

IN THE MATTER OF:

AN ORDINANCE TO PROMOTE EFFECTIVE AND EFFICIENT ADMINISTRATIVE SERVICES PROVIDED BY THE MASON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT'S PLANNING DIVISION BY COLLECTION OF FEES RELATED TO THE PROCESSING OF VARIOUS LAND USE PERMITS, ACTIONS, AND APPROVALS.

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

WHEREAS, the fees established herein are for the purpose of supplementing the existing planning division budget; and

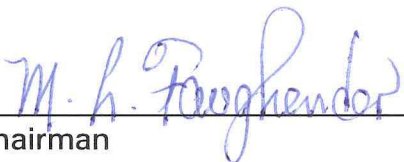
WHEREAS, the Board of Mason County Commissioners held a public hearing on December 13, 1994, for the purpose of taking public testimony and to deliberate on action to be taken;

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of Mason County hereby ADOPTS the Mason County Department of Community Development Fee Ordinance as follows:

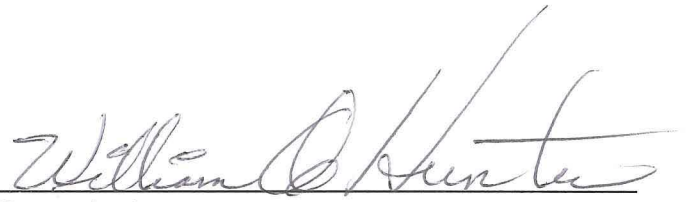
This ordinance supersedes Ordinance 26-94 and shall be in full force and effective this date.

DATED this 1st day of January, 1995.


**BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON**



Chairman

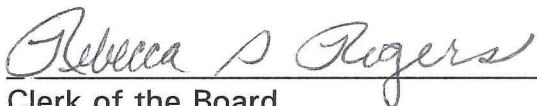


Commissioner



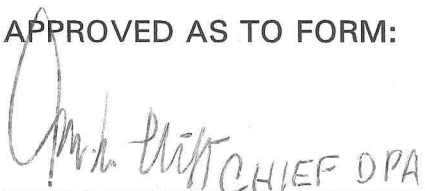
Commissioner

ATTEST:



Clerk of the Board
12/13/94

APPROVED AS TO FORM:



CHIEF DPA
Prosecuting Attorney

ORDINANCE NO. 139-94

Mason County Department of Community Development Fee Ordinance

Sections:

- 1.10.010 Purpose
- 1.10.020 Fee Schedule
- 1.10.030 After-the-Fact Permits
- 1.10.040 Severability
- 1.10.050 Effective Date

Section 1.10.010 Purpose. The public is entitled to efficient and effective administrative services provided by the Mason County Department of Community Development's Planning Division. This ordinance is created for the purpose of establishing fee amounts for recovery costs related to administrative services required for processing various land use permits, actions, and approvals.

Section 1.10.020 Fee Schedule. Fee's for permits, actions, and approvals shall be established as follows:

Shoreline Permits:

Substantial Development	\$336.00
Conditional Use	\$420.00
Variance	\$420.00
Conditional Use/SDP	\$472.50
Variance/SDP	\$472.50
Variance/CU	\$472.50
SDP/CU/V	\$525.00
Permit Revisions	\$105.00
Exemptions	\$ 26.35

Land Segregations:

Short Subdivisions	\$262.50 + \$20 per lot created
Large Lot Subdivisions	\$315.00 + \$31.50 per lot created
BLA	\$ 94.50
Subdivisions Pre-Plat	\$567.00
Final Plat	\$210.00 + \$10.50 per lot created

Environmental Review/SEPA Action

SEPA Environmental Checklist	\$105.00
EIS	\$21.00 per hour with 525.00 minimum up front Fee

Mobile Home/RV Parks

Small MHP	\$168.00
Mobile Home Park	\$367.50 + \$10.50 per lot created
RV Park	\$367.50 + \$10.50 per lot created

RCCAPO

Resource Ordinance Checklist/Site Inspection	\$ 42.00
Mason Environmental Permit	\$105.00
Mason Conditional Environmental Permit Redesignation	\$420.00
Wetland Delineation Fee-Does not include land survey for land divisions, which is required at the applicant's expense.	\$105.00
Credit for prior wetlands determination may be applied.	\$210.00 1-1.99 acres total wetland
	\$315.00 2-2.99 acres total wetland
	\$420.00 3-3.99 acres total wetland
	\$420.00+ Technical assistance fee for each hour exceeding 10 (4 acre or greater total wetland.)
	\$126.00+ Technical assistance fee for each hour exceeding 3 hours.
Wetland Mitigation Plan Evaluation- Applies to projects which require rectifying or compensation for impacts to wetlands which require filing and preparation of detailed wetland mitigation plan. Activity Exemption Review.	\$ 26.25

Other Permits, Approvals, and Actions

Pre-Consultation	\$ 42.00
Site Inspections	\$ 42.00
Hazardous Waste Siting	\$525.00
Appeals	\$ 75.00
Research for Addresses	\$ 11.00 Hourly Rate
Requested Addresses	\$ 5.00
Copies	\$.10 per page
Legally Required Mailings	\$ 1.10 per mailed envelope
Variance	\$400.00
Technical Assistance Fee	\$ 40.00
Geotechnical Report Evaluation	Charge based on engineering fee

Section 1.10.030 After-the-Fact Permit Fees. All After-the-fact permit applications, when allowed, shall be charged triple the original amount. Allowance to pursue an After-the-fact permit shall be determined by the Director of Community Development based on all applicable County rules and regulations.

Section 1.10.040 Severability. If any fee or provision in this ordinance is declared invalid by a court of competent jurisdiction, the remaining fees and provisions in this ordinance shall remain in full force.

Section 1.10.050 Repeal of Prior Fees. The 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 1.10.060 Effective Date. The Fee Schedule established herein shall become effective and be in full force on January 1, 1995.