

## CHAPTER 6.110A -- DEVELOPMENT FEES

Sections:

6.110A.010 Preliminary Development services and environmental plan review fees

6.110A.015 Community planning review fees

6.110A.020 Final construction Development engineering plan review fees

6.110A.030 Development inspection fees

### 6.110A.010 Preliminary/final planning and environmental plan review fees

Fees for these preliminary plan review activities included in table 6.110A.010 shall be collected prior to processing the application:

**Table 6.110A.010 Preliminary/final planning and environmental plan review fees**

	Section	Activity	Fee
<b>1</b>	<b>Appeals</b>		
	<b>A</b>	<b>Appeals to Hearings Examiner -</b>	
		<u>Planning portion only - see engineering fees for additional charges</u>	\$4,826
	<b>B</b>	<b>Appeals to Board of Commissioners</b>	
		<u>Fee paid to Board of County Commissioners</u>	\$716
<b>2</b>	<b>Planning Fees<sup>10</sup></b>		
	<b>A</b>	<b>Archaeological</b>	
	I	Pre-Determination — Base fee	
		— Fee per acre over 5 acres	
	III	Study Review	
	II	Pre-Determination Review	
	<b>A</b>	<b><u>Address Change</u></b>	
			\$105
	<b>B</b>	<b><u>Applicant initiated hold / open record for hearing</u></b>	
			\$450
	<b>B C</b>	<b><u>Annual Reviews Initiated by Property Owners</u></b>	
		<u>Fee includes rezones in conjunction with annual review</u>	\$8,113
	<b>C D</b>	<b><u>Boundary Line Adjustments or Lot Reconfiguration<sup>4</sup></u></b>	
	I	Base fee	\$838
	II	Fee per adjustment over 2	\$124
	<b>D E</b>	<b><u>Columbia River Gorge</u></b>	
			\$4,667
	<b>E F</b>	<b><u>Conditional Use Permit<sup>2</sup></u></b>	
	I	Minor - Includes day care centers, roadside stands, utility substations, kennels, veterinary clinics, additions of up to 10% of additional square feet beyond the existing building and structures, and similar uses as determined by the planning director <sup>2</sup>	\$7,442
	II	Major - All uses not indicated above <sup>2</sup>	\$7,442

Section	Activity	Fee
<b>F G</b>	<b>Continuance of Hearing or Open Record<sup>3</sup></b>	
	For any hearing postponed or continued, or open record allowed, as requested by the applicant after legal notice has been given; PROVIDED, that this requirement shall not apply (1) where the request is based upon new information presented at the hearing other than from the applicant or (2) when renoting of the hearing is requested and approved. <sup>3</sup>	\$1,579
<b>G H</b>	<b>Covenant Release - Full and Partial</b>	
		\$1,266
<b>I</b>	<b><u>Design Standard Review - Mixed Use/Commercial/Performance Based Zoning</u></b>	
		<u>Site Plan Review</u> <u>Fee Plus 300%</u> <u>Increase</u>
<b>H-J</b>	<b>Forest Practice</b>	
	Conversion option harvest plan (COHP) with approved current use timber management plan	\$648
I	COHP without approved current use timber management plan	\$1,226
III	Class IV G	
a	including SEPA	\$3,166
b	without SEPA	\$1,638
IV	<u>Open space / current use taxation</u>	\$1,963
IV V	Type I, single-family dwelling moratorium waiver, and field reviews of non-exempt Class I forest practices, and open space / current use taxation	\$2,067
V VI	Type III, all other moratorium waivers	\$2,838
V VI	Hazard Tree Removal Determination, stand alone	\$554
<b>I K</b>	<b>Habitat Conservation</b>	
I	Clearing permit Type I	\$849
	<u>Clearing Permit Type II &amp; III</u>	\$1,467
II	Habitat Predetermination	\$625
III	Stewardship plan	\$849
IV	Habitat Only programmatic permit - Type I	\$1,358
V	Habitat Only programmatic permit - Type II	\$2,552
VI	Habitat Only programmatic permit - Re-authorization	\$783
VII	Habitat portion of Combined habitat/wetland programmatic permit - Type I	\$1,222
VIII	Habitat portion of Combined habitat/wetland programmatic permit - Type II	\$2,297
IX	Habitat portion of Combined habitat/wetland programmatic permit - Re-authorization	\$705
X	Agricultural management plan	\$0
XI	Habitat Permit Type III - public interest exception	\$3,445
XII	<u>Residential Building Permit Review</u>	\$288
a	<u>Plus: field visit</u>	\$230
XIII	<u>Habitat ordinance applicability review for site plan or land division</u>	\$115
c	<u>Plus: field visit</u>	\$230
XII XIII	Habitat conservation covenant alteration	
a	Type I with any other review	\$394
b	Type I "stand alone"	\$668
c	Type II <u>or III</u> with any other review	\$625
d	Type II <u>or III</u> "stand alone"	\$1,969

