

Only those portions of Chapter 2.05 that are proposed to be amended are shown.
Remainder of text, tables and/or figures is unchanged.

Chapter 2.05

PLANNING AND LAND SERVICES DEPARTMENT FEES

Sections:

- 2.05.010 Applicability.**
- 2.05.020 ~~Fees Non-Refundable, Multiple Fees~~ Fee Refunds and Fee Exemptions.**
- 2.05.030 Planning and Land Services Reproduction and Archive Retrieval Fees.**
- 2.05.040 Building Construction Fees.**
- 2.05.060 Environment Fees.**
- 2.05.070 Land Use Regulations Fees.**
- 2.05.080 Shoreline Management Regulations Fees.**
- 2.05.090 Site Development Regulation Fees.**
- 2.05.100 Subdivisions and Platting Fees (Planning and Engineering Review).**
- 2.05.105 Engineering Fee Adjustments.**
- 2.05.110 Additional Fees.**
- 2.05.115 Planning Fee Adjustments.**
- 2.05.117 Violation of Hearing Examiner Conditions.**
- 2.05.118 Land Use Violation Penalty Fee.**
- 2.05.120 Appeals and Reconsiderations.**
- 2.05.130 Miscellaneous Planning and Resource Fees.**

2.05.020 ~~Fees Non-Refundable, Multiple Fees~~ Fee Refunds and Fee Exemptions.

- A. ~~Filing Fees— Non-refundable~~ Fee Refunds. The filing fees shall not be refunded after acceptance of a properly filed application by the Planning and Land Services Department when processing/review has begun. Application and permit fees cannot be refunded unless one of the following two conditions exist:
 - 1. The application/permit was required by the County in error. These fees will be refunded at 100 percent; or
 - 2. The County review activities that the fee was created to cover have not begun and it has been 180 days or less from the date of application. When this is the case, these fees will be refunded at 90 percent. The remaining 10 percent of the fee will be utilized to cover the costs associated with application intake, initial administrative activities, and refund processing.
- B. Fee Exemptions. Filing fees shall not be required when a matter has been initiated by the Council or a department or agency of Pierce County or an application filed in accordance with Chapter 11.05 of the Pierce County Code.



1 **2.05.030 Planning and Land Services Reproduction and Archive Retrieval Fees.**

- 2 A. Zoning atlasIn accordance with current printing cost.
 3 B. Copies of reports, regulations, studies and miscellaneous documents shall be equal to the
 4 Planning and Land Services Department's cost of reproduction.
 5 C. Archive Retrieval\$ 5.00

7 **2.05.040 Building Construction Fees.**

- 8 A. **Mobile/Manufactured Homes Fees.**
 9 1. Renewal of temporary dwelling (housing unit) "mother-in-law"\$ 107.10
 10 B. Engineering Review Fees for **Commercial** Building Permit Applications\$ 400.00
 11 **(Where No Pierce County Environmental Checklist Required)**
 12 **Commercial Structure, by sq. ft.**
 13 — 0 — 9,999\$ 270.02
 14 10,000 — 49,999\$ 410.92
 15 50,000 — 99,999\$ 547.85
 16 100,000 or greater\$ 1,565.30
 17 C. **Planning Review Fees for Building Permit Applications.**
 18 1. Model Home Permit\$ 340.00
 19 2. Residential Building Permit\$ 150.00
 20 3. Commercial Building Permit\$ 300.00
 21 4. Residential Demolition Permit\$ 25.00
 22 5. Commercial Demolition Permit\$ 50.00

24 **2.05.060 Environment Fees.**

- 25 A. **Fees For Environmental Assessments and Environmental Impact Statements.** The
 26 following fee schedule applies to environmental assessments and environmental impact
 27 statements as required pursuant to the State Environmental Policy Act of 1971, for
 28 applications or request for County action in accordance with the provisions of this
 29 Chapter.
 30 1. The Environmental Assessment.
 31 a. **Class IV-General Forest Practices**\$ 500.00740.00
 32 b. **One- or Two-Family Dwellings**\$ 819.00440.00
 33 c. **Short Plats**\$ 690.00
 34 d. **Plats:**
 35 0 to 5 lots\$ 1,008.00690.00
 36 6 to 10 lots\$ 1,071.00850.00
 37 11 to 20 lots\$ 1,323.00870.00
 38 21 to 50 lots\$ 1,575.001,160.00
 39 51 to 100 lots\$ 1,827.001,520.00
 40 101 to 200 lots\$ 2,205.001,530.00
 41 Greater than 200 lots\$ 2,457.002,130.00
 42 e. **Commercial and Industrial:**
 43 (1) 0 to 5 acres\$ 819.00820.00
 44 (2) 5.1 to 10 acres\$ 1,008.00840.00
 45 (3) 10.1 to 20 acres\$ 1,260.001,430.00
 46 (4) 20.1 to 100 acres\$ 1,512.001,440.00
 47 (5) Greater than 100 acres\$ 1,890.002,040.00



