

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

In re:)
)
Cost Recovery Schedule for Land Use Activities,) Resolution TLS No: 21-36B
Right-of-Way Work Permits, Engineering Review,) REF: Resolution TLS No: 21-36A
Building Permits and Fire Marshal Services.)

WHEREAS, to clarify the cost recovery schedule for all permits and review activities of the Department of Transportation and Land Service it is appropriate to amend the cost recovery schedule to be included in the Transportation and Land Services accounting system; and

WHEREAS, permit fees do not establish a rate which reflects current conditions related to work load created by permits and review activity; and

WHEREAS, permit review has become more sophisticated, requiring more legal notification and requiring more staff time to review and approve; and

WHEREAS, the Board of Douglas County Commissioners held a public hearing to review and consider the proposed cost recovery schedule for land use activities, rights-of-way work permits, engineering review, building permits and Fire Marshal services on Tuesday, May 18, 2021 at 9:00 AM; and

WHEREAS, to offset the cost to the general public it is appropriate to charge applicants a fair amount to recover the public cost to process permits.

NOW THEREFORE BE IT RESOLVED as follows by the Board of Douglas County Commissioners:

1. The Board of Douglas County Commissioners adopt fee schedule in attached Exhibit "A", specific to fee for adding Alternative Energy permit processing and state concurrency review and adjustments to the Boundary Line Adjustment fee and Lot Consolidation permit fee and such fees shall be established immediately after adoption of this resolution for all listed applications except those initiated by the Board of Douglas County Commissioners, Planning Commission or the Transportation and Land Services Division.
2. The conditions and terms identified in Resolution TLS No. 20-53B shall apply to this resolution.

BE IT FURTHER RESOLVED that this Resolution TLS No: 21-36B shall be effective immediately.

Dated this 18th day of May 2021, in regular session at the Douglas County Transportation Land Services Building, East Wenatchee, Washington.

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON





Marc S. Straub Chair




Kyle Steinburg Vice-Chair



Dan Sutton Member

ATTEST:



Tiana Rowland, Clerk of the Board

**Douglas County Transportation & Land Services
Consolidated Permit Cost Recovery Schedule
Resolution TLS No: 20-53B, Exhibit "A"
Effective January 1, 2021**

Pre-Development Applications	\$0
<u>Land development, planning, environmental:</u>	
Rezone, Planned Dev.,	\$1,050 + actual expenses above that.
Overlay Amendments	
Time Extensions	One-half current fee
Administrative Revisions	One-half current fee
Master Planned Resort (Leg. Approval)	\$1,050 base fee + actual expenses above that.
Amendments	\$525 base fee + actual expenses above that.
Major subdivision (preliminary plat)	
Land Services	\$800 + \$50/lot for first 20 lots; \$25/lot thereafter
Engineering	\$262 + \$21/lot
Major subdivision final review ¹	
Land Services	\$116 + \$46/lot first 20 lots; \$23/lot thereafter (min \$347)
Engineering	\$368 + \$21/lot
Short Subdivision; amend to add lots	
Land Services	\$525 + \$46/lot
Engineering	\$105 + \$20/lot
Short subdivision final review ¹	
Land Services	\$116 + \$46/lot
Engineering	\$53 + \$21/lot
Binding Site Plan; amend to add lots	
Land Services	\$525 + \$46/lot for first 20 lots; \$23/lot thereafter
Engineering	\$263 + \$21/lot
Binding site plan final review ¹	
Land Services	\$115 + \$46/lot for first 20 lots; \$23/lot thereafter
Engineering	\$210 + \$21/lot
Amend/Alter Plat (administrative)	\$289
Amend/Alter Plat (add. for public hearing)	\$866
Amend/Alter plat final review ¹	
Land Services	\$116 + \$46/lot for first 20 lots; \$23/lot thereafter
Engineering	\$394 + \$21/lot
Variance (Titles 17 & 18)	\$1,050
Full Administrative Review (Title 14)	
	<i>(Multi-family, commercial, industrial building project review, etc.)</i>
Land Services	\$145
Engineering	\$158
Full Administrative Review (Title 14)	

