate personnel of the filing of every appeal (whether or not timely filed) and shall forward a copy of the appeal to the appeal body to which it is directed, and shall cause the appeal to be placed on the next regular meeting agenda for scheduling purposes. At the regular meeting at which the appeal is noted, the appeal body shall schedule further action on the appeal as necessary and appropriate to hear and resolve the appeal, including, without limitation, study sessions, briefings by staff and/or parties, and argument or hearing dates. The appeal hearing shall be an open record or closed record hearing as appropriate. The appellant shall bear the burden of persuasion by a preponderance of the evidence at the hearing.



CITY COUNCIL AGENDA BILL

Subject: AB 030-2024 Approval of Resolution
2024-02

Meeting Date: March 6, 2024

Date Submitted: March 1, 2024

Originating Department: Deputy City Manager

Action Recommended:

Consideration of Approval
of Resolution No. 2024-02

Clearances:

☒ City Manager

☐ Police

☐ Public Works

☐ Attorney

Exhibits: Resolution 2024-02

& Exhibit A – Purchase and
Sale Agreement

Budgeted Amount:

☐ Engineering

☐ Planning

☐ Other: _____

Summary Statement:

At the city council meeting of February 7, 2024, the city council approved for the city to enter into a purchase and sale agreement for the property located on the north side of Gun Club Road near the Fire District land, adjacent to 20031 Gun Club Rd. for the amount of \$350,000, per the Terms and Conditions of the PSA, and authorized the city manager to sign.

The title company has requested the city also pass a Resolution on this property purchase.

Recommended Motion:

Motion to approve Resolution No. 2024-02, A Resolution of the City of Granite Falls, Washington, approving the purchase and sale agreement, authorizing the delivery of funds to closing, and authorizing the city manager to sign all documents for the city to acquire the property.

CITY OF GRANITE FALLS
Granite Falls, Washington

RESOLUTION 2024-02

**A RESOLUTION OF THE CITY OF GRANITE FALLS, WASHINGTON,
APPROVING THE PURCHASE AND SALE AGREEMENT,
AUTHORIZING THE DELIVERY OF FUNDS TO CLOSING, AND
AUTHORIZING THE CITY MANAGER TO SIGN ALL CLOSING
DOCUMENTS FOR THE CITY TO ACQUIRE THE PROPERTY**

WHEREAS, the City will enter/has entered into a Purchase and Sale Agreement with amendments to acquire property located at 20013 Gun Club Rd. (copies of which are attached); and

WHEREAS, the public interest would be served by the acquisition of this property; and

WHEREAS, the City Council has authority to authorize the City Manager to execute all necessary documents to complete the purchase and to deliver funds to escrow to close;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF GRANITE FALLS, WASHINGTON AS FOLLOWS:**

1) The City Council approves the Purchase and Sale Agreement with amendments attached as Exhibit A and authorizes the City Manager to sign or ratifies his signature.

2) The City Council authorizes the City Manager to deliver the necessary funds to closing and sign all documents necessary for the City to close the purchase to acquire the property identified in Exhibit A under the terms of Exhibit A.

PASSED by the City Council and **APPROVED** by the Mayor this 6th day of March, 2024.

CITY OF GRANITE FALLS

By _____
Matthew Hartman, Mayor

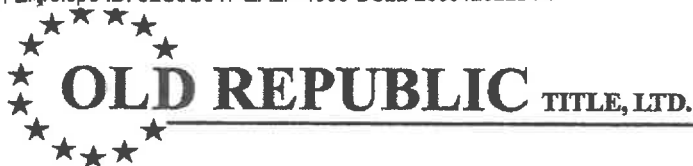
ATTEST:

APPROVED AS TO FORM:

By _____
Darla Reese, City Clerk

By _____
Thom Graafstra, City Attorney

Exhibit A



19020 33rd Avenue W., Suite 360 • Lynnwood WA • 98036 • (425) 776-1970 • FAX (425) 963-4227

ESCROW INSTRUCTIONS GENERAL PROVISIONS

Property Address: 20013 Gun Club Rd
Granite Falls, Washington 98252

Date: February 28, 2024
Escrow No.: 5219025506-AN
Escrow Officer: Ana Newsom

Buyer(s): City of Granite Falls, a Washington municipal corporation
Seller(s): Evolution Properties LLC, a Washington limited liability company

The following general provisions shall apply in this escrow:

1. Deposit and Disbursement of Funds. The parties acknowledge and agree that all funds received in this escrow shall be deposited into an escrow account maintained by the Closing Agent, hereinafter referred to as Escrow Holder, in accordance with the following:

A. Deposited Funds Generally Bear No Interest

All funds received in this escrow will be deposited with other funds from other escrows in one or more escrow trusts accounts in Escrow Holder's name in FDIC insured state or national bank or savings and loan association authorized to do business in the state ("depository institution") selected by Escrow Holder and may be transferred to any other such account or accounts. The parties further acknowledge that the maintenance of such escrow accounts with depository institutions may result in the receipt by Old Republic Title, Ltd. of various bank services, accommodations and/or other benefits from the depository institutions. Old Republic Title, Ltd. or its affiliates may elect to enter into other business arrangements with such depository institutions. All such services, accommodations and other benefits will accrue to Old Republic Title, Ltd. or its affiliates. Escrow Holder will have no obligation to account to the parties for the value of such services, accommodations or other benefits. In addition, the parties hereby acknowledge that deposit insurance by the Federal Deposit Insurance Corporation (FDIC) is subject to limitations.

B. Option for Interest Bearing Account

Funds deposited into escrow shall not earn interest except when required by the state of Washington unless the parties execute instructions specifically directing Old Republic Title, Ltd. to deposit such funds in an interest bearing account. Upon receipt of such fully executed instructions along with an executed Form W-9 from the Depositor, Old Republic Title, Ltd. will place Depositor's initial deposit and any subsequent deposits in an interest bearing account with a licensed state or national bank or savings and loan association that is FDIC insured in the name of Old Republic Title, Ltd. as Trustee for the Depositor under the escrow assigned to this transaction. Until such time as escrow is in a position to disburse or close escrow as provided herein, any accrued interest will be credited to the account of the Depositor herein. Depositor acknowledges that there will be a service charge to the Depositor for the establishment or servicing of said interest bearing account. In addition, the parties hereby acknowledge that deposit insurance by the Federal Deposit Insurance Corporation (FDIC) is subject to limitations.

All disbursements are made by Escrow Holder's check or wire transfer unless otherwise instructed in writing.

The parties acknowledge and agree the disbursement of funds may not take place on the same business day as recordation of the document. While Escrow Holder will diligently attempt to complete all disbursements within one

business day of recordation, the parties acknowledge that recordation may not be completed with sufficient time to meet the established cutoff times for electronic transfer of funds or delivery by overnight mailing, which could result in the accrual of additional interest for any loan payoff.

