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1-18-94

Ordinance No. 540, 1994

An Ordinance of the Board of County Commissioners of Clallam County amending the fee schedule of the Clallam County Department of Community Development

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Chapter 3.30 - Clallam County Department of Community Development Fee Schedule

Sections:

- 3.30.010 Purpose
- 3.30.020 Fee Schedule for Planning Division Services
- 3.30.030 Fee Schedule for Building Division Services
- 3.30.035 Fee Waiver
- 3.30.040 Repeal of Prior Fees
- 3.30.050 Severability
- 3.30.060 Effective Date

C.C.C. 3.30.010. Purpose. The public is entitled to efficient and effective administration services provided by the Department of Community Development. Since County revenue is insufficient to pay for the rising costs of these services, adoption of the fee schedule ordinance is necessary.

C.C.C. 3.30.020. Fee Schedule. The following fee schedule is hereby adopted for administration services provided by the Clallam County Planning Division of the Department of Community Development.

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| (1) | Subdivision Applications (or alteration of existing subdivision creating new lots) | \$300 - 0 to 5 lots, plus \$40/lot for lots 6-14 and \$15/lot for lots 15 or more |
| (2) | RV Park Subdivision | \$300 plus \$5/lot for each space over 20 |
| (3) | Subdivision Alteration (no new lots created) | \$175 |
| (4) | Short Plat <u>or Large Lot</u> Application (including short plat alteration where new lots are created) | \$300 |
| (5) | Short Plat <u>or Large Lot</u> Appeal | \$100 |
| (6) | Amendment of Short Plat <u>or Large Lot</u> (no new lots created) | \$100 |
| (7) | Final Short Plat <u>or Large Lot</u> Approval | \$25 one time check only; technical assistance fee |

Prosecutor (3)
cc: DCD
minutes
file

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| | | for additional review |
| (8) | Environmental Checklist filed with building permit not under jurisdiction of the Shorelines Management Act | \$175 |
| (9) | Environmental Checklist filed with all other applications | \$125 |
| (10) | Environmental Impact Evaluation Appeal Pursuant to C.C.C. 27.01 | \$115 |
| (11) | Notification of Environmental "Action" (Optional) | \$100 |
| (12) | Amendment of the Comprehensive Land Use Plan, except as provided in Item 23 of this section | \$425 |
| (13) | Environmental Impact Statement Review, where Clallam County is the Lead Agency | \$750 minimum fee plus technical assistance fee for each review hr. over 20 |
| (14) | Shoreline Application: | Total Cost or Fair Market Value, whichever is greater: |
| | (a) Substantial Development Project's | |
| | 2,500 - 5,999 | \$200 |
| | 6,000 - 29,999 | \$300 |
| | 30,000 - 99,999 | \$450 |
| | 100,000 - 199,999 | \$550 |
| | 200,000 - 499,999 | \$650 |
| | 500,000 - 999,999 | \$800 |
| | 1 million plus | \$1,350 |
| | (b) Conditional Use (concurrent with other shoreline permit) | \$150 |
| | (c) Conditional Use (not concurrent with other shoreline permit) | \$250 |
| | (d) Variance (concurrent with other shoreline permit) | \$150 |
| | (e) Variance (not concurrent with other shoreline permit) | \$275 |
| | (f) Revision to Permit | \$100 |

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| | (g) Shoreline Exemption (single family dwelling and associated improvements excepted) | \$25 |
| (15) | Current Use Assessment | \$30 |
| (16) | Variance Application Pursuant to C.C.C. 33 and 29.01 | \$150 |
| (17) | Conditional Use Permit Application Pursuant to C.C.C. 33 | \$300 |
| (18) | Special Use Permit Application Pursuant to C.C.C. 33 | \$200 |
| (19) | Appeal of Board of Adjustment Action on a Conditional Use Permit Application Pursuant to C.C.C. 33 | \$175 |
| (20) | Appeal of Administrator's Action on a Special Use Permit Application Pursuant to C.C.C. 33 | \$115 |
| (21) | Appeal of Shorelines Committee or Administrator's Action on Shoreline Permit Application Pursuant to C.C.C. 35.01 | \$150 |
| (22) | Application to Amend the Official Zoning Ordinance Map Pursuant to C.C.C. 33 except as provided in item 20 of this section | \$350 when land is 10 acres or less \$600 when land is over 10 acres |
| (23) | Application to Amend the Text of C.C.C. 33 | \$450 |
| (24) | A combination application to amend the Official Zoning Ordinance and County Comprehensive Plan Map whereby the land described in each application is identical in size and configuration and each application is submitted on the same date | \$475 when land is 10 acres or less \$650 when land is over 10 acres |
| (25) | Application for a Planned Unit Development or Cluster Development Pursuant to C.C.C. 33 | \$475 |
| (26) | Application for a Planned Unit Development or Cluster Development when | \$175 |