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e. **Industrial:**

(1) 0 to 5 acres	\$ 1,008.00
(2) 5.1 to 10 acres	\$ 1,260.00
(3) 10.1 to 20 acres	\$ 1,890.00
(4) 20.1 to 100 acres	\$ 2,520.00
(5) Greater than 100 acres	\$ 3,780.00

If an expanded checklist is required by the Environmental Official,
an additional fee will be assessed. (Non-refundable)..... \$ 126.00 580.00

2. Environmental Impact Statement.
Base fee of \$ 3,005.10 4,900.00
for first 1585 hours of professional work staff time, plus \$75.60 60.00 per hour for
each hour thereafter. (Non-refundable)
3. Determinations of nonsignificance or final environmental impact statements which
are required to be prepared and submitted by other local, State or federal quasi-
public agencies, are exempt from payment of fees required pursuant to this Chapter.
However, the costs of preparing, noticing, and distributing an environmental impact
statement shall be borne by said other entity.
4. Application for staff to review whether a project qualifies for an:
exemption or an addendum \$ 315.00
 - a. Exemption \$ 220.00
 - b. Addendum \$ 310.00

B. Critical Fish and Wildlife Review Fees.^{1,2}

1. Water Type Verification w/o Parent Permit 2 acres or less	\$ 370.00
2. Water Type Verification w/o Parent Permit greater than 2 acres.....	\$ 370.00*
	*Plus \$60.00/acre or portion thereof
3. Habitat Assessment Letter Review.....	\$ 672.00 700.00
4. One-Family Dwelling Habitat Assessment:	
a. <10 acres.....	\$ 450.00 600.00
b. 10 to 20 acres.....	\$ 770.00 840.00
c. >20 acres.....	\$ 900.00 990.00
5. Habitat Assessment Study Review:	
a. One-Family.....	\$ 600.00 690.00
b. All Others	\$ 1,200.00 800.00
6. Habitat Assessment Report Review:	
a. One-Family.....	\$ 900.00 780.00
b. All Others	\$ 1,800.00 840.00
7. Application for Time Extension	\$ 155.00
8. Hazard Tree Report Review	\$ 300.00 370.00

¹When an application requires both Critical Fish and Wildlife Review and Wetland Review, just one combined review fee equal to the full amount of the larger fee plus one-half the amount of the smaller fee shall be charged.

²If any required report (to include all consultant submittals) is found to be of such a quality that a resubmittal is required by the County, a resubmittal fee equal to one half of the original application fee shall be charged.

C. Engineering Review Fees for Environmental Checklists.

One- or Two-Family Dwellings	\$	74.50	130.00
Commercial Structure, by s.f.:			
0 - 9,999.....	\$	277.06	330.00
10,000 - 49,999.....	\$	457.88	420.00
50,000 - 99,999.....	\$	679.33	420.00
100,000 or greater.....	\$	1,721.83	610.00
Clearing and grading	\$	277.06	240.00

D. General Wetland Regulations Fees.²

1. Staff review of Wetland Specialist's report to verify the absence of wetland	\$	567.00	540.00
2. Staff site visit to verify the absence of a wetland:			
a. Site less than 10 acres.....	\$	333.90	620.00
b. 10 - 20 acre site	\$	535.50	730.00
c. Greater than 20 acres.....	\$	535.50	730.00*
		*Plus \$75.60 per hour over 5 hours	
3. Staff site visit to verify the absence of a wetland where there is no parent permit:			
a. Site less than 10 acres.....	\$	600.00	660.00
b. Site 10 acres and above	\$	1,000.00	750.00
4. Staff review of Wetland Analysis Report.....	\$	1,770.30	1,150.00
5. Staff review of non-compensatory mitigation plan ³	\$	1,386.00	880.00
6. Staff review of Compensatory Mitigation Plan ⁴	\$	2,079.00	1,580.00
7. Monitoring Report Review.....	\$		300.00
8. Additional site visit for non-routine circumstances	\$	378.00	320.00
9. Application for Time Extension	\$		155.00

E. Wetland Regulations Fees for One-Family Dwelling and New Agriculture.²

1. Staff site visit to verify absence of a wetland ⁵ :			
a. Site less than 10 acres	\$	333.90	600.00
b. 10 – 20 acre site	\$	640.00	720.00
2. Staff site visit to verify the absence of a wetland where there is no parent permit:			
a. Site less than 10 acres	\$	400.00	530.00
b. Site 10 acres and above.....	\$	800.00	600.00
3. Staff review of wetland specialist's verification report:			
a. Site less than 10 acres	\$	333.90	420.00
b. Site 10 acres and above.....	\$	640.00	600.00

²If any required report (to include all consultant submittals) is found to be of such a quality that a resubmittal is required by the County, a resubmittal fee equal to one half of the original application fee shall be charged.

