

ORDINANCE NO. 145-96

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 County Commissioners held a public hearing on December 30, 1996, 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 No. 139-94 and shall be in full force and effective on ~~January~~ FEBRUARY 1, 1997.

Dated this 30th day of December, 1996. *mjc w.oth*

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

ATTEST:

Deane S Zorn
Clerk of the Board
Rebecca S Rogers

Mary Jo Cady
Chairperson

William O Hunter
Commissioner

APPROVED:

Halley, deputy
Prosecuting Attorney

M. R. Faughender
Commissioner

ORDINANCE NO. 145-96

MASON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

FEE ORDINANCE

SECTIONS:

<u>1.10.010</u>	<u>Purpose</u>
<u>1.10.020</u>	<u>Fee Schedule</u>
<u>1.10.030</u>	<u>After-The-Fact Permits</u>
<u>1.10.040</u>	<u>Severability</u>
<u>1.10.050</u>	<u>Effective Date</u>

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:

	<u>Fee</u>
Substantial Development	\$352.00
Conditional Use	\$441.00
Variance	\$441.00
Conditional Use/SDP	\$496.00
Variance/SDP	\$496.00
Variance.CU	\$496.00
SDP/CU/V	\$551.00
Permit Revisions	\$110.00
Exemptions	\$ 27.00

LAND SEGREGATION:

Short Subdivisions	\$275.00 +\$20.00 per lot created
Large Lot Subdivision	\$330.00 +\$31.50 per lot created
Boundary Line Adjustments	\$100.00

Subdivisions -Pre-Plat	\$595.00
Final Plat	\$220.00
	+\$10.50 per lot created

ENVIRONMENTAL REVIEW/SEPA ACTION:

SEPA Environmental Checklist	\$110.00
EIS	\$21.00 per hour with \$525.00 minimum up front fee

MOBILE HOME/RV PARKS:

Small MHP	\$176.00
Mobile Home Park	\$385.00 +\$10.50 per space created
RV Park	\$385.00 +\$10.50 per space created

RCCAPO:

Resource Ordinance Checklist/Site Inspection	\$44.00
Mason Environmental Permit	\$110.00
Mason Conditional Env. Permit	\$441.00
Redesignation	\$110.00

Wetlands delineation fee does not include land survey for land divisions, which is required at the applicant's expense. Credit for prior wetlands determinations may be applied.

\$220.00
(1-1.99 acres total wetland)

\$330.00
(2-2.99 acres total wetland)

\$441.00
(3-3.99 acres total wetland)

\$441.00
+ Technical assistance fee for each
hour exceeding 10 (4 acres or
greater total wetland)
\$132.00

+ 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.

\$27.50

OTHER PERMITS, APPROVALS AND ACTIONS

Pre-Construction	\$ 44.00
Site Inspections	\$ 44.00
Hazard Waste Siting	\$551.00
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	\$ 42.00
Geotechnical Report Evaluation	Charge based on engineering fee
Special Use Permit	\$100.00 (this is a new permit included in the Comprehensive Plan).

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, 1997.

costs