

ORDINANCE NO. 89-93

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 rising cost 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 adopted the Interim Resource Ordinance as required by RCW 36.70A with required permits.

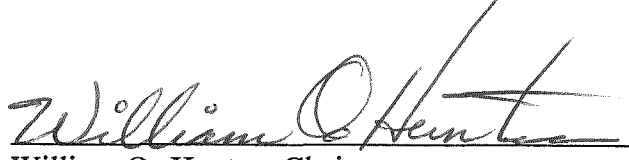
WHEREAS, The Board of Mason County Commissioners held a public hearing on August 24, 1993, for the purpose of taking public testimony and to deliberate on action to be taken;

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

This ordinance shall be in full for and effective this date.

DATED this 14th day of September, 1993.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


William O. Hunter, Chairperson

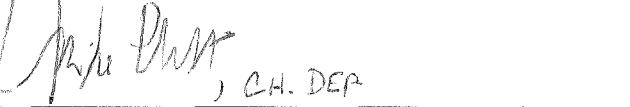

M. L. Faughender, Commissioner


Laura E. Porter, Commissioner

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:


Prosecuting Attorney

ORDINANCE NO. 89-93

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	\$320.00
Conditional Use	\$400.00
Variance	\$400.00
CU/Substantial Develop.	\$450.00
V/Substantial Develop.	\$450.00
CU/Variance	\$450.00
CU/V/SDP	\$500.00
Permit Revisions	\$100.00
Exemptions	\$25.00

LAND SEGREGATIONS

Short Plats	\$250.00 + \$20.00 per lot created
Large Lots	\$300.00 + \$30.00 per lot created
BLA	\$90.00
Pre-Plat	\$540.00
Final Plat	\$200.00 + \$10.00 per lot created

ENVIRONMENTAL REVIEW/SEPA ACTION

SEPA Environmental Checklist	\$100.00
E.I.S.	\$20.00 per hour with \$500.00 minimum up front fee

	minimum up front fee
Resource Ordinance Checklist/Site Inspection	\$40.00
Mason Environmental Permit (MEP)	\$100.00
Conditional Use Permit	\$400.00
Redesignation	\$100.00
Wetland Delineation Fee does not include land survey which is required for all land divisions at the applicant's expense. Credit for prior wetlands determination may be applied.	\$200.00 1-1.99 acres total wetland \$300.00 2-2.99 acres total wetland \$400.00 3-3.99 acres total wetland \$400.00 +technical assistance fee for each hour exceeding 10 - 4g acres or greater total wetland
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.	\$120.00 + technical assistance fee for each hour exceeding 3 hours.
Activity Exemption Review	\$25.00

MOBILE HOME/RV PARKS

Small MHP	\$160.00
MH Park	\$350.00 + \$10 per lot created
RV Park	\$350.00 + \$10 per lot created

OTHER PERMITS/SERVICES

Site Inspections/Pre-Consultations	\$40.00
HW Siting	\$500.00
Variance	\$400.00
Technical Assistance Fee	\$40.00/hr.
Geotechnical Report Evaluation	charge will be based on engineering fees
Appeals	\$200.00
Research for addresses	\$11.00 Hour
Requested Addresses	\$5.00
Copies	\$.10 per page

Section 1.10.030 After-the-Fact Permit Fees. All After-the-Fact permits 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 October 1, 1993.