³Non-compensatory mitigation plan refers to the information, as described in PCC 18E.30.110 C., which is required for regulated activities in buffers.

⁴Compensatory mitigation plan includes conceptual and detailed phases of the mitigation plan, as described in PCC 18E.30.110 D. and E., which are required for regulated activities within wetlands.

⁵If wetlands are found on the site, the applicant must re-apply for a categorization and delineation.



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4. Staff review of wetland specialist's delineation report	\$ 825.00	1,150.00
5. Staff site visit to delineate wetland	\$ 985.00	970.00*
*Plus \$75.60 per hour for each hour over 5 hours on delineation		
6. Staff review of wetland specialist's mitigation plan for non-compensatory mitigation ³	\$ 770.00	830.00
7. Single-family certification	\$ 200.00	320.00
8. Staff completion of non-compensatory mitigation plan ³	\$ 1,200.00	1,150.00
9. Staff review of wetland specialist's compensatory mitigation plan ⁶	\$ 1,008.00	910.00
10. Monitoring Report Review	\$	300.00
11. Staff review of wetland specialist's wetland categorization, delineation and non-compensatory mitigation plan, for a single project	\$ 920.00	1,030.00
12. Staff completion of wetland categorization, delineation and non-compensatory mitigation plan, for a single project	\$ 1,505.00	1,090.00*
*Plus \$75.60 per hour for every hour over 5 hours on delineation		
13. Additional site visit for non-routine circumstances	\$ 378.00	320.00
14. Application for Time Extension	\$	155.00

F. **Critical Area Categories.**²

1. Variance Application fee:	\$	1,600.00
a. Wetland, Single-Family	\$	1,810.00
b. Wetland, General	\$	1,530.00
c. Critical Fish and Wildlife	\$	2,080.00
d. All Other Critical Areas	\$	1,600.00
2. Reasonable Use Exception application fee:	\$	1,638.00
a. Wetland, Single-Family	\$	1,300.00
b. Wetland, General	\$	1,780.00
c. Critical Fish and Wildlife	\$	2,200.00
d. All Other Critical Areas	\$	1,638.00
3. If the Department requires an environmental assessment and a wetland application for a proposal solely because the proposal is located on land covered by water and, is not, therefore, categorically exempt from SEPA pursuant to WAC 197-11-800, the wetland application fee shall be considered to include the Planning Division's environmental assessment fee.		

Each applicable fee shall be payable at the time the applicant submits the document to which the fee applies. Site inspection base fees shall be payable prior to the staff site visit. Any additional hourly fees shall be billed to the applicant and payment must be received prior to issuance of any development permits.

²If any required report (to include all consultant submittals) is found to be of such a quality that a resubmittal is required by the County, a resubmittal fee equal to one half of the original application fee shall be charged.
³Non-compensatory mitigation plan refers to the information, as described in PCC 18E.30.110 C., which is required for regulated activities in buffers.
⁶Compensatory mitigation plan includes conceptual and detailed phases of the mitigation plan, as described in PCC 18E.30.110 D. and E., which are required for regulated activities within wetlands.

G. Review of Geological Assessments.

1. Review of Geological Assessment – Letter	\$ 90.00	250.00
2. Review of Geological Assessment – Evaluation ⁷	\$ 225.79	410.00
3. Review of Geological Assessment – Report ⁷	\$ 425.25	930.00

H. Forest Practice Fees. The following Planning review fees shall be paid upon the filing of any application pursuant to Title 18H. The County will require other reviews, such as SEPA review, on certain applications. The fees for these additional reviews will also be required.

1. Class IV-General Permit	\$ 500.00	570.00
2. Conversion Option Harvest Plan*	\$ 567.00	1,070.00
*Conversion Option Harvest Plans require a Forest Practice Approval from the Washington State Department of Natural Resources (DNR). The COHP must first be approved by Pierce County before submitting an application to the Washington State Department of Natural Resources (DNR) for a Class II or Class III permit.		
3. Reforestation Inspection/Bond Release.....	\$ 260.00	
4. Verification of Development Moratorium Area/In-House Review	\$ 100.00	
5. Verification of Development Moratorium Area/Field Review	\$ 285.00	
6. Request for Removal of Development Moratoria	\$ 3,150.00	
7. Request for Single-Family Dwelling Exception	\$ 1,000.00	
8. Danger/Hazard Tree removal in open space/natural buffer area.....	\$ 300.00	440.00

2.05.070 Land Use Regulations Fees.

A. Classification of Unlisted Uses, Clarification of Ambiguities, Variances and Waivers. The following Planning review fees shall be paid upon the filing of any application. Additional review fees may be assessed by other County departments.