2. Prorations and Adjustments. The parties acknowledge and agree all prorations and/or adjustments called for in this escrow are to be made on the basis of a 365 day year unless otherwise instructed in writing. At closing, Escrow Holder may adjust estimated amounts and prorations and other items that may change based on the recording date. In all acts relating, but not limited to, fire/hazard insurance, rents and rental deposits, real property taxes, and interest, Escrow Holder shall presume that the information provided to Escrow Holder by the parties to this escrow, or their agent(s), is correct and that insurance premiums have been paid.

3. Recordation of Documents. The parties authorize Escrow Holder to cause the recordation of any documents delivered to escrow, which in the sole discretion Old Republic Title, Ltd. are necessary and proper for the issuance of a Policy or Policies of Title Insurance in connection with this escrow. Escrow Holder is further authorized to collect a Recording Service Fee and all funds required by the applicable governmental agency to record any such documents.

4. Authorization to Furnish Copies. The parties authorize Escrow Holder to furnish copies of these instructions and any supplements thereto, notices of cancellation, and settlement statements to the real estate agent(s), broker(s) and lender(s) in this escrow. The parties further authorize Escrow Holder to provide copies of documents submitted or deposited by a party to any other party as necessary for compliance with Federal and State laws and regulations.

5. Delivery of Non-Recorded Documents. The parties acknowledge and agree that upon close of escrow, documents that are not required to be recorded may be delivered by Escrow Holder by depositing same in the United States Mail, or transmitting by email, addressed to the party entitled thereto, at the mailing address provided to Escrow Holder.

6. Conflicting Instructions. The parties acknowledge and agree that upon receipt of any conflicting instructions (other than cancellation instructions), Escrow Holder is no longer obligated to take any further action in connection with this escrow until further consistent instructions are received from the parties. The parties authorize Escrow Holder to hold all monies and/or instruments in this escrow until otherwise directed, either by the parties' mutual written instructions or by final order of a court of competent jurisdiction. In the event of conflicting claims to any funds or other documents, Escrow Holder shall have the absolute right, at Escrow Holder's discretion, to file an action in interpleader requiring the parties to answer and litigate their several claims and rights amongst themselves. Any such action must comply with the requisite interpleader and earnest money statutes of the State of Washington in this regard.

7. Disclosure. The parties acknowledge and agree Escrow Holder shall have no duty to disclose to any party to this escrow any information, which may come to Escrow Holder's attention concerning this transaction unless specifically requested to do so by any party.

8. Right of Cancellation. This escrow shall be deemed canceled upon Escrow Holder's receipt of any party's instruction to cancel the escrow. The parties acknowledge Escrow Holder then is no longer obligated to take any further action in connection with this escrow until receipt of mutual non-conflicting instructions from the parties. Upon receipt of mutual, non-conflicting instructions regarding the disbursement of funds in the escrow, Escrow Holder shall disburse the funds in accordance with the instructions, less fees and other costs incurred in connection with the escrow. In the absence of non-conflicting instructions regarding the disbursement of funds in the escrow, the parties authorize and instruct Escrow Holder to hold all earnest money funds in accordance with the terms of Paragraph 6 above. However, Escrow Holder may distribute all funds in excess of earnest money to the depositors of the funds or their assignees at Escrow Holder's sole discretion.

9. Entire Agreement. The parties acknowledge and agree these General Provisions and the escrow instructions received and accepted by Escrow Holder shall be the whole and only agreement between the parties and Old Republic Title, Ltd. regarding the obligations of Escrow Holder to complete this escrow and shall supersede and

cancel any prior instructions. Escrow Holder shall disregard and assume no responsibility for complying with any other agreement(s) between the parties, whether or not such agreement(s) have been made a part of this escrow. To the extent of any conflicts between these General Provisions and escrow instructions, and any other agreement(s) between the parties, these General Provisions and escrow instructions shall control as to the Escrow Holder's duties and obligations.

10. Commitment Approval. The parties acknowledge and agree that a copy of the commitment issued in conjunction with this escrow will be read and approved upon receipt and the parties will certify that there are no known liens or encumbrances, other than those shown on said commitment that affect the property which is the subject of this escrow. Approval shall be assumed absent an objection to any item in the commitment and certification shall be assumed unless Escrow Holder is provided information sufficient to identify liens or encumbrances not shown on the commitment.

11. Matters Excluded from Coverage under Title Insurance Policy. The parties acknowledge and agree Escrow Holder is not responsible or liable for determining that there has been compliance with any matters that are excluded from coverage under the title insurance policy to be issued in conjunction with close of this escrow including, but not limited to, county or municipal ordinances and state, county or municipal subdivision or land division regulations or laws. Reference is made to the policy form on file with the Insurance Commissioner of the State of Washington and available through the Title Company for the customer's review for a complete statement of such exclusions.

12. Compliance with Federal, State, and Local Laws and Regulations, including Truth in Lending Act and Consumer Credit Protection Laws. The parties acknowledge and agree Escrow Holder is not responsible or liable for determining that any person or entity is subject to Federal, State, and Local laws and regulations or that any documents submitted to or deposited with Escrow Holder comply with such laws and regulations.

13. Licensee Status. The parties acknowledge and agree Escrow Holder is not responsible or liable for determining that any person or entity receiving a commission or other compensation from escrow is currently and regularly licensed, or for communicating the license status of any person or entity receiving a commission or other compensation from escrow to the parties herein.

14. Unclaimed Funds. The parties acknowledge and agree that after three (3) years from the deposit of funds into escrow, any amounts thereafter remaining unclaimed may be escheated to the State of Washington in compliance with the State of Washington's Uniform Unclaimed Property Act.

15. Fees and Charges. The parties agree to pay all charges, billings, advances and expenses, including cancellation fees, that are properly chargeable to the undersigned, and further to pay any balance for fees, costs or shortages due in connection with these instructions.

16. Payments From Escrow. The parties acknowledge and agree Escrow Holder is acting as the disbursing agent of the parties to this escrow for all payments, such as, but not limited to, commissions, signing service providers, notary fees and termite inspections and/or reports, owed and authorized by the parties. The parties acknowledge and agree Escrow Holder may provide identifying information to the payee to facilitate crediting of the disbursement.

17. Inspections. The parties acknowledge and agree Escrow Holder has no obligation to order or obtain any of the inspections or reports required by this transaction.

18. Contingencies. The parties acknowledge and agree Escrow Holder has no obligation to monitor, schedule the timing of, or obtain any party's compliance with, any of the contingencies required by this transaction.

