

ORDINANCE NUMBER 37-17

AMENDING ORDINANCE 24-09 ESTABLISHING A LAND USE PERMIT FEE SCHEDULE FOR REQUIRED ACTIONS.

WHEREAS, RCW 36.70B states, "Fundamental land use planning choices made in adopted comprehensive plans and development regulations shall serve as the foundation for project review. The review of a proposed project's consistency with applicable development regulations, or in the absence of applicable regulations the adopted comprehensive plan," and requires that not later than March 31, 1996, each local government provides by ordinance or resolution for review of project permit applications that combine the environmental review process with the procedure for review of project permits.

WHEREAS, RCW 36.32.120 states "[The board of county commissioners] ... have the care of the county property and the management of the county funds and business"; and

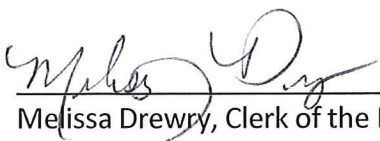
WHEREAS, to maintain the financial stability of Mason County, it is prudent that the Planning Department collects adequate fees to cover their costs of services; and

WHEREAS, the Mason County Board of County Commissioners held a public hearing about the proposed amendment on July 11, 2017 to consider the testimony of the Mason County Department of Community Development and Mason County citizens; and

NOW THEREFORE, BE IT HEREBY ORDAINED, the Mason County Board of County Commissioners hereby approves this amendment made to the 2009 Planning Program Permit Fees schedule shown as Attachment A to become effective August 1, 2017.

DATED this 11th day of July 2017.

ATTEST:



Melissa Drewry, Clerk of the Board

APPROVED AS TO FORM:



Tim Whitehead, Chief DPA

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON



Kevin Shetty, Chair



Terri Jeffreys, Commissioner



Randy Neatherlin, Commissioner

DRAFT PLANNING PROGRAM PERMITS FEES 2017

Adopted June 16, 2009 - Proposed Revisions

*NOTE: Proposed Fees Rounded

	2009 Fee	16% Increase (2% per year) + Adjustment of Low Fees	2017 Proposed Fee
SHORELINE PERMITS:			
Substantial Development Permit:			
\$10,000 or Less	\$755	\$125	\$880
\$10,001 to \$50,000	\$1,010	\$160	\$1,170
\$50,001 to \$200,000	\$1,520	\$480	\$2,000
Over \$200,000	\$1,895	\$605	\$2,500
Conditional Use and/or Variance/SDP:			
\$10,000 or Less	\$880	\$140	\$1,020
\$10,001 to \$50,000	\$1,135	\$185	\$1,320
\$50,001 to \$200,000	\$1,895	\$305	\$2,200
Over \$200,000	\$2,525	\$475	\$3,000
Shoreline Exemption:			
Single Family	\$255	\$45	\$300
Other	\$510	\$290	\$800
Shoreline Permit Revision	\$380	\$120	\$500
Shoreline Appeals	\$570	\$130	\$700
LAND SEGREGATIONS:			
Boundary Line Adjustments	\$285 + 65 Per Lot	\$46	\$330*
Boundary Line Adjustments - Lot Combinations	\$200		\$200
Boundary Line Adjustments-GIS fee	\$40	\$10	\$50
Easement Removal	\$215	\$35	\$250
Declaration of Parcel Combination	\$130	\$20	\$150
Short Subdivisions	\$1,770 + 65 Per Lot	\$280	\$2,050*
Short Subdivision-GIS fee	\$80	\$13	\$90
Large Lot Subdivisions (Administrative)	\$1,890 + 65 Per Lot	\$302	\$2,190*
Large Lot Subdivisions (Hearing)	\$2,525 + 65 Per Lot	\$404	\$2,930*
Large Lot Subdivision-GIS fee (Adm & Hearing)	\$80	\$10	\$90
Preliminary Plat - Subdivision	\$2,525 + 65 Per Lot	\$405	\$2,930*
Final Plat - Subdivision	\$1,260 + 65 Per Lot	\$200	\$1,460*
Final Plat-GIS fee	\$130	\$20	\$150
Short Subdivision Alteration	\$120	\$20	\$140
ENVIRONMENTAL REVIEW/SEPA:			
SEPA - Checklist			
Single Family	\$385	\$215	\$600
0 to 9.99 Acres	\$630	\$100	\$730
10 to 20 Acres	\$755	\$125	\$880
Over 20 Acres	\$945	\$155	\$1,100
SEPA - EIS (DS)	\$2,525 + Hourly Rate	\$2,475	\$5,000 + Hourly Rate
MOBILE HOME PARK AND RV PARK			
Small Mobile Home Park	\$880 + 65 Per Space	\$140	\$1,020
Mobile Home Park	\$1,770 + 65 Per Space	\$280	\$2,050*
Recreational Vehicle Park	\$1,770 + 65 Per Space	\$280	\$2,050*
CRITICAL AREAS ORDINANCE :			
Critical Areas Ordinance - Variance	\$1,520	\$480	\$2,000
Critical Areas Ordinance - Reasonable Use Permit	\$1,520	\$480	\$2,000
Mason Environmental Permit with Habitat Management Plan or Restoration Plan	\$825	\$675	\$1,500
Mason Environmental Permit	\$115		\$115
Mason Conditional Environmental Permit	\$1,520	\$480	\$2,000
Geotechnical Assessment/Report Review	\$255	\$45	\$300
Wetland Delineation Review	\$140	\$20	\$160
OTHER PERMITS OR ACTIONS:			
Appeal of Administrative Decisions	\$565	\$95	\$660
Administrative Determination Letter	\$190	\$30	\$220
Commercial Building Permit Review	\$330	\$50	\$380

DRAFT PLANNING PROGRAM PERMITS FEES 2017

Adopted June 16, 2009 - Proposed Revisions

*NOTE: Proposed Fees Rounded

	2009 Fee	16% Increase (2% per year) + Adjustment of Low Fees	2017 Proposed Fee
Comprehensive Plan Amendment or Rezone	\$1,910	\$310	\$2,220
Consultation	Hourly Rate (after 2 hours)		Hourly Rate (after 2 hours)
Development Regs. - Special Use Permit	\$1,135	\$185	\$1,320
Development Regs. - Variance	\$1,135	\$185	\$1,320
Development Regs. - Administrative Variance	\$115	\$15	\$130
Essential Public Facilities Siting	\$2,525	\$405	\$2,930
Flood Damage Prevention Permit	\$255	\$45	\$300
Forest Practice Reviews	\$255	\$45	\$300
Legal costs	Hourly Rate		Hourly Rate
Moratorium Waiver	\$1,260	\$200	\$1,460
Moratorium Removal	\$2,525	\$405	\$2,930
Pre-Application Meeting	\$255	\$145	\$400
Residential Building Permit Review	\$205	\$35	\$240
Sign Permit Review	\$70	\$10	\$80
Site Inspection	\$255	\$45	\$300
Stormwater Review	\$255	\$45	\$300
Stormwater Utility review	Hourly Rate		Hourly Rate
Hearing Examiner Fees:			
Examiner Hearings (permits and appeals)	\$2,005	\$325	\$2,330
Examiner Hearings (easement removals)	\$295	\$45	\$340
Examiner Hearings (Non-Conforming Accessory Dwelling Units)	\$670		Discontinued
Examiner Hearings (enforcement cases)	COST		
Motion for Reconsideration	\$670	\$110	\$780
HOURLY RATES (planning)	\$70	\$20	\$90

*Per Lot Fee to be added