1. Variance:		
Residential/Agricultural	\$ 1,000.00	1,260.00
Commercial/Industrial.....	\$ 1,500.00	2,380.00
2. Application for a decision of the Director pursuant to Section 18A.25.030 C.6.		
a. Classification – Unlisted Use.....	\$ 440.00	
b. Code Interpretation	\$ 1,090.00	
c. All Other Determinations/Decisions.....	\$ 1,360.00	

The above stated filing fees shall not be refunded after acceptance of a properly filed application by the Planning and Land Services Department.

B. Filing Fees for Conditional Use Permits and other Use Permits such as Planned Development Districts, Planned Unit Developments and Nonconforming Use Permits. The following Planning review fees shall be paid upon the filing of any application. Additional review fees may be assessed by other County departments.

1. One- or Two-Family Dwellings.....	\$ 3,276.00
a. Conditional Use Permit.....	\$ 2,030.00
b. Nonconforming Use Permit	\$ 2,360.00

⁷When multiple geological assessments (reports or evaluations) are required for a project, the total review fees may be adjusted as follows: Total fee = geological assessment with the highest fee + 50 percent of the fee for each subsequent geological assessment. For example: (Landslide Hazard Geological Assessment = Report \$425.25930.00) + Shoreline Hazard Geological Assessment – Evaluation \$225.79410.00 x 0.50) = \$538.151,340.00 = Total Fee.



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c.	Planned Development District	\$ 1,840.00
d.	Planned Unit Development	\$ 3,020.00
2.	Commercial, Industrial and others:	
a.	Conditional Use Permit:	
	0 to 5 acres.....	\$ 4,536.003,710.00
	5.1 to 10 acres.....	\$ 6,678.004,010.00
	10.1 to 20 acres.....	\$15,120.004,330.00
	20.1 to 100 acres.....	\$21,420.004,730.00
	100.1 to 500 acres.....	\$31,374.005,690.00
	500.1 to 1,000 acres.....	\$41,895.006,350.00
	Greater than 1,000 acres	\$62,836.206,820.00
b.	Nonconforming Use Permit:	
	0 to 5 acres.....	\$ 3,280.00
	5.1 to 10 acres.....	\$ 3,580.00
	10.1 to 20 acres.....	\$ 3,620.00
	20.1 to 100 acres.....	\$ 3,990.00
	100.1 to 500 acres.....	\$ 4,700.00
	500.1 to 1,000 acres.....	\$ 5,370.00
	Greater than 1,000 acres	\$ 6,160.00
c.	Planned Development District:	
	0 to 5 acres.....	\$ 3,190.00
	5.1 to 10 acres.....	\$ 3,590.00
	10.1 to 20 acres.....	\$ 3,620.00
	20.1 to 100 acres.....	\$ 3,980.00
	100.1 to 500 acres.....	\$ 4,050.00
	500.1 to 1,000 acres.....	\$ 4,610.00
	Greater than 1,000 acres	\$ 4,640.00
d.	Planned Unit Development:	
	0 to 5 acres.....	\$ 3,270.00
	5.1 to 10 acres.....	\$ 3,640.00
	10.1 to 20 acres.....	\$ 3,750.00
	20.1 to 100 acres.....	\$ 4,460.00
	100.1 to 500 acres.....	\$ 5,160.00
	500.1 to 1,000 acres.....	\$ 5,820.00
	Greater than 1,000 acres	\$ 6,330.00
e.	Public Facility:	
	0 to 5 acres.....	\$ 2,840.00
	5.1 to 10 acres.....	\$ 2,910.00
	10.1 to 20 acres.....	\$ 2,910.00
	20.1 to 100 acres.....	\$ 3,030.00
	100.1 to 500 acres.....	\$ 3,110.00
	500.1 to 1,000 acres.....	\$ 3,170.00
	Greater than 1,000 acres	\$ 3,390.00
C.	Amendments and Time Extension.	
1.	Major amendments to previously approved use permits:.....	\$ 1,890.00
a.	Conditional Use Permit	\$ 2,430.00
b.	Nonconforming Use Permit.....	\$ 1,320.00