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| | concurrent with a Preliminary Plat Application | |
| (27) | Request for Land Division or Shorelines Hearing Pursuant to C.C.C. 35.01 and 29.01 | \$175 |
| (28) | Application for Wetland Determination (no development permits pending) - This does not include a Wetland Delineation or Wetland Ranking | \$80 - Less than 10 acre parcel \$120 - 10-20 acre parcel \$40/hr (including field and office work and travel) - Greater than 20 acres |
| (29) | Wetland Delineation Fee (pursuant to C.C.C. 27.12.440(2) and 27.12.930). Does not include land survey which is required for all land divisions at the applicant's expense. Note: Credit for prior wetland determination may be applied; also, wetland ranking fee applied separately. | \$120 - Less than 1 acre total wetland \$200 - 1-1.99 acre total wetlands \$300 - 2-2.99 acre total wetland \$400 - 3-3.99 acre total wetlands \$400 plus technical assistance fee for each hour exceeding ten hours - 4 acres or greater total wetlands |
| (30) | Wetland Ranking Fee - An administrative Wetland Ranking which classifies into one of four categories a regulated wetland. Note: credit for prior wetland determination may be applied; also, wetland delineation fee applied separately. | \$60 |
| (31) | Wetland Delineation and Ranking Evaluation Fee. This is an evaluation of a Boundary Survey and Ranking Evaluation by Qualified Professional as required by C.C.C. 27.12.345, 27.12.440(1), 27.12.965 and 27.12.975 | \$50 |
| (32) | Appeal of Critical Area Decision (Pursuant to C.C.C. 27.12.370) | \$100 |
| (33) | Critical Areas Variance (Pursuant to C.C.C. 27.12.360) | \$150 |

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| (34) | Wetland Conditional Use Permit (Pursuant to C.C.C. 27.12.430), including environmental checklist evaluation | \$150 |
| (35) | Wetland Special Use Permit (Pursuant to C.C.C. 27.12.430), including environmental checklist evaluation | \$150 |
| (36) | Wetland Mitigation Plan Evaluation (Pursuant to C.C.C. 27.12.970(1)(c) and (d). This applies to projects which require rectifying or compensating for impacts to wetlands which require the filing and preparation of a detailed wetlands mitigation plan. | \$120 - Plus technical assistance fee for each hour exceeding 3. |
| (37) | Habitat Management Plan. (For those developments in Class 1 Wildlife Conservation Areas and which require a Habitat Management Plan. This service applies only in those developments specified in C.C.C. 27.12.955(5). | \$80 |
| (38) | Habitat Management Plan. (For those developments which normally do not require a Habitat Management Plan, except that the applicant wishes to reduce aquatic buffers or place water- dependent structures or utilities in the required buffer. This service applies only to those developments specified in C.C.C. 27.12.955(5).) | \$40/hr.- including field and office work and travel |
| (39) | Habitat Management Plan Evaluation Fee. (For those developments required to submit a Habitat Management Plan not specified as Minor New Development, etc., in C.C.C. 27.12.955(5). | \$50 |
| (40) | Technical Assistance Fee | \$40/hr. |
| (41) | Drainage and Erosion Control Plan Evaluation Pursuant to C.C.C. 29.01 and C.C.C. 27.12 | \$40/hr. |
| (42) | Geotechnical Report Evaluation | \$40 |
| (43) | Water Quality Cleanup Fund Loan Administration Fee | \$100 |

C.C.C. 3.30.030. Fee Schedule for Building Division Services. The following fee schedule is hereby adopted for administrative and inspection services provided by the Clallam County Building Division of the Department of Community Development.