Section	Activity	Fee
	e Type III with any other review	
	f Type III "stand alone"	
<u>XIV</u>	<u>Monitoring Inspection/Permit</u> <sup>11 12</sup>	
	<u>a</u> First Year	\$604
	<u>b</u> Subsequent Years	\$316
	<u>c</u> Additional inspections	\$230
<u>J L</u>	<b>Home Business</b> <sup>4</sup> - Planning portion only - See Engineering fees for additional charges	
	<u>I</u> Minor Urban and Rural Type I Review without private road access	\$106
	<u>II</u> Minor Urban and Rural Type I Review, and those with private road access / neighborhood agreement	\$159
	<u>III</u> Minor Urban and Rural Type II Review with private road access / no neighborhood agreement	\$2,058
<del>III</del> <u>IV</u>	Plus: Minor Home Business / Type I Review if application received after code enforcement action has been initiated	
<del>IV</del> <u>V</u>	Major Urban Type II review without private road access (base fee)	\$2,696
<del>V</del> <u>VI</u>	Major Urban Type II Review with private road access	
	Plus: private road access	\$532
<del>VI</del> <u>VII</u>	Major Rural Type II review (Base Fee):	\$2,696
	<u>a</u> Plus: private road access	\$532
	<u>b</u> Plus activity area screening	\$532
	<u>c</u> Plus: Major Home Business / Type II Review if application received after code enforcement action has been initiated	
<b>KM</b>	<b>Land Use Compliance Fact Sheet</b>	
		\$53
<b>L N</b>	<b>Legal Lot Determination</b>	
	<u>I a</u> Base fee	\$1,193
	<u>b</u> Fee per lot over 2 lots	\$372
	<u>II</u> For Individual Single Family or Manufactured Home	\$527
	<u>III</u> Innocent Purchaser	\$1,020
	<del>III</del> <u>IV</u> Public Interest Exception	\$3,765
<b>O</b>	<b>Lot Reconfiguration</b>	
	<u>I</u> Base Fee	\$838
	<u>II</u> Fee per adjustment over 2	\$124
<b>P</b>	<b>Mining</b> <sup>8 13</sup>	
		Cost Recovery <sup>8 14</sup>
<b>M Q</b>	<b>Planned Unit Development or Master Plan</b> <sup>2</sup>	
	<u>I</u> P.U.D. - Residential Any Type	\$4,632
	<u>a</u> — Base fee <sup>5</sup>	
	<u>b</u> — Fee per unit	
	Base Fee minimum; Base Fee plus 65-unit maximum; 50% reduction of subdivision fee if P.U.D. and subdivision filed simultaneously	
	<u>II</u> P.U.D. - Nonresidential	
	<u>a</u> — Base fee <sup>5</sup>	
	<u>b</u> — Fee per sq. ft. - ground floor	
	<u>c</u> — Fee per sq. ft. - upper floor	
	Base Fee minimum; Base Fee plus 19,400 ground floor sq. ft. maximum	
	<u>III</u> P.U.D. - Mixed (One base fee plus residential and non-residential unit/sq. ft. fees)	