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c. Planned Development District.....	\$ 1,890.00
d. Planned Unit Development	\$ 1,890.00
e. Public Facilities Use Permit	\$ 1,890.00
f. Shoreline Conditional Use Permit	\$ 2,460.00
g. Shoreline Nonconforming Use Permit	\$ 2,350.00
h. Rezone	\$ 2,170.00
2. Minor amendments to previously approved use permits:.....	\$ 630.00
a. Administrative Use Permit	\$ 470.00
b. Conditional Use Permit	\$ 1,350.00
c. Nonconforming Use Permit.....	\$ 880.00
d. Planned Development District.....	\$ 630.00
e. Planned Unit Development	\$ 630.00
f. Public Facilities Use Permit	\$ 630.00
g. Shoreline Conditional Use Permit	\$ 950.00
h. Shoreline Nonconforming Use Permit	\$ 860.00
i. Site Plan Review by Planning Director	\$ 700.00
j. Unclassified Use Permit	\$ 770.00
k. Rezone	\$ 920.00
3. Phased Development – Applicable to the second or any additional stage of a development project at one time	\$ 189.00 930.00
4. Time extension	\$ 504.00 810.00
D. Engineering Review Fees for Use Permits.	
(Such as Conditional Use Permits, Planned Development Districts, Site Plan Review [other than plats], Planned Unit Developments, Nonconforming Use Permits.)	
1. 0 - 49,999 s.f. of structure	\$ 798.32 570.00
50,000 - 99,999 s.f. of structure	\$ 1,383.67 690.00
100,000 or greater s.f. of structure and less than 20 acres	\$ 2,353.11 810.00
20 100 acres.....	\$ 3,130.60
101 500 acres.....	\$ 3,913.18
501 1,000 acres.....	\$ 4,695.89
Greater than 1,000 acres	\$ 15,652.92
2. Major Amendments for Use Permits.....	\$ 360.00
0 49,999 sq. ft. of structure	\$ 391.23
50,000 99,999 sq. ft. of structure	\$ 516.42
100,000 or greater sq. ft. of structure and less than 20 acres	\$ 782.65
20 100 acres.....	\$ 782.65
101 500 acres.....	\$ 782.65
501 1,000 acres.....	\$ 1,173.94
Greater than 1,000 acres.....	\$ 1,565.30
E. Revocation and Relinquishment.	
1. Revocation filing fee	\$ 441.00 3,800.00
2. Relinquishment.....	\$ 126.00
F. Rezone. The following Planning review fees shall be paid upon the filing of any rezone application. Additional review fees may be assessed by other County Departments.	
1. 0 to 5 acres.....	\$ 4,158.00 2,300.00
2. 5.1 to 10 acres.....	\$ 6,274.80 2,360.00

3.	10.1 to 20 acres.....	\$ 14,616.00	2,740.00
4.	20.1 to 100 acres.....	\$ 20,916.00	2,740.00
5.	100.1 to 500 acres.....	\$ 31,374.00	3,100.00
6.	500.1 to 1,000 acres.....	\$ 41,895.00	3,550.00
7.	Greater than 1,000 acres.....	\$ 62,836.20	3,550.00

2.05.080 Shoreline Management Regulations Fees.

A. Filing Fee for Shoreline Substantial Development Permits, Variances, Conditional Uses and Expansion of Nonconforming Use Permits. A filing fee shall be paid to the Planning and Land Services Department at the time an application is filed. The amount of the fee shall be based on the following schedule:

1. Substantial Development Permits:

When Project Cost is	But less than	Fee
\$ 0	\$ 10,000	\$ 1,890.00
10,000	100,000	\$ 2,205.00
100,001	500,000	\$ 4,662.00
500,001	1,000,000	\$ 5,922.00
Greater than 1,000,000		\$ 7,182.00

plus \$63.00 for each \$100,000 in project cost in excess of \$1,000,000

- 2. Variance, Conditional Use, Expansion of Nonconforming Use or any combination thereof not including a Substantial Development Permit:.....\$ 1,890.00
 - a. Variance.....\$ 3,750.00
 - b. Conditional Use.....\$ 3,510.00
 - c. Expansion of Nonconforming Use.....\$ 2,980.00
- 3. Any combination of Substantial Development, Variance, Conditional Use, or Expansion of Nonconforming Use permits pursuant to the Shoreline Master Program (As per the above schedule for Substantial Development Permits)
- 4. Revision to Permits.
 - Base fee of.....\$ 252.00
- 5. Application for staff to review whether a project qualifies for an exemption.....\$ 252.00

*Plus \$12.60 for each party of record notification

B. Filing Fees Procedure for Amendments to the Shoreline Master Program and Official Controls. The following fees shall be paid upon the filing of any application. Additional review fees may be assessed by other County departments.

- 1. Amendment to the Shoreline Master Program⁸.....\$ 1,890.00*
- 2. Adoption of or amendment to the official controls⁸.....\$ 1,890.00*

*Base fee of \$1,890.00 for first ten hours of professional work, plus \$50.40 per hour for each hour thereafter.

