

ORDINANCE NUMBER 149-02

**A ORDINANCE AMENDING ORDINANCE 41-99 AND ESTABLISHING FEES FOR THE
MASON COUNTY PLANNING DIVISION'S PERMITS, ACTIONS, AND SERVICES**

WHEREAS, collection of fees for processing various land use permits, action, and services is necessary due to the fact that County revenue is insufficient to cover the costs of administrative services provided by the Department of Community Development;

WHEREAS, the fees established herein are for the purpose of providing such services and supplementing the existing revenues and budget;

WHEREAS, the Board of County Commissioners held a public hearing on November 19, 2002 for the purpose of taking public testimony and to deliberate on the action to be taken;

NOW, THEREFORE, BE IT ORDAINED, that Board of County Commissioners hereby adopts the following actions:

Section 1: Section 1.10.020 of the Mason County Department Of Community Development Fee Ordinance as adopted in Ordinance #41-99 is amended as attached.

Section 2: Section 1.10.050 of the Mason County Department Of Community Development Fee Ordinance as adopted in Ordinance #41-99 is amended to read: "Prior fees and provisions set forth in this ordinance supersede any prior fees and provisions set forth by ordinance or resolution for the administrative services covered herein."

Section 3: This ordinance shall be in full force and effective on January 1, 2003.

DATED this 19th day of November, 2002.

Board of Commissioners
Mason County, Washington

ATTEST:



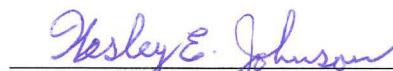
Herb Baze, Commissioner



Clerk of the Board

Bob Holter, Commissioner

APPROVED AS TO FORM :



Wesley E. Johnson, Chair



DPA
Prosecuting Attorney

MASON COUNTY BOARD OF COMMISSIONERS
FINDINGS OF FACT
November 19, 2002

1.

As currently authorized by Ordinance 41-99, the collection of fees for processing various land use permits, action, and services is insufficient to cover the costs of administrative services provided by the Department of Community Development.

2.

The proposed fees are by best estimate adequate to cover the administrative permitting and permit related service costs of the Planning Division, although they do not cover the full county cost of providing these services.

3.

The revised fees allows the county to continue to provide other mandated or vital public services.

4.

Some adjustments to the fees have been made to reduce the costs for smaller projects and single family development by providing for a sliding scale of fees for such projects.

5.

The Board of County Commissioners held a public hearing on November 19, 2002 for the purpose of taking public testimony and to deliberate on the action to be taken.

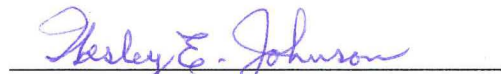
These findings provide a basis for approval of the proposed fee changes.

Board of Commissioners
Mason County, Washington



Herb Baze, Commissioner

Bob Holter, Commissioner



Wesley E. Johnson, Chair

**Section 1.10.020,
Mason County Development Fee Ordinance**

PLANNING PROGRAM PERMITS FEES

TYPE OF PERMIT/FEE	FEE
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SHORELINE PERMITS:

Substantial Development Permit:

\$10,000 or Less	\$600
\$10,001 to \$50,000	\$800
\$50,001 to \$200,000	\$1,200
Over \$200,000	\$1,500

Conditional Use and/or Variance/SDP:

\$10,000 or Less	\$700
\$10,001 to \$50,000	\$900
\$50,001 to \$200,000	\$1,500
Over \$200,000	\$2,000

Shoreline Exemption:

Single Family*	\$200
Other	\$400

Shoreline Permit Revision \$300

Shoreline Appeals of Admin. Decision \$450

LAND SEGREGATIONS:

Boundary Line Adjustments	\$220 + 25 per line
Short Subdivisions	\$1400 + 50 per lot
Large Lot Subdivisions (Administrative)	\$1500 + 50 per lot
Large Lot Subdivisions (Hearing)	\$2000 + 50 per lot
Preliminary Plat – Subdivision	\$2000 + 50 per lot
Final Plat – Subdivision	\$1000 + 50 per lot

ENVIRONMENTAL REVIEW/SEPA:

SEPA – Checklist

Single Family*	\$300
Non-Single Family	
0 to 9.99 Acres	\$500
10 to 20 Acres	\$600
Over 20 Acres	\$750

SEPA - EIS (DS) \$2000 + 55 per hr

MOBILE HOME PARK AND RV PARK

Small Mobile Home Park \$700 + 50 / space

Mobile Home Park \$1400 + 50 / space

Recreational Vehicle Park \$1400 + 50 / space

TYPE OF PERMIT/FEE (Cont.)	FEE
CRITICAL AREAS ORDINANCE :	
Critical Areas Ordinance – Variance	\$1,200
CAO – Reasonable Use	\$1,200
Mason Environmental Permit	\$500
Mason Cond. Environmental Permit	\$1,200
Mason Environmental Permit Processed with another permit	\$300
Geotechnical Assessment/Report Reviews	\$170
Wetland Delineation Reviews	\$110
Habitat Management Plan Reviews	\$350
Restoration Plan Review	\$350
OTHER PERMITS OR ACTIONS:	
Comprehensive Plan Amendment	\$600 + 55/hr
Dev. Regs. – Special Use Permit	\$900
Dev. Regs. – Variance	\$900
Dev. Regs – Administrative Variance	\$90
Pre-Consultation	\$150 + 55/hr
Appeals of Administrative Decisions	\$450
Hazardous Waste Siting Permit	\$2,000
Site Inspection	\$200
Residential Building Permit Review	\$150
Commercial Building Permit Review	\$250
Building Permit Revision Review	\$50
Technical Assistance Fee (per hour)	\$55
Moratorium Waiver	\$1,000
Moratorium Removal	\$2,000
Geotechnical Assessment/Report (per hr)	#
Wetland Delineation (per hour)	\$55
Pre- application	\$200
Easement Removal	\$165
Declaration of Parcel Combination	\$55
Appeal of Hearing Examiner Decisions	\$450 + @
Hearing Examiner Hearings	\$200
Administrative determination letter	\$150

NOTES: *Not including subdivisions, @ Plus cost of transcript,
Per hour rate as charged by the Mason County Public Works Department or for the
Professional Engineer retained by the Department of Community Development.

All fees are due on application for a complete application or on request for the service, except that hourly fees shall be due within 30 days of billing or prior to issuance of a permit, whichever is earlier.