Section	Activity	Fee
<b>N R</b>	<b>Planning Director Review</b>	
I	Non-conforming Use Determination	\$3,066
I	Similar Use Determination	\$1,170
II	Temporary use - Type I	\$1,584
IV	All other reviews <sup>6</sup>	\$2,650
<b>O S</b>	<b>Plat Alterations <sup>43</sup> - Planning portion only - See Engineering fees for additional charges</b>	
I	Plat Alteration	\$3,468
II	Additional fee charged to applicant if hearing is requested pursuant to CCC 40.540.120(B). -(If hearing is requested pursuant to CCC 40.540.120(B), the indicated fee shall be charged to the applicant.)	\$1,882
<b>P-T</b>	<b>Post Decision Review</b>	
I	Post decision review/Type I (includes deadline extensions requests for phased developments)	\$2,103
II	Post decision review/Type II	\$3,436
III	Post decision review/Type III	\$5,965
<b>Q U</b>	<b>Pre-Application Conference (all types) - Planning portion only - See Engineering fees for additional charges</b>	
I	Pre-application conference	\$1,288
II	Pre-application waiver request <sup>7</sup>	\$694
<b>R V</b>	<b>Renoticing <sup>3</sup></b>	
I	Base fee	\$184
II	Per Notice	
<b>S W</b>	<b>Reporting - Application and Permit Information <sup>8</sup></b>	
	Cost recovery - Applicant will be required to sign an agreement that they will pay billable hourly rate of the program. actual costs of review. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of thirty percent (30%). The applicant will be sent an itemized billing.	Cost Recovery <sup>8</sup> Actual salary, and benefits and overhead for employees
<b>T X</b>	<b>SEPA Review</b>	
I	Single-family residential	
II	Short plat - per lot	
III	All other reviews	
a	— Base fee	
b	— Fee per acre	
VII	Subdivision and/or planned unit development	
a	— Base fee	
b	— Fee per lot	
VIII	Conditional use	
a	— Base fee	
b	— Fee per acre	
IX	Site plan review - Residential	
a	1 to 5 units	
b	6 or more units	
I	Project reviews - any type	\$1,528
II	Non-projects (includes includes annual review applications)	\$1,987
III	Appeals	\$1,493

	Section	Activity	Fee
	<u>IV</u>	EIS Review <sup>8</sup>	Cost Recovery <sup>8</sup> Actual salary, and benefits and overhead for employees performing work plus overhead at a rate of 30%.
	<u>U Y</u>	Sewer Waiver	\$990
	<u>V Z</u>	Shoreline Permit	
	I	Shoreline permit	\$2,899
	II	Shoreline conditional use permit	\$3,431
	III	Shoreline permit when considered with a variance request	\$3,431
	<u>IV</u>	Shoreline Exemption Determination	\$421
	<u>W AA</u>	Short Plat	\$4,802
	<u>X AB</u>	Sign	
	I	Sign	\$210
	II	Sign if application received after code enforcement action has been initiated.	
	<u>Y AC</u>	<u>Site Plan Review - Fast Lane Permitting</u>	
		<u>Program for reduced timelines for site plan review</u>	Site Plan Review Fee Plus 50% Increase
	<u>Z</u>	<u>Site Plan Review - Residential</u>	
	<u>i</u>	Site plan review/Type I	
	<u>ii</u>	Site plan review/Type II - per unit \$1340 minimum; \$13,862 maximum	
	<u>AC</u>	<u>Site Plan Review - Preliminary All Types- Planning portion only - See Engineering fees for additional charges. Non-Residential</u>	
	I	Site plan review/Type I	\$2,163
	II	Site plan review/Type II or commercial pad within a previously approved site plan which was not reviewed for the specific use or structure under the original site plan review	\$5,589
	III	Land extensive uses such as golf courses	
	IV	Unoccupied commercial and utility structures	\$2,429
	V	Binding Site Plan Review - stand alone is full price, if combined with PSR, this fee is reduced 50% (in addition to base fee)	\$3,927
	<u>AD</u>	<u>Site Plan Review - Final Inspections by Planner<sup>8</sup></u>	
			Cost Recovery <sup>8</sup>
	<u>AD</u>	<u>Special Study Review<sup>8 13</sup></u>	
			Cost Recovery <sup>8</sup>
	<u>AA AE</u>	Special Valuation - Historic Preservation	\$303
	<u>AB AF</u>	Subdivision	\$8,364