⁸Base fee of \$1,890.00 for first 32 hours of staff time, plus \$60.00 per hour for each hour thereafter.



1	2.05.090 Engineering Review Fees.	
2	A. Engineering Review Fees for Road/Storm Drainage Review.	
3	(Plats, Commercial, and Single-Family Residence)	
4	1. Formal Plat roads (public), including traffic signing installation ..	\$ 1,056.57 880.00+
5		\$3.874.40/l.f. of Road, Shared Access, Alley**
6	2. Formal Plat roads (private)	\$ 1,056.57 880.00+
7		\$3.474.40/l.f. of Road, Shared Access, Alley**
8	3. Short Plat and Large lot roads	\$ 1,056.57 880.00+
9		\$3.474.40/l.f. of Road, Shared Access, Alley**
10	4. Commercial Developments	\$ 444.44 460.00+
11		\$.030.10/s.f. of impervious area
12	5. Flood Study Review	\$ 441.30 960.00
13	6. Deep and/or Fast Flowing Water Analysis.....	\$ 75.00 570.00
14	7. Zero Rise Analysis	\$ 75.00 320.00
15	8. Flood Boundary Delineation Survey	\$ 75.00 300.00
16	** Lengths are measured along centerline and to the end of cul-de-sacs.	
17	B. Engineering Review Fees for Excavation, Filling, Grading, Surface Mines.	
18	1. Abbreviated Plan	\$ 748.44 850.00
19	2. Drainage and Erosion/Sediment Control Plan	
20	0 - 999 cubic yards.....	\$ 1,736.22 1,750.00
21	1,000 - 4,999 cubic yards.....	\$ 2,433.41 2,410.00
22	5,000 - 49,999 cubic yards.....	\$ 3,130.60 2,530.00
23	50,000 - 99,999 cubic yards.....	\$ 4,695.89 2,780.00
24	100,000 - 499,999 cubic yards.....	\$ 7,826.49 3,000.00
25	500,000 or greater cubic yards	\$ 12,522.38 3,120.00
26	C. Clearing Fees.	
27	Abbreviated Plan	\$ 748.44 950.00
28	Drainage and Erosion/Sediment Control Plan.....	\$ 1,736.22 2,840.00
29	D. Miscellaneous Fees.	
30	1. Traffic signal plan review and construction inspection	\$ 3,913.18 2,500.00
31	2. Revisions to approved site development or approved road	
32	and storm drainage plans	\$ 528.33 560.00
33	3. Offsite public road improvement design review,	
34	construction inspection, and traffic signing installation	\$ 3.87 630.00 + 4.40/l.f.
35	4. Infiltration system design review.....	\$ 244.19 140.00
36	5. Site Development Permit Extension	25% of original fee
37	6. Residential Site Development Inspection	
38	(other than storm drainage).....	\$ 238.00 250.00
39	7. Traffic Impact Analysis Review	
40	a. 25-44 peak hour trips	\$ 378.00 550.00
41	b. Greater than 44 peak hour trips.....	\$ 302.40 500.00*
42		*Plus \$18.90 10.00 per peak hour trip
43	c. Access only	\$ 378.00 550.00
44	8. Variance – Administrative and Public Hearing	
45	Single Project.....	\$ 715.68 590.00
46	Multiple (on same project).....	\$ 1,431.36 1,440.00
47	9. Technical Equivalency Board	\$ 756.00



1	10. Driveway Approach Permit – Single-Family Residential	\$ 119.00	160.00
2	Driveway Approach Permit – Other	\$ 277.20	190.00
3	11. Storm Drainage Inspection (Single-Family Residential).....	\$ 119.00	130.00
4	12. FEMA Floodplain Determination	\$ 50.40	90.00
5	13. FEMA Floodplain Elevation Certificate:.....	\$ 68.04	
6	a. Single-Family.....	\$ 460.00	
7	b. Non Single-Family.....	\$ 490.00	
8	14. Site Development Evaluation – Single-Family Residential.....	\$ 64.89	140.00
9	15. Miscellaneous Inspections and Re-Inspections ⁹	\$ 110.00	
10	16. Single-Family Abbreviated Plan.....	\$ 657.72	670.00
11	17. Gate Permit ⁴⁰	\$ 325.00	500.00
12	18. Minor Improvement in Existing County Right-of-Way ¹⁰	\$ 300.00	510.00
13	19. Site Development NPDES Monitoring Phase Permit – all		
14	roads, shared access, and alleyways ¹¹	\$ 170.00*	
15		*Plus \$0.035/l.f. of road/shared access or alleyway	
16	20. Site Development NPDES Monitoring Phase Permit –		
17	Commercial/Industrial ¹¹	\$ 110.00*	
18		*Plus \$0.002/s.f. impervious surface	
19	21. Site Development NPDES Monitoring Phase Permit –		
20	Grading and Clearing ¹¹	\$ 110.00*	
21		*Plus \$50.00/acre disturbed	
22	22. Legal Document Resubmittal Fee ¹²	\$ 90.00	
23	23. Change Order Fee ¹³	\$ 110.00	
24	24. Conceptual Drainage Plan Review Fee.....	\$ 250.00	