19. Compliance with Lender Requirements. The parties authorize Escrow Holder to take any action necessary to comply with these instructions and the instructions of any lender and to execute any and all documents that may be necessary or incidental to the carrying out of these instructions.

20. Right to Resign. Escrow Holder, at its election, shall have the right to resign as Escrow Holder under these instructions. If this right is exercised, all funds and documents may be returned to the party who deposited them, and Escrow Holder shall have no further duty, responsibility, or liability in connection with these instructions and purchase contract, if any.

21. Professional Advice. The parties acknowledge and agree they have the right to seek professional advice, at the parties' sole expense, before signing this or any other documents involved with this escrow transaction.

Buyer(s):

City of Granite Falls, a Washington municipal corporation


DocuSigned by:
Brent Kirk
By: AED92A72C53E465
Brent Kirk, City Manager

Seller(s):

Evolution Properties LLC, a Washington limited liability company

By: _____
Megan Wilaby, Managing Member

Received: Old Republic Title, Ltd.

By: _____


Date: 2/28/2024



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**SUPPLEMENT TO ESCROW INSTRUCTIONS
FOR PURCHASE AND SALE TRANSACTION
INCLUDING INSTRUCTIONS TO RECORD DOCUMENTS AND DISBURSE FUNDS**

Property Address: 20013 Gun Club Rd
Granite Falls, Washington 98252

Date: February 28, 2024
Escrow No.: 5219025506-AN
Escrow Officer: Ana Newsom

Buyer(s): City of Granite Falls, a Washington municipal corporation

Seller(s): Evolution Properties LLC, a Washington limited liability company

This is a part of the Escrow Instructions signed by the Buyer(s) and Seller(s) ("Parties") under the Escrow Holder's file number set forth above. Except as expressly modified, changed or amended by this supplement, all terms and conditions of the Escrow Instructions, and any previous supplements, additions or amendments thereto, shall remain in effect and are incorporated herein.

THE SELLER HAS APPROVED, SIGNED AND DEPOSITED THE FOLLOWING DOCUMENTS WITH THE ESCROW HOLDER UNDER THESE INSTRUCTIONS:

Statutory Warranty Deed
Real Estate Excise Tax Affidavit
Misc. Closing documents

THE BUYER HAS APPROVED, SIGNED AND DEPOSITED THE FOLLOWING DOCUMENTS WITH THE ESCROW HOLDER UNDER THESE INSTRUCTIONS:

Statutory Warranty Deed
Real Estate Excise Tax Affidavit
Misc. Closing documents

BY SIGNING THIS DOCUMENT, EACH PARTY ACKNOWLEDGES:

Conditions of Parties' Agreement Satisfied. All terms and conditions of the parties' agreement have been met to my satisfaction, or will be met, satisfied or complied with outside of escrow.

Commitment Approved. The commitment for Title Insurance, including the legal description of the property and all attachments, supplements and endorsements to that report, issued by Old Republic Title, Ltd. under order number 5219025506, are approved by me and made a part of these instructions by this reference. The seller warrants and represents that there are no encumbrances or liens affecting the property other than the encumbrances and liens shown in the commitment. The buyer warrants and represents that there are no encumbrances or liens affecting the property of which he or she is aware, other than the encumbrances and liens shown in the commitment.

Settlement Statement Approved. The settlement statement prepared by the Escrow Holder is approved by me and made a part of these instructions by this reference. I agree to pay my costs, expenses and other obligations itemized on the statement. I understand that any estimated amounts will be adjusted to reflect the exact amounts required when the funds are disbursed, that the settlement statement continues to be subject



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to audit at any time, and if any monetary error is found, the amount will be paid by the party liable for such payment to the party entitled to receive it.

BY SIGNING THIS DOCUMENT, THE BUYER FURTHER ACKNOWLEDGES:

Assumed Encumbrances Approved. I have had adequate opportunity to review the terms of payment, interest rates and conditions of any existing notes, deeds of trust, mortgages, contracts, assessments or other debts or obligations that I will assume and agree to pay in this transaction and hereby approve the same.

Property Approved. I have had adequate opportunity to review the seller's written disclosure statement, if any, and to inspect the property and determine the exact locations of its boundaries. The location and physical condition of the property and any buildings, improvements, plumbing, heating, cooling, electrical or septic systems on the property are approved. I understand that all inspections and approvals of the location and physical condition of the property are my sole responsibility, and are not part of the Escrow Holder's duties and responsibilities. I hereby release and agree to hold the Escrow Holder harmless from any and all claims of liability for loss or damage arising or resulting from any physical condition or defect on the property, or from the location of its boundaries.

A written disclosure statement concerning the property, signed by the seller, was:

- ☐ Not Received by the buyer.
- ☐ Received by the buyer on _____
- ☐ If amended, amendments were received by the buyer on _____

THE ESCROW HOLDER IS INSTRUCTED TO PROCEED AS FOLLOWS:

Instruction to Close. The Escrow Holder is authorized to perform its customary closing duties under these instructions, to deliver and record documents according to these instructions, and to disburse the funds according to the settlement statement, adjusting estimated amounts, when the Escrow Holder has the documents required to close the transaction in its possession and has, or will obtain when the documents have been delivered and recorded:

1. Sale proceeds for the seller's account in the sum of \$350,000.00, to be disbursed according to the settlement statement, and
2. A policy of title insurance issued pursuant to the Preliminary Commitment for Title Insurance referred to above, insuring the buyer with owner's or standard coverage with liability of \$350,000.00 having the usual clauses, provisions and stipulations customarily contained in the printed provisions and schedules of such policy forms, insuring the buyer's title to the property against all defects or encumbrances except those set forth in the printed exceptions and exclusions customarily contained in the printed provisions and schedules of such policy forms, matters attaching by, through or under the buyer, taxes not yet due, and the matters set forth in the following numbered paragraphs of Schedule B of the Preliminary Commitment of Title Insurance:
8-10, 2nd 1/2 2024 Taxes
3. Such other policies of title insurance as may be required by any lenders that are providing financing for the transaction.

Completion or Correction of Documents. The Escrow Holder is authorized to correct any scrivener's error found in any document deposited under these instructions, and to insert as necessary the closing date, the date on which interest begins to accrue, and the dates on which payments must be made, if such items are incomplete.



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Adjustments and Prorations. The Escrow Holder is instructed to prorate the following for the current year: None.

Additional Instructions:

All terms and conditions of the Purchase and Sale Agreement dated February 06, 2024 have been met, waived or satisfied. Purchasers and Sellers instruct Old Republic Title, Ltd. to proceed and close this transaction.

The undersigned hereby instruct and authorize Old Republic Title, Ltd. NOT to obtain any evidence of hazard/fire insurance coverage for the property described herein. Any hazard/fire insurance required by buyer and/or seller shall be handled outside of escrow and Old Republic Title, Ltd. is relieved of any responsibility or liability for same.