	Section	Activity	Fee
	<b>AC AG</b>	<b>Variance</b>	
	I	Administrative variance/Type I	\$1,561
	II	Administrative variance/Type I - When considered with a development application - Planning portion only - See Engineering fees for additional charges	\$1,611
	III	Administrative variance/Type II	\$3,348
	IV	Administrative variance/Type II - When considered with a development application - Planning portion only - See Engineering fees for additional charges	\$1,910
	V	Type III - Planning portion only - See Engineering fees for additional charges	\$6,531
	VI	Type III - When considered with a development application - Planning portion only - See Engineering fees for additional charges	\$5,564
	<b>AD AH</b>	<b>Wetland Protection<sup>9</sup></b>	
	I	Predetermination or determination at time of application	\$740
	a	<u>With Stormwater Review</u>	\$855
	II	Wetland permit/Type I	\$892
	III	Wetland permit /Type II & III	\$1,928
	IV	Wetland Permit/Type III <u>Reasonable Use - Stand Alone</u>	\$3,445
	V	<u>Wetland delineation digital preparation</u>	\$273
	VI	Wetland only programmatic permit - Type I	\$1,358
	VII	Wetland only programmatic permit - Type II	\$2,552
	VIII	Wetland only programmatic permit - Re-authorization	\$783
	IX	Wetland portion of Combined wetland/habitat programmatic permit - Type I	\$1,222
	X	Wetland portion of Combined wetland/habitat programmatic permit - Type II	\$2,297
	XI	Wetland portion of Combined wetland/habitat programmatic permit - Re-authorization	\$705
	XII	Wetland protection covenant alteration	
	a	Type I with any other review	\$394
	b	Type I "stand alone"	\$668
	c	Type II or III with any other review	\$625
	d	Type II or III "stand alone"	\$1,969
	XIII	<u>Stormwater/Wetland Review</u>	\$460
	XIV	<u>Residential Building Permit Review</u>	\$355
	a	<u>Plus: field visit</u>	\$284
	XV	<u>Final wetland permit - Type I</u>	\$1,467
	XVI	<u>Final wetland permit - Type II</u>	\$2,158
	XVII	<u>Mitigation Plan Revision</u>	\$367
	XVIII	<u>Final Stormwater Wetland Review</u>	\$345
	a	<u>Request release of performance assurance</u>	\$504
	b	<u>Request release of maintenance assurance</u>	\$504
	XIX	<u>Monitoring Inspection/Permit<sup>11 12</sup></u>	
	a	<u>First Year</u>	\$604
	b	<u>Subsequent Years</u>	\$316
	c	<u>Each additional inspection</u>	\$230
	<b>AE AI</b>	<b>Zone Change</b>	
			\$5,403
<b>3</b>	<b>Engineering Fees</b>		
	<b>A</b>	† Critical Aquifer Recharge Area Permit (CARA) - Type 1, 2, and 3 site plan review	
	<b>B</b>	† Conditional Use Permit Stormwater	

