

ORDINANCE NUMBER 116-03

A ORDINANCE AMENDING ORDINANCE 149-02 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 4, 2003 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 #149-02 is amended as attached.

Section 2: This ordinance shall be in full force and effective on January 1, 2004.

DATED this 4th th day of November, 2003.

Board of Commissioners
Mason County, Washington

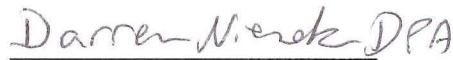
ATTEST:



Herb Baze, Commissioner


Clerk of the Board


Jayni Kamin, Commissioner

APPROVED AS TO FORM :


Prosecuting Attorney


Wesley E. Johnson, Chair

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

PLANNING PROGRAM PERMITS FEES

TYPE OF PERMIT/FEE **FEE**

SHORELINE PERMITS:

Substantial Development Permit:

\$10,000 or Less	\$610
\$10,001 to \$50,000	\$815
\$50,001 to \$200,000	\$1,225
Over \$200,000	\$1,530

Conditional Use and/or Variance/SDP:

\$10,000 or Less	\$715
\$10,001 to \$50,000	\$920
\$50,001 to \$200,000	\$1,530
Over \$200,000	\$2,040

Shoreline Exemption:

Single Family*	\$205
Other	\$410
Shoreline Permit Revision	\$305
Shoreline Appeals of Admin. Decision	\$460

LAND SEGREGATIONS:

Boundary Line Adjustments	\$225 + 25 per line
Easement Removal	\$170
Declaration of Parcel Combination	\$60
Short Subdivisions	\$1430 + 50 per lot
Large Lot Subdivisions (Administrative)	\$1530 + 50 per lot
Large Lot Subdivisions (Hearing)	\$2040 + 50 per lot
Preliminary Plat – Subdivision	\$2040 + 50 per lot
Final Plat – Subdivision	\$1020 + 50 per lot

ENVIRONMENTAL REVIEW/SEPA:

SEPA – Checklist

Single Family*	\$305
Non-Single Family	
0 to 9.99 Acres	\$510
10 to 20 Acres	\$610
Over 20 Acres	\$765
SEPA - EIS (DS)	\$2040 + 55 per hr

MOBILE HOME PARK AND RV PARK

Small Mobile Home Park	\$715 + 50 / space
Mobile Home Park	\$1430 + 50 / space
Recreational Vehicle Park	\$1430 + 50 / space

TYPE OF PERMIT/FEE (Cont.)

FEE

CRITICAL AREAS ORDINANCE :

Critical Areas Ordinance – Variance	\$1,225
CAO – Reasonable Use	\$1,225
Mason Environmental Permit	\$510
Mason Cond. Environmental Permit	\$1,225
Mason Environmental Permit Processed with another permit	\$305
Geotechnical Assessment/Report Reviews	\$175
Wetland Delineation Reviews	\$110
Habitat Management Plan Reviews	\$360
Geotechnical Assessment/Report (per hr)	#
Wetland Delineation (per hour)	\$56
Restoration Plan Review	\$360

OTHER PERMITS OR ACTIONS:

Comprehensive Plan Amendment	\$610 + 56/hr over 5 hours
Dev. Regs. – Special Use Permit	\$920
Dev. Regs. – Variance	\$920
Dev. Regs – Administrative Variance	\$90
Pre-Consultation	\$150 + 56/hr
Appeals of Administrative Decisions	\$460
Hazardous Waste Siting Permit	\$2,040
Administrative determination letter	\$155
Technical Assistance Fee (per hour)	\$56
Site Inspection	\$205
Stormwater, road, other engineering reviews	#
Legal assistance fee	\$70/hr
Pre- application	\$205
Residential Building Permit Review	\$155
Commercial Building Permit Review	\$255
Building Permit Revision Review	\$50
Moratorium Waiver	\$1,020
Moratorium Removal	\$2,040

Hearing Examiner Fees:

Examiner Hearings (permits and appeals)	\$350
Examiner Hearings (easement removals)	\$150
Examiner Hearings (enforcement cases)	COST

NOTES: *Not including subdivisions

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.

MASON COUNTY BOARD OF COMMISSIONERS
FINDINGS OF FACT
November 4, 2003

1.

As currently authorized by Ordinance 149-02, the collection of fees for processing various land use permits, action, and services are expected to be 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.

Adjustments to the fees have been made to increase most fees by 2% to cover increased costs, to reduce the hearing examiner fee for easement removals to reflect the lower costs for this type of review, to increase the hearing examiner fee or other permit hearings to reflect costs based on the first several months of operation, and to establish a fee for legal consultation when requests require the involvement of a county prosecutor.

5.


The Board of County Commissioners held a public hearing on November 4, 2003 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



Wesley E. Johnson



Jayni L. Kamin