READ AND APPROVED
[Signature]

Seller is receiving an "Investor / Builder Rate" for title and escrow services.

BY SIGNING THIS DOCUMENT, THE BUYER AND SELLER FURTHER ACKNOWLEDGES:

The Escrow Holder has not offered any legal advice or referred me to any named attorney and I acknowledge the receipt of the Disclosure Notice explaining the Limited Practice Officer's role under Washington State law. I further understand that I have the right to be represented by an attorney of my own selection and the Escrow Holder has advised me to consult with my attorney if I have any questions about the transaction or these instructions.

I have had adequate time and opportunity to read and understand these instructions and, acknowledge receipt of your Privacy Policy Notice, and all other documents to which these instructions refer.

City of Granite Falls, a Washington municipal corporation

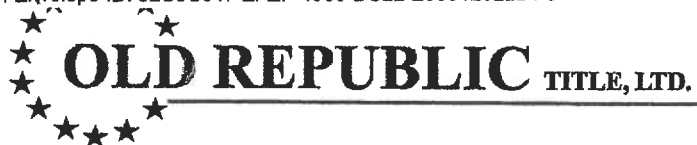
Evolution Properties LLC, a Washington limited liability company

DocuSigned by:
Brent Kirk
By: _____
Brent Kirk, City Manager

By: _____
Megan Wilaby, Managing Member

The following documents for this transaction were received from the parties and were not selected or prepared by the Limited Practice Officer:

Documents/Received from:



19020 33rd Avenue W., Suite 360 • Lynnwood WA • 98036 • (425) 776-1970 • FAX (425) 963-4227

Received: Old Republic Title, Ltd.

BY

A handwritten signature in black ink, appearing to be "M. [unclear]", written over a horizontal line.

Date

The date "2/28/2024" is handwritten in black ink over a horizontal line.



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LIMITED PRACTICE OFFICER (LPO) DISCLOSURE NOTICE

Buyer(s): City of Granite Falls
Seller(s): Evolution Properties LLC
Property: 20013 Gun Club Rd
Granite Falls, Washington 98252

Date: February 16, 2024
Escrow No.: 5219025506-AN
Escrow Officer: Ana Newsom

The Parties request that Old Republic Title, Ltd., act as the Escrow Holder in the above referenced transaction. The Limited Practice Officer in this transaction is an employee of the Escrow Holder.

The Parties understand that the services a Limited Practice Officer (LPO) licensed in accordance with Admission to Practice Rule (APR) 12 may perform in this transaction are limited by APR 12(d) and the Limited Practice Officer Rules of Professional Conduct (LPORPC). More specifically, the Parties understand and agree:

- The Limited Practice Officer is not acting as the advocate or representative of either of the Parties.
- The documents prepared by the Limited Practice Officer will affect the legal rights of the Parties.
- The Parties' interests in the documents may differ.
- The Parties have a right to be represented by Lawyers of their own selection.
- The Limited Practice Officer cannot give legal advice as to the manner in which the documents affect the Parties.

The LPO may select, prepare and complete documents in a form previously approved by the Limited Practice Board for use by others in, or in anticipation of, closing a loan, extension of credit, sale or other transfer of interest in real or personal property. All documents in connection to this transaction will be available for review by the Parties or their Legal Counsel prior to their execution.

IF YOU WOULD LIKE TO RECEIVE A COPY OF THE DOCUMENTS PRIOR TO YOUR SIGNING APPOINTMENT OR HAVE DOCUMENTS PREPARED BY LEGAL COUNSEL OF YOUR CHOICE, PLEASE NOTIFY THE LPO IMMEDIATELY.

The documents selected, prepared and completed by the LPO for this transaction include:

Statutory Warranty Deed
Excise Tax Affidavit

**IF YOU DO NOT UNDERSTAND THE TRANSACTION,
PLEASE SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL.
THE LIMITED PRACTICE OFFICER CANNOT GIVE YOU LEGAL ADVICE.**

The Limited Practice Office (LPO) licensed under LPORPC 1.12 by the Limited Practice Board who is providing services in this transaction is:

Name of LPO: Newsom, Ana

LPO Number: 10944

Newsom, Ana

Dated:

2/16/2024

The undersigned acknowledge receipt of a copy of this disclosure notice. The undersigned have been afforded adequate time to read and the undersigned understand the above disclosure, as evidenced by their signature(s) below.

Seller(s)

Buyer(s)

Evolution Properties LLC, a Washington limited liability company

City of Granite Falls

DocuSigned by:

Brent Kirk

By:

Megan Wilaby, Managing Member

By:

Brent Kirk

Dated

2/16/2024

Dated

2/29/2024 | 11:43 AM PST

Received: Old Republic Title, Ltd.

BY

Date

2/16/2024

When recorded return to:

City of Granite Falls
PO Box 1440
Granite Falls, WA 98252

READ AND ^{DS}APPROVED

STATUTORY WARRANTY DEED

THE GRANTOR(S) Evolution Properties LLC, a Washington limited liability company

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to City of Granite Falls, a Washington municipal corporation
the following described real estate, situated in the County of Snohomish, State of Washington:

That Portion of the Southeast quarter of the Northwest quarter of Section 18, Township 30
North, Range 7 East, W.M., Snohomish County, Washington, described as follows:

Beginning at a point 230 feet South and 691 feet East of the Northwest corner of said
Southeast quarter of the Northwest quarter;

THENCE South 114.72 feet;

THENCE West 160 feet;

THENCE South 100 feet;

THENCE West 150 feet;

THENCE North 214.72 feet, more or less, to a point West of the Point of Beginning;

THENCE East to the Point of Beginning;

EXCEPT that portion conveyed to the City of Granite Falls by Deed recorded under Recording
Number 201010210470, records of Snohomish County, Washington;

EXCEPT that portion conveyed to Iron Mountain Quarry, LLC by Deed recorded under Recording
Number 201008110425 and Re-Recording Number 201010140758 records of Snohomish
County, Washington.

SITUATE in the County of Snohomish, State of Washington.

Subject To:

See Exhibit "A" attached hereto and made a part hereof.

Abbreviated Legal: Portion of the Southeast quarter of the Northwest quarter of Section 18, Township
30 North, Range 7 East, W.M., Snohomish County, Washington.