(1) Construction Permit Fees: All building, mechanical and plumbing permit fees shall be based on value and as set forth in Table 3A of the 1991 Uniform Building Code, as follows, except that the minimum permit fee shall be Thirty Dollars (\$30).

| TOTAL VALUATION | FEE |
|--------------------------|---|
| \$1 to \$500 | \$15 |
| \$501 to \$2,000 | \$15 for first \$500 plus \$2 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 to \$25,000 | \$45 for first \$2,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 to \$50,000 | \$252 for first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof to and including \$50,000 |
| \$50,001 to \$100,000 | \$414.50 for first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$100,000 |
| \$100,001 to \$500,000 | \$639.50 for first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof |
| \$500,001 to \$1,000,000 | \$2,039.50 for the first \$500,000 plus \$3 for each additional \$1,000 or fraction thereof to and including \$1,000,000. |
| \$1,000,001 and up | \$3,539.50 for the first \$1,000,000 plus \$2 for each additional \$1,000 or fraction thereof |

(2) Mobile Home and Modular Home Installation Permit Fee: The fee for a mobile home or modular home installation shall be two hundred dollars (\$200.00)

(3) Renewal Fee: The fee for renewal of a building construction permit shall be twenty ten-dollars (~~\$20.00~~~~\$10.00~~) for two years per year.

(4) Other Inspections and Fees:

(a) Inspection outside of normal business hours (minimum charge - two hours) \$30 per hour

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| (b) Reinspection fees assessed under provisions of Section 305(g) | \$30 per hour |
| (c) Inspections for which no fee is specifically indicated | \$30 per hour |
| (d) Additional plan review required by changes, additions or revisions to approved plans (minimum charge 1/2 hour) | \$30 per hour |

(5) **Plan Review Fees:** When a plan or other data are required to be submitted by the Building Official, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 25 percent (25%) of the building fee as shown in Table 3-A of the 1991 Uniform Building Code. The plan review fee for commercial and industrial plans and other data shall be 65 percent (65%) of the building fee as shown on Table 3-A of the 1991 Uniform Building Code. The plan review fees are separate fees from permit fees and are in addition to the permit fee.

(6) Radon Detector Fees. The fee for radon detectors shall be twenty dollars (\$20.00) each. This amount shall be added to the Building Permit fees for each new residence or for each separate ground floor dwelling unit in multifamily buildings.

(7) Address Stake and Placard Fees. The fee for address stakes and placards shall be twenty dollars (\$20.00).

(8) Investigation Fees: Work Without a Permit.

a. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation may be made before a permit may be issued for such work.

b. An investigation fee, in addition to required permit fee, may be collected whether or not a permit is then or subsequently issued. The investigation fee may be established by the Building Official and shall not exceed the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 3-A of the Uniform Building Code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

C.C.C. 3.30.035. Fee Waiver. The application fee for a rezone and comprehensive plan amendment and associated environmental evaluation specified in C.C.C. 3.30.020 may be waived by the Clallam County Board of Commissioners only for minor zoning boundary adjustments involving parcels intersected by a zone boundary common to a residential and forestry zone, as specified in C.C.C. 33 and C.C.C. 27.01. This fee waiver shall not apply to parcels where the zoning boundary was placed on a natural or man-made boundary, such as a road, street, stream, river, ravine, hilltop or any other natural or man-made feature which make logical zoning boundaries. If granted, such waiver shall not prejudice the Board's subsequent action on the application which was a subject of the waiver. Applicants are responsible to initiate the waiver request. The Board shall act on all such requests at a public meeting. All such waiver requests shall be acted on by the Board prior to initiation of the rezone application.

C.C.C. 3.30.040. Repeal of Prior Fees. The fees set in this ordinance supersede any prior fees set by ordinance or resolution for the administrative services covered herein.

C.C.C. 3.30.050. Severability. If any fee in this ordinance is held invalid by a court of competent jurisdiction, the remaining fees shall remain valid.

C.C.C. 3.30.060. Effective Date. This ordinance shall take effect ten (10) days after adoption.

ADOPTED THIS 18th DAY OF January, 1994.

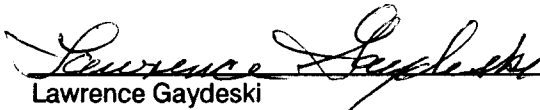
Board of Clallam County Commissioners



Dave Cameron, Chairman

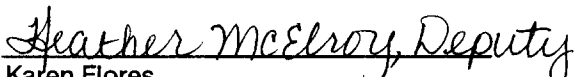


Dorothy Duncan



Lawrence Gaydeski

ATTEST:



Karen Flores
Clerk of the Board

- c. Prosecutor (3)
- Community Development
- Minutes
- File