2.05.100 Subdivisions and Platting Fees (Planning and Engineering Review).

A. Preliminary Plat Fees.

1. Planning Preliminary Plat application fees:

Number of lots:

30	+0 to 5	\$ 2,268.00	3,470.00
31	6 to 10	\$ 3,276.00	3,830.00
32	11 to 20	\$ 4,662.00	4,150.00
33	21 to 50	\$ 5,796.00	4,630.00
34	51 to 100	\$ 7,056.00	4,820.00
35	101 to 200	\$ 8,820.00	6,650.00

⁹Re-inspection fees will be charged when an applicant has not made a reasonable attempt to prepare for inspection, or for the third and each subsequent failing inspection of the same type at a given request. A miscellaneous inspection fee will be charged when the County agrees to perform a site investigation that is not currently covered by another application or permit.

¹⁰For minor work in existing County right-of-way such as shoulder widening/improvement, addition of sidewalks/pathways, culvert relocation/installation, bus turnout construction, ditch relocation/modification, etc.

¹¹This annual fee covers the cost of monitoring and enforcement actions for site development projects between the time of final inspection approval and the release of any and all financial guarantees associated with the project. This fee will be charged each year until the performance monitoring phase is completed.

¹²The first two reviews of a legal document are included in the original cost of the site development permit. This fee will be charged on the third and every subsequent review.

¹³Three field change order requests are included in the original cost of the site development permit. This fee will be charged on the fourth change order request and every change order request thereafter.



1	201 to 350.....	\$ 13,230.00	7,680.00
2	Greater than 350.....	\$ 25,200.00	8,590.00
3	2. Development Engineering Fees for Preliminary Plats. (Including Development		
4	Engineering Review of the Environmental Checklist)		
5	Engineering Review Fees for Preliminary Plat Application Fees:		
6	0 to 5 Lots.....	\$	739.59
7	6 to 10 Lots.....	\$	895.33
8	11 to 20 Lots.....	\$	1,076.20
9	21 to 50 Lots.....	\$	1,540.27
10	51 to 100 Lots.....	\$	2,214.07
11	101 to 200 Lots.....	\$	4,235.62
12	201 to 350 Lots.....	\$	8,087.90
13	Greater than 350 Lots.....	\$	15,405.64
14	B. Amendments.		
15	1. Major.....	\$	2,490.00
16	2. Minor.....	\$	1,410.00
17	BC. Final Plat Fees.		
18	1. Final Plat application fee (Planning).....	\$ 2,646.00	2,890.00*
19		*Plus \$10.00/lot and tract	
20	2. Engineering Final Plat Checking.....	\$563.52 +	\$26.95/lot and tract
21	CD. Plat Extensions.		
22	Plat Extension fee.....	\$	504.00
23	for each extension of time period granted under the provisions of PCC 16.08.040 B. and		
24	C. Above fee is not refundable.		
25	DE. Plat Alterations.		
26	1. Plat Alterations.....	\$	378.00
27	2. Plat Alteration (Public Hearing required).....	\$	2,010.00
28	EF. Short Plat Fees.		
29	Number of lots:		
30	2 lots (includes 1 lot subdivisions).....	\$	630.00
31	3 lots.....	\$	1,008.00
32	4 lots.....	\$	1,260.00
33	5 - 9 lots.....	\$	3,220.00
34	FG. Large Lots Fees.		
35	Number of lots:		
36	2 lots.....	\$	630.00
37	3 lots.....	\$	945.00
38	4 lots.....	\$	1,260.00
39	Greater than 4 lots.....	\$	1,260.00
40		*Plus \$63.00 for each lot over 4	
41	H. Short Plat Final.....	\$	920.00
42	I. Large Lot Final.....	\$	850.00
43	GJ. Short Plat/Large Lot Alterations.		
44	1. Short Plat/Large Lot Alteration Fees.....	\$	252.00
45	2. Large Lot Alteration Fees.....	\$	1,260.00
46	HK. Short Plat/Large Lot Appeals.		
47	1. Short Plat/Large Lot Appeal Fees.....	\$	1,008.00