Tax Parcel Number(s): 300718-002-015-00

Dated: 2/16/2024

Evolution Properties LLC, a Washington limited
liability company

By: Megan Wilaby
Megan Wilaby, Managing Member

State of Washington
County of Snohomish

This record was acknowledged before me on 2/16/2024 by Megan Wilaby
as Managing Member of Evolution Properties, LLC

[Signature]
Notary Public

My commission expires: 2/19/2027



Exhibit "A"

Subject To:

Waiver of any claims for damages by reason of Laying out and establishing of a public road,
as provided in the Deed;

Dated : February 23, 1934

Recorded : March 1, 1934 in Official Records under Recording Number 538913

Matters as contained or referred to in an instrument,

Entitled : Survey

Recorded : September 7, 2005 in Official Records under Recording Number
200509075006

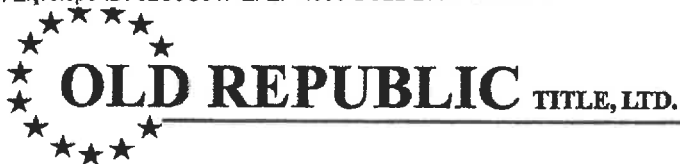
Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any,
based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual
orientation, familial status, marital status, disability, veteran or military status, genetic
information, national origin, source of income as defined in subdivision (p) of Section 12955
of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is
exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but
does not discriminate against handicapped persons, as provided in an instrument

Entitled : Deed of Dedication of Right of Way

Executed by : City of Granite Falls, Washington

Dated : October 12, 2010

Recorded : October 21, 2010 in Official Records under Recording Number
201010210470



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WAIVER

To: Old Republic Title, Ltd.
19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036

Date: February 28, 2024
Escrow No.: 5219025506-AN
Escrow Officer: Ana Newsom

Buyer(s): City of Granite Falls
Seller(s): Evolution Properties LLC
Property: 20013 Gun Club Rd
Granite Falls, WA 98252

The undersigned hereby waives the service of Old Republic Title, Ltd. in administering the disbursement of closing funds in the above described escrow necessary to satisfy unpaid charges assessed by certain providers of utilities and services, pursuant to section 60.80.020 of the Revised Codes of Washington.

Buyer(s):

City of Granite Falls, a Washington municipal corporation

DocuSigned by:

Brent Kirk

By: AED32A72C53E465
Brent Kirk, City Manager

Seller(s):

Evolution Properties LLC, a Washington limited liability company

By: _____
Megan Wilaby, Managing Member

Received: Old Republic Title, Ltd.

By _____ Date _____

AN/an
Utility Waiver



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COMMITMENT APPROVAL

To: Old Republic Title, Ltd.
19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036

Date: February 28, 2024
Escrow No.: 5219025506-AN
Escrow Officer: Ana Newsom

The undersigned have read and hereby approve that certain Commitment issued by Old Republic Title, Ltd. under Order No. 5219025506 and dated February 07, 2024.

We have specifically read and acknowledge the legal description, title vesting, all items shown as exceptions in said Commitment and the coverage afforded by the contemplated policy of title insurance to be issued at close of escrow.

BUYER:

City of Granite Falls, a Washington municipal corporation

DocuSigned by:
Brent Kirk
By: AFD32A72C53E465
Brent Kirk, City Manager

Date: 2/29/2024 | 11:43 AM PST

SELLER:

Evolution Properties LLC, a Washington limited liability company

By: _____
Megan Wilaby, Managing Member

Date: _____



OLD REPUBLIC TITLE, Ltd.

19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036
(425) 776-1970 Fax: (425) 776-5710

SUPPLEMENTAL TO COMMITMENT

To: Old Republic Title, Ltd.
19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036

Attn: Ana Newsom

Supp No. : 2

Date : February 28, 2024
Order No. : 5219025506-AN

Your Reference: CITY OF GRANITE FALLS/EVOLUTION PROPERTIES LLC

The above numbered commitment (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items:

Paragraph(s) 13 of Schedule B - Section 2 (Exceptions) of our Commitment is/are hereby deleted.

Except to the extent expressly stated, this supplemental neither modifies any of the terms and provisions of the commitment or prior supplementals, nor does it extend the effective date of the commitment or prior supplementals

Cc: FOR INFORMATION AND ASSISTANCE ON THIS ORDER CONTACT: LYNNWOOD OFFICE at (title.wa@ortc.com)

Stephanie Dvorak, Sr. Title Officer (sdvorak@ortc.com)

Caitlin Treadwell, Sr. Title Officer (ctreadwell@ortc.com)

Julia Phillips, Adv. Title Officer (jphillips@ortc.com)

Jennifer Higbee, Assistant Title Officer (jenniferh@ortc.com)

Telephone: (425) 776-4305 Fax: (425) 776-3350

Our staff can assist you with properties in King, Pierce and Snohomish Counties

JP



OLD REPUBLIC TITLE, Ltd.

19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036
(425) 776-1970 Fax: (425) 776-5710

SUPPLEMENTAL TO COMMITMENT

To: Old Republic Title, Ltd.
19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036

Attn: Ana Newsom

Supp No. : 1

Date : February 27, 2024
Order No. : 5219025506-AN

Your Reference: CITY OF GRANITE FALLS/EVOLUTION PROPERTIES LLC

The above numbered commitment (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items:

(x) Paragraph(s) 15 and 16 of Schedule B - Section 2 (Exceptions) of our Commitment is/are hereby deleted.

(x) The following is added to Schedule B - Section 2 (Exceptions) of the Commitment as Notes H and I.

NOTE H: Terms and conditions of the Operating Agreement for Evolution Properties, LLC, a Washington limited liability company, and any amendments thereto:

According to off-record information provided to the Company, Megan Wilaby, Member/Manager, is authorized to sign. If there are any changes to the authority of the Manager(s) prior to closing, please provide documentation for review to prevent closing delays.

NOTE I: Terms and conditions of the Articles of Incorporation for City of Granite Falls, a Washington municipal corporation, and any amendments thereto:

According to off-record information, as of March 6, 2024, Brent Kirk, City Manager, is authorized to sign. If there are any changes to the authority of the Signor(s) prior to closing, please provide documentation for review to prevent closing delays.

Except to the extent expressly stated, this supplemental neither modifies any of the terms and provisions of the commitment or prior supplementals, nor does it extend the effective date of the commitment or prior supplementals

Cc:

FOR INFORMATION AND ASSISTANCE ON THIS ORDER CONTACT: LYNNWOOD OFFICE at (title.wa@ortc.com)
Stephanie Dvorak, Sr. Title Officer (sdvorak@ortc.com)
Caitlin Treadwell, Sr. Title Officer (ctreadwell@ortc.com)
Julia Phillips, Adv. Title Officer (jphillips@ortc.com)
Jennifer Higbee, Assistant Title Officer (jenniferh@ortc.com)

Telephone: (425) 776-4305 Fax: (425) 776-3350

Our staff can assist you with properties in King, Pierce and Snohomish Counties

ct



OLD REPUBLIC

TITLE, Ltd.