	Section	Activity	Fee
	II	Transportation	
	<b>C</b>	<b>Continuance of Hearing - Applicant Initiated for Stormwater and/or Transportation Issues (in addition to planning fee)</b>	
	<b>D</b>	<b>Geological Hazard</b>	
	I	Pre-Determination Review	
	II	Pre-Determination Decision	
	III	Hazard Area Study Review	
	<b>E</b>	<u>Post Decision Review - Plan Revisions</u>	
	<b>F</b>	<u>Road Modification - Transportation</u>	
	I	<u>Design modification Type I or II - Prior to final decision; Type III - prior to public hearing.</u>	
	((III))	((Design modification (Type III) - Prior to public hearing))	
	II	Design modification (Type I or II) - After final decision (in addition to post decision review fee)	
	III	Design modification (Type III) - After public hearing or final decision (in addition to post decision review fee)	
	<b>G</b>	Short Plat	
	I	Stormwater plan	
	II	Title Downstream Conveyance and Disposal Report Review (for infill Projects)	
	III	Transportation	
	<b>H</b>	Site Plan 10	
	I	Stormwater plan review	
	a	— Type I or II	
	b	— Unoccupied commercial and utility structures	
	c	— Tenant improvements	
	II	Transportation plan review 10	
	a	— Type I or II	
	b	— Unoccupied commercial and utility structures	
	c	— Tenant improvements	
	<b>I</b>	Subdivision (all sizes) 10	
	I	Stormwater plan review	
	II	Title Downstream Conveyance and Disposal Report Review (for infill Projects)	
	III	Transportation plan review	
	<b>J</b>	Variance	
	I	Stormwater	
	<b>K</b>	Flood Plain Inquiry	
<b>4</b>	<b>Fire Marshal Fees</b>		
	<b>A</b>	<b>Reviews - Planning and Development Review</b>	
	I	Site plan review Type II	
	II	Type I site plan and planning director reviews	
	III	All other applicable land use applications	
	IV	Road modification	
	<b>B</b>	<b>Reviews - Building Construction/Change in Use/Special or Temporary Use</b>	
	I	Building construction/Change in use	
	a	— 1-10,000 sq. ft.	
	b	— Each additional 10,000 sq. ft.	
	II	Use of building or structure for temporary use	

Notes:

- 1 Boundary Line Adjustment does not include legal lot determination fee.
- 2 Conditional Use Permit Planning Fee reduced by 50-25% when submitted concurrently with a Site Plan Review application. Planned Unit Development Fee reduced by 50% when submitted concurrently with a Site Plan Review and/or Subdivision application.

	Section Activity	Fee
3	Written request for rescheduling and renoticing of the hearing will be accepted by the applicant if filed within 14 days of the original Public Hearing Notice mailing. After this 14 day period only requests for a hearing continuance will be accepted.	
4	No sign fee required	
5	<del>Includes Stormwater and Transportation review</del>	
6	Review and approval fee not required for single-family homes in multi-family zones, if submitted with land division application.	
7	If accepted, paid at time of application <u>for preliminary review</u> . If denied, included <del>with</del> and paid at time of Pre-Application.	
8	Cost recovery - applicant will be required to sign an agreement that they will pay salary, benefits and overhead for staff or consultant's fees required to complete the work <del>Applicant will be required to sign an agreement that they will pay actual costs of review. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of thirty percent (30%).</del> The applicant will be sent an itemized billing.	
9	The responsible official may waive a part or all of the wetland permit fees for wetland and buffer enhancements, provided (1) the project is not intended to mitigate for wetland buffer impacts, and (2) the project is not the result of an enforcement action.	
10	<del>If projects with an approved conditional user permit, planned unit development or master plan paid for preliminary stormwater and transportation plan reviews at the time of the CUP, PUD, or master plan application, subsequent stages of development in accordance with the PUD or master plan are exempt from preliminary stormwater and transportation plan reviews.</del>	
14 10	For review of projects authorized for overtime, an additional 50% will be added to the permit fees, as applicable.	
11	<u>Where both a habitat and wetland monitoring permit is required for the same parcel, the combined monitoring fee shall be reduced 25%.</u>	
12	<u>Habitat and wetland monitoring permit fees shall be paid prior to issuance of the building permit or final wetland permit. If the monitoring fees change after payment, but during the applicant's monitoring period, the applicant shall pay or be refunded the difference.</u>	
13	<u>Where a special study is required and the county lacks the expertise to review and comment on the study, the applicant shall pay for an independent consultant with the required expertise. The county shall contract with the independent consultant and require them to review the special study and make recommendation to the county as part of the preliminary plan review process.</u>	