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2.	Large Lot Appeal Fees	\$	2,010.00
HL.	Boundary Line Adjustments/Lot Combination.		
1.	Planning —Boundary Line Adjustments/Lot Combination Fee	\$	441.00 1,210.00
2.	Engineering —Boundary Line Adjustments/Lot Combination Fee...	\$	313.74
2.	Lot Combination Fee.....	\$	590.00
JK.	Binding Site Plan.		
1.	Planning —Binding Site Plan.....	\$	1,260.00 2,880.00
2.	Engineering —Binding Site Plan.....	\$	441.00
KL.	Additional Fees Collected on Land Use Applications Assessor-Treasurer Fees.		
1.	Assessor-Treasurer Review of Short Plats, Large Lots and Boundary Line Revisions (includes original review and one resubmittal to correct errors)	\$	90.00
2.	Resubmittal to Assessor-Treasurer for Review of Short Plats, Large Lots, and Boundary Line Revisions (fee is charged for second resubmittal and each resubmittal thereafter required to correct errors)	\$	90.00
3.	Assessor-Treasurer Review of Formal Plats, Binding Site Plans and Condominiums (includes original review and one resubmittal to correct errors)	\$	185.00
4.	Resubmittal to Assessor-Treasurer for Review of Formal Plats, Binding Site Plans and Condominiums (fee is charged for second resubmittal and each resubmittal thereafter required to correct errors)	\$	185.00
M.	Review of the Division of Land Exempt from the Subdivision Code.....	\$	50.00

2.05.110 Additional Fees.

- A. **Sign Permit Fees.** Fees for street graphics permits shall be based upon the total valuation of the sign, in accordance with Table No. 3-A of the Uniform Building Code.
- B. **Administrative Use Permits and Administrative Design Review.** The following Planning review fees shall be paid upon the filing of any application. Additional review fees may be assessed by other County departments.
 - 1. Administrative Use Permit review by the Planning Director
 - 2. Administrative Design review by the Planning and Land Services staff
 - 3. Administrative Design review by the Planning and Land Services staff (non-residential/duplex)
 - 34. Site Plan Review by the Planning Director
 - 5. Site Plan Review by the Planning Director (non-residential/duplex)
- C. **Pre-Development Conferences.**
 - 1. Major
 - 2. Minor
 - a. If the application(s) identified through the major or minor predevelopment conference is applied for within 12 months of the conference date, the fee above shall be applied towards one of the development applications or building permit fee.
- D. An applicant will be charged double application fee if a permit has been applied for but not issued, and the applicant has begun work on the project.
- E. **Transfer of Development Rights.**
 - 1. Qualification of Sending Site



1	2. Reassessment of Sending Site	\$ 252.00
2	F. Project Meetings. Fee only charged when the number of meetings	
3	exceeds two per quarter (excluding MPC and PUDs).....	\$ 220.00

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5 **2.05.118 Land Use Violation Penalty Fee.**

6 A 25 percent increase in the development fee imposed by this Chapter shall be charged when

7 violations are discovered by staff associated with the normal processing of a land use

8 application.

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10 **2.05.120 Appeals and Reconsiderations.**

11	A. Reconsideration of a decision by the Hearing Examiner	\$ 756.00	610.00
12	B. Appeal of an Administrative Official's Decision	\$ 1,500.00	3,000.00
13	C. Appeal of a decision of the Environmental Official.....	\$ 1,323.00	2,200.00

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15 **2.05.130 Miscellaneous Planning and Resource Fees.**

16	A. Confirmation of Non-Conforming Use	\$ 1,000.00	1,490.00
17	1. Enforcement of Non-Conforming Use Sites		
18	(Recovery costs on violations only)	\$ 252.00	690.00
19	2. Yearly Monitoring of Confirmed Non-Conforming Use Sites	\$ 30.00	310.00
20	B. Records Research – Customer requests investigation of closed study.....	\$	378.00
21	C. Review for Hulk Hauler	\$	126.00
22	D. Review for Home Occupation	\$ 252.00	310.00
23	E. Innocent Purchaser	\$ 170.10	630.00
24	F. Pre-Filing Fee	\$ 378.00	890.00
25	G. Zoning Certificate Letter	\$ 252.00	300.00
26	H. Site Specific Information Letter	\$ 252.00	300.00
27	I. Temporary Use Permit	\$ 126.00	200.00
28	J. Review/Renewal of Zoning for Liquor and General Business License ...	\$	126.00
29	K. Critical Areas Indicators.....	\$	50.00
30	L. Annual Reviews Required by Hearing Examiner	\$	378.00
31	M. Accessory Dwelling Unit Fee.....	\$ 340.20	270.00
32	N. Short Plat Final Review Fee	\$	504.00
33	ØN. Accessory Element Inspection/Bond Release Inspection	\$ 252.00	600.00
34	O. Qualification Review for Fish and Wildlife and Wetland Specialists.....	\$	50.00