19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036
(425) 776-9810 Fax: (425) 776-2910

Attached Commitment Issued for the sole use of:

EVOLUTION PROPERTIES LLC
9820 NE 200th Street
Bothell, WA 98011

Our Order Number 5219025506-AN

Customer Reference CITY OF GRANITE FALLS/EVOLUTION
PROPERTIES LLC

When Replying Please Contact:

Ana Newsom
Escrow Officer
anewsom@ortc.com
(425) 776-9810

Property Address:

20013 Gun Club Road, Granite Falls, WA 98252

See Attached Commitment to Insure

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the office of:
Old Republic Title, Ltd.
19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

Authorized Officer or Agent

By *C. Monroe* President
Attest *David Wald* Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements;
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
- This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
- ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Order Number: 5219025506-AN

Customer Reference: CITY OF GRANITE
FALLS/EVOLUTION PROPERTIES LLC

SCHEDULE A

COMMITMENT

- 1.** Commitment Date: February 7, 2024, at 8:00 AM
- 2.** Policy or Policies to be issued:

ALTA Owner's Policy of Title Insurance - 2021
Amount: \$350,000.00
Premium: \$1,110.00
Tax: \$117.66
Rate: Short Term
Note: Standard Coverage
Proposed Insured: CITY OF GRANITE FALLS, WASHINGTON
- 3.** The estate or interest in the Land at the Commitment Date is:

Fee Simple
- 4.** The Title is, at the Commitment Date, vested in:

EVOLUTION PROPERTIES, LLC, a Washington limited liability company
- 5.** The Land is described as follows:

See Legal Description Exhibit.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Order Number: 5219025506-AN

Customer Reference: CITY OF GRANITE
FALLS/EVOLUTION PROPERTIES LLC

SCHEDULE B – PART I

COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

- A.** The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
 - B.** Pay the agreed amount for the estate or interest to be insured.
 - C.** Pay the premiums, fees, and charges for the Policy to the Company.
 - D.** Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- 1.** Appropriate items must be released, satisfied or reconveyed by means satisfactory to us.
 - 2.** If any document in the completion of this transaction is to be executed by an attorney-in-fact, the completed Power of Attorney form should be submitted for review prior to closing.

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Customer Reference: CITY OF GRANITE
FALLS/EVOLUTION PROPERTIES LLC

SCHEDULE B – PART II

COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A.** Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- 4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

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6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
8. Waiver of any claims for damages by reason of Laying out and establishing of a public road, as provided in the Deed;

Dated : February 23, 1934
Recorded : March 1, 1934 in Official Records under Recording Number 538913
9. Matters as contained or referred to in an instrument,

Entitled : Survey
Recorded : September 7, 2005 in Official Records under Recording Number 200509075006
10. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Entitled : Deed of Dedication of Right of Way
Executed by : City of Granite Falls, Washington
Dated : October 12, 2010
Recorded : October 21, 2010 in Official Records under Recording Number 201010210470

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11. Lien of Real Estate Excise Sale Tax upon any sale of said premises, as established by the Washington State Department of Revenue.

Confirm the current rate by contacting the following prior to closing:

Name of Agency : Snohomish County Treasurer
Telephone Number : (425) 388-3366

12. GENERAL TAXES, PLUS INTEREST AND PENALTY AFTER DELINQUENT; 1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1:

Year : 2024
Amount Billed : \$2,411.95
Amount Paid : \$0.00
Tax Account No. : 300718-002-015-00
Levy Code : 0304

Assessed Valuation

Land : \$235,700.00
Improvements : \$29,700.00

13. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$148,000.00
Trustor/Borrower : John V. Wickstrom Jr. and Debbie L. Wickstrom, husband and wife
Trustee : Northwest Trustee Services LLC
Beneficiary/Lender : Wells Fargo Bank, N.A.
Dated : August 21, 2007
Recorded : August 28, 2007 in Official Records under Recording Number 200708280428

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The record beneficial interest under said Deed of Trust as a result of the last recorded assignment thereof is,

Vested In : Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-2
By Assignment From : Specialized Loan Servicing LLC
Dated : March 13, 2023
Recorded : March 13, 2023 in Official Records under Recording Number 202303130077

Substitution of Trustee under said Deed of Trust,

New Trustee : Quality Loan Service Corporation
Dated : September 28, 2023
Recorded : October 5, 2023 in Official Records under Recording Number 202310050105

14. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$347,400.00
Trustor/Borrower : Evolution Properties, LLC, a Washington limited liability company
Trustee : Reconveyance Professionals, Inc.
Beneficiary/Lender : Rain City Capital, LLC, a Washington limited liability company
Dated : February 1, 2024
Recorded : February 2, 2024 in Official Records under Recording Number 202402020272

15. The following requirements must be satisfied with respect to Evolution Properties, LLC, a Washington Limited Liability Company:

1. A Copy of the Limited Liability Agreement and any amendments thereto must be submitted for our review.
2. Proof that the Certificate of Formation has been filed with the Washington State Secretary of State's Office in accordance with statute and that the LLC is in good standing.
3. All members must sign any conveyance or mortgage document unless the Agreement gives specific authority to one or more members to sign.

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16. Satisfactory evidence furnished to this Company:
- (a) as to the due formation and continued existence of City of Granite Falls as a legal entity under the laws of Washington; and
 - (b) documents from its board of directors authorizing this transaction and specifying the officers to execute on behalf of the corporation.

----- **Informational Notes** -----

- A. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:
- Statutory Warranty Deed executed by Jeannie Wickstrom, sole heir of John V. Wickstrom Jr., deceased to Evolution Properties, LLC, a Washington limited liability company recorded February 2, 2024 in Official Records under Recording Number 202402020271.
- B. Short Term Rate ("STR") applies (but may be precluded or limited by application of the above shown section(s) of our Schedule of Fees and Charges.)
- C. NOTE: This report covers land which was identified by street address and/or tax parcel number(s) – assessor's parcel number(s) when the order was opened.
- D. If you would like the Company to act as Trustee in a proposed Deed of Trust, please note that Old Republic Title, Ltd. may act as Trustee of a Deed of Trust under RCW 61.24.010(1).

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- E. All documents must meet the margin and legibility requirements as set forth by the Washington State Legislature under RCW 38-18-010 and RCW 65-04-015. If your documents fail to meet these requirements the County may reject them for recording, which could delay your closing.

Documents for King, Snohomish and Pierce Counties should be delivered to our Lynnwood office at 19020 33rd Ave W #360, Lynnwood WA 98036.

LAST RELEASE TIMES:

<u>E-RECORDING:</u>	<u>REGULAR RECORDING:</u>
King County: Non-Excise Only, 3:25 p.m.	2:25 p.m.
Pierce County: Both Excise and Non-Excise 3:25 p.m.	n/a
Snohomish County: Both Excise and Non-Excise	
3:25 p.m. Monday through Thursday	2:25 p.m.
2:55 p.m. Friday	1:55 p.m.

