

ORDINANCE NO. 41-99

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 March 2, 1999 and April 20, 1999, 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 County Commissioners hereby adopts the Mason County Department of Community Development Fee Ordinance as follows:

This ordinance supersedes Ordinance No. 145-96 and shall be in full force and effective on May 1, 1999.

DATED this 27th day of April, 1999.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Rebecca S Rogers
CLERK OF THE BOARD

absent.
CHAIRPERSON

APPROVED AS TO FORM:

Mary Jo Cady
COMMISSIONER

[Signature]
PROSECUTING ATTORNEY

[Signature]
COMMISSIONER

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

1999

Substantial Development Permit (SDP)	\$450.00
Conditional Use Permit	\$600.00
Shoreline Variance	\$600.00
Shoreline Conditional Use/SDP	\$625.00
Shoreline Conditional Use/Variance	\$625.00
Shoreline Variance/SDP	\$625.00
Shoreline Conditional Use/Variance/SDP	\$650.00
Shoreline Exemption	\$125.00
Shoreline Permit Revisions	\$110.00

LAND SEGREGATIONS

Boundary Line Adjustments	\$150.00 + \$25.00 Per Line
Short Subdivisions	\$450.00 +\$25.00 Per Lot
Large Lot Subdivisions (Director)	\$525.00 +\$25.00 Per Lot
Large Lot Subdivisions (Brd. & PC)	\$700.00 \$25.00 Per Lot
Subdivisions (Preliminary Plat)	\$780.00
Subdivisions (Final Plat)	\$360.00 +\$25.00 Per Lot

ENVIRONMENTAL REVIEW/SEPA ACTION

SEPA Environmental Checklist	\$200.00
Environmental Impact Statement	\$1000.00 Up front + \$23.42 Per Hour

MOBILE HOME PARKS AND RV PARKS

Small Mobile Home Park	\$200.00 + \$25.00 Per Space
Mobile Home Park	\$590.00 + \$25.00 Per Space
Recreational Vehicle Park	\$590.00 + \$25.00 Per Space

CRITICAL AREAS ORDINANCE

Variance	\$600.00
Reasonable Use Exception	\$490.00
Mason Environmental Permit	\$160.00
Mason Conditional Environ. Permit	\$570.00
Resource Ordinance (Checklist/ Site Inspection)	\$ 70.00

OTHER PERMITS, APPROVALS AND ACTIONS

Comprehensive Plan Amendments	\$200.00 up Front + \$23.42 Per Hour
Development Regulations- Special Use Permit	\$350.00
Development Regulations - Variance Addressing	\$350.00 \$ 15.00 \$16.42 Per Hour (for addressing research above five addresses)
Pre-Consultation	\$100.00
Hazardous Waste Siting Permit	\$551.00
Residential Building Permit Review	\$ 38.00
Commercial Building Permit Review	\$ 65.00
Site Inspections	\$ 70.00
Copies	\$.10
Legally Required Mailings	\$ 1.10
Technical Assistance Fee	\$ 23.42 Per hour
Moratorium Waiver (FPA) (SEPA Included)	\$500.00
Moratorium Removal (FPA)	\$1000.00
Appeals	\$ 200.00
Geotechnical Assessments/Reports	

Assessed an hourly rate applicable to the hourly rate charged by the Mason County Public Works Department or the Professional Engineer retained by the Department of Community Development. The applicable rate will be billed and paid for by the applicant before the applicable permit is issued.

Wetland Delineations

Charged on an hourly basis. They will not include land surveys for land divisions, which are required at the applicants expense. The rate for DCD representatives is \$23.42 per hour. If it becomes necessary to have the delineation made by a qualified wetland specialist, from outside DCD, it will be at a cost equal to the hourly rate charged by the qualified wetland specialist.

- * In some cases it is not known if a legal advertisement will be needed or not. If one is needed and it is not included in the fee structure herein it will be necessary for the applicant to secure a legal advertisement from the Department of Community Development and have it published in the County's legal newspaper (Shelton Journal/Belfair Herald) and submit to Community Development an Affidavit of Publication for the advertisement. The cost will be borne by the applicant.

SECTION 1.10.030 AFTER-THE-FACT PERMIT FEES:

All After-The-Fact Permit Applications, when allowed, shall be charged TRIPLE the original amount. Requiring an After-The-Fact Permits 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 except for those stipulated and described in Ordinance No. 108-98 (development moratorium for certain forest practices).

SECTION 1.10.060 EFFECTIVE DATE:

The fee schedule established herein shall become effective and be in full force on MAY 1, 1999.