Transactions that include the payment of excise tax must include the excise tax check payable to Old Republic Title, Ltd.

Please allow sufficient time for your documents to be reviewed and processed. Our last run to King County leaves at 1:40 p.m. Monday through Friday.

- F. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service Area on or after February 1, 1990.

For further information please contact the King County Wastewater Treatment Division at: (206)-296-1450.

- G. Property Address: 20013 Gun Club Road, Granite Falls, WA 98252

KSS/MO

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ORDER NO. : 5219025506-AN

LEGAL DESCRIPTION EXHIBIT

The land referred to is situated in the County of Snohomish, City of Granite Falls, State of Washington, and is described as follows:

That Portion of the Southeast quarter of the Northwest quarter of Section 18, Township 30 North, Range 7 East, W.M., Snohomish County, Washington, described as follows:

Beginning at a point 230 feet South and 691 feet East of the Northwest corner of said Southeast quarter of the Northwest quarter;

THENCE South 114.72 feet;

THENCE West 160 feet;

THENCE South 100 feet;

THENCE West 150 feet;

THENCE North 214.72 feet, more or less, to a point West of the Point of Beginning;

THENCE East to the Point of Beginning;

EXCEPT that portion conveyed to the City of Granite Falls by Deed recorded under Recording Number 201010210470, records of Snohomish County, Washington;

EXCEPT that portion conveyed to Iron Mountain Quarry, LLC by Deed recorded under Recording Number 201008110425 and Re-Recording Number 201010140758 records of Snohomish County, Washington.


SITUATE in the County of Snohomish, State of Washington.

ABBREVIATED LEGAL

Portion of the Southeast quarter of the Northwest quarter of Section 18, Township 30 North, Range 7 East, W.M., Snohomish County, Washington.

Tax Account No. 300718-002-015-00

Updated 1/1/2023

 OLD REPUBLIC TITLE	
PAGES	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company
Old Republic Title Company	Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.
Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	

ORDER NO. : 5219025506

EXHIBIT A

The land referred to is situated in the County of Snohomish, City of Granite Falls, State of Washington, and is described as follows:

That Portion of the Southeast quarter of the Northwest quarter of Section 18, Township 30 North, Range 7 East, W.M., Snohomish County, Washington, described as follows:

Beginning at a point 230 feet South and 691 feet East of the Northwest corner of said Southeast quarter of the Northwest quarter;

THENCE South 114.72 feet;

THENCE West 160 feet;

THENCE South 100 feet;

THENCE West 150 feet;

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THENCE East to the Point of Beginning;

EXCEPT that portion conveyed to the City of Granite Falls by Deed recorded under Recording Number 201010210470, records of Snohomish County, Washington;

EXCEPT that portion conveyed to Iron Mountain Quarry, LLC by Deed recorded under Recording Number 201008110425 and Re-Recording Number 201010140758 records of Snohomish County, Washington.

SITUATE in the County of Snohomish, State of Washington.

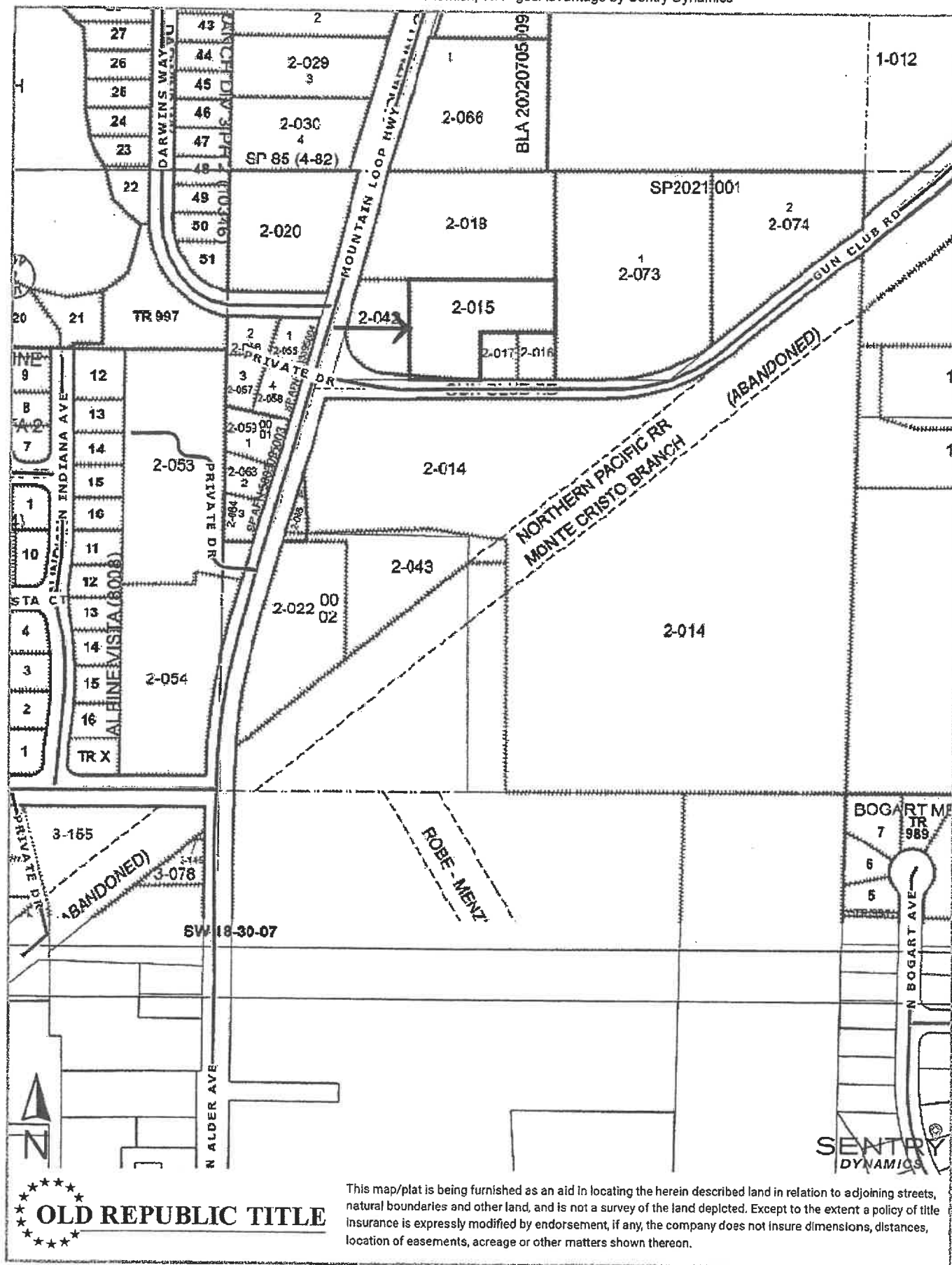
ABBREVIATED LEGAL

Portion of the Southeast quarter of the Northwest quarter of Section 18, Township 30 North, Range 7 East, W.M., Snohomish County, Washington.

Tax Account No. 300718-002-015-00

2/13/24, 2:50 PM

Snohomish, WA - geoAdvantage by Sentry Dynamics



Certificate Of Completion

Envelope Id: 52C0C347EA2F4963BC22286912922D7C		Status: Completed
Subject: Complete with DocuSign:		
Source Envelope:		
Document Pages: 40	Signatures: 6	Envelope Originator:
Certificate Pages: 5	Initials: 3	Ashley Gill
AutoNav: Enabled		275 Battery St Ste 1500
Envelopeld Stamping: Enabled		San Francisco, CA 94111-3334
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		agill2@ortc.com
		IP Address: 192.31.144.251

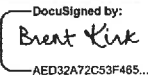
Record Tracking

Status: Original	Holder: Ashley Gill	Location: DocuSign
2/29/2024 9:44:24 AM	agill2@ortc.com	

Signer Events

Brent Kirk
brent.kirk@ci.granite-falls.wa.us
Public Works Supervisor, Granite Falls
Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Pre-selected Style
Using IP Address: 50.34.250.62

Timestamp

Sent: 2/29/2024 9:48:29 AM
Viewed: 2/29/2024 11:42:32 AM
Signed: 2/29/2024 11:43:46 AM

Authentication Details

Identity Verification Details:
Workflow ID: c368e411-1592-4001-a3df-dca94ac539ae
Workflow Name: Phone Authentication
Workflow Description: Recipient will need to authenticate with their phone number via SMS or a phone call
Transaction Unique ID: dc7f9a47-a650-5a78-b30d-0030f08c4c07
Result: Phone Verification Passed
Selected Method: Phone Call
Phone Number: +1 360-691-6441
Performed: 2/29/2024 11:00:52 AM

Identity Verification Details:
Workflow ID: c368e411-1592-4001-a3df-dca94ac539ae
Workflow Name: Phone Authentication
Workflow Description: Recipient will need to authenticate with their phone number via SMS or a phone call
Transaction Unique ID: 472c51d5-cef8-55ca-b138-372582746633
Result: Phone Verification Passed
Selected Method: SMS
Phone Number: +1 425-583-1000
Performed: 2/29/2024 11:39:13 AM

Identity Verification Details:
Workflow ID: c368e411-1592-4001-a3df-dca94ac539ae
Workflow Name: Phone Authentication
Workflow Description: Recipient will need to authenticate with their phone number via SMS or a phone call
Transaction Unique ID: 89823c5d-e42d-5b9b-8edb-b53102de2c2c
Result: Phone Verification Passed
Selected Method: SMS
Phone Number: +1 425-583-1000
Performed: 2/29/2024 11:47:14 AM

Electronic Record and Signature Disclosure:
Accepted: 2/13/2024 10:59:31 AM
ID: 1a944e49-815c-4ac6-bf9a-c0812d182d3d
Company Name: Old Republic Title Company

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/29/2024 9:48:29 AM
Envelope Updated	Security Checked	2/29/2024 11:30:14 AM
Certified Delivered	Security Checked	2/29/2024 11:42:32 AM
Signing Complete	Security Checked	2/29/2024 11:43:46 AM
Completed	Security Checked	2/29/2024 11:43:46 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

In providing products and services to you, Old Republic Title (we, us or Company) may be required by law to provide you with certain written notices or disclosures. We are pleased to provide you the option to receive such notices and disclosures and to sign documents related to your transaction electronically. Described below are the terms and conditions for providing you such notices and disclosures electronically and signing documents through the DocuSign electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I consent to use Electronic Records and Signatures" box on the Request for Signature page.

Getting paper copies

At any time, you may request from us a paper copy of any document ("electronic record") provided or made available to you electronically by us. You will have the ability to download and print any documents we send to you electronically for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, you may request delivery of any such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us and sign documents electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosures in paper format and withdraw your consent to receive notices and disclosure electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures and sign documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required documents to you in paper format, and then wait until we receive back your acknowledgment of receipt of such paper notices or disclosures or signed documents. To indicate to us that you are changing your mind and wish to withdraw consent to receive required notices and disclosures and sign documents electronically, follow the procedures described.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide to you electronically all required notices and disclosures, authorizations, acknowledgements, and other transactional documents that are provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures and other documents to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the mail via the U.S. Postal Service or other delivery service. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

We may, in our sole discretion, provide required documents and obtain your signature in paper format even if you have consented to receive and sign documents electronically.

How to contact Old Republic Title:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: e-signatures@ortc.com

To advise Old Republic Title of your new e-mail address

To let us know of a change in your email address where we should send notices and disclosures and other documents electronically to you, you must send an email message to us at e-signatures@ortc.com and in the body of such request you must state: your previous email address and your new email address, the transaction number and property address.

To request paper copies from Old Republic Title

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send an email to us at e-signatures@ortc.com and in the body of such request you must state your email address, full name, US Postal Service address, and telephone number, transaction number and property address. We will let you know of fees at that time, if any, prior to billing you.

To withdraw your consent with Old Republic Title

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. Decline to sign a document by selecting "Decline to Sign" under Other Actions and clicking the box to withdraw consent, or you may;
- ii. Send an email to us at e-signatures@ortc.com and in the body of such request you must state your email address, full name, US Postal Service address, telephone number, transaction number and property address.

The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

Required hardware and software**

Operating Systems:	Windows® XP, Windows Vista®; Windows 7, Mac OS® X
Browsers	Internet Explorer® 7.0 or above (Windows only); Mozilla Firefox® 3.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac OS only), Google Chrome® 5.0 or above
PDF Reader	Acrobat ® or similar software may be required to view and print PDF files
Email	Access to a valid email account
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements materially change, we will provide you with the revised hardware and software requirements and ask you to re-confirm your consent to receive and sign materials electronically.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this disclosure electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to email this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receive notices and disclosures exclusively in electronic format and sign electronic documents on the terms and conditions described above, please let us know by clicking the "I consent" box. By clicking the "I consent" box, I confirm that:

- I can access and read this Electronic Record and Signature Disclosure ("Disclosure") document; and
- I can print on paper the Disclosure or save or send it to a place where I can print it, for future reference and access; and
- Until or unless I notify Old Republic Title as described above, I consent to electronically sign and receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other transactional documents that are required to be provided or made available to me by Old Republic Title during the course of my business relationship with you.