	(Land use applications)	
Land Services		\$294
Engineering		\$105
	Add for advertising	\$236
Limited Administrative Review (Title 14):		
	Projects up to \$10,000 in value	
Land Services		\$48
Engineering		\$0
	Projects \$10,000 or more in value	
Land Services		\$80
Engineering		\$0
	Add for advertising	\$236
Full & Limited Administrative Review in critical area		Add \$210
Comprehensive sign plan review		\$116
Boundary Line Adjustment		190 \$285 + \$85 per lot (does not include Tech fee)
Lot Line Consolidation		\$285 + \$85 per preliminary lot (does not include Tech fee)
Critical area permits/compliance review		\$289
Shoreline Management Permits:		
	Substantial Development, SCUP, Shoreline Variance	\$1,588 + actual expenses above that.
	Revisions (not requiring a hearing)	\$368
	Time Extensions	\$368
	Exemptions	\$210; & \$86 critical area review if necessary
	Environment Change	\$525 + actual expenses above that.
	Master Program Text Amendment	\$525 + actual expenses above that.
Conditional Use Permits:		
		\$1,588 + actual expenses above that.
Nonconforming uses and/or structures:		
	DCC 18.82.060, DCC 18.82.070:	\$294
	DCC 18.82.080:	\$1,588 + actual expenses above that.
Comprehensive Plan Amendments		\$1,155 + actual expenses above that.
Open Space (RCW 84.34.020 (1) (b) or (c))		\$1,050
SEPA Checklist:		
	With published notice	\$236
	Without published notice	\$144
Environmental Impact Statements		\$525 + actual expenses above that.
Mitigated DNS, Expanded Checklist		\$263 + actual expenses above that.
Notice of Application		
	Sign	\$21
	Sign not returned/damaged	\$53
	By mail	Actual cost of postage and copies
Investigation Fee (for code enforcement activities resulting in permit application)		Fee equal to the base application fee

Administrative:

Appeals: Full Admin. Decision, \$578
Code Interpretation, Notice of Violation & Order

Request for administrative interpretation, \$116
determination of nonconforming use and/or
structure (DCC 18.82.020)

Technology Fee

Minor permits (woodstoves, demolition, etc.) \$12
Limited administrative review \$17
Full administrative review \$23
Quasi-judicial and legislative review \$28

Rehearing Fee \$866

Land use research, analysis, Actual expenses
inventory, inspections

Roads, utilities, addressing:

Addressing (per request or plat) \$79

Right-of-way vacation request \$504

Road approach permits (driveways) \$105

Construction and Utility Inspection ²

Type 1

\$53 Fixed fee. Involves overhead line work, installation of replacement utility poles and pedestal 'drops' connecting utility pedestals to individual users that are dug or plowed outside the traveled way and involve no pavement, curb or sidewalk cuts.

Type 2

\$53 Fixed fee plus hourly rate method:
Involves longitudinal or cross cuts in existing pavements, curbs or sidewalks. Insure proper backfill and pavement restoration as well as proper traffic control. Fixed fee plus hourly rate, \$53 which will include up to 2 hours of inspection time; additional inspection time would be charged at \$26.50 per hour. Time tracking required.

Type 3

\$53 Fixed fee plus hourly rate method:
Mechanical plowing of utility lines parallel to and outside the traveled way. Inspection to insure road shoulder/ditches restored. Fixed fee plus hourly rate, \$53 plus \$26.50 hour and a per-foot additional charge be used - \$0.08/foot up to 1,000 lineal feet; \$0.07/foot over 1,000 and up to 25,000 lineal feet; and \$0.06/foot over 25,000 lineal feet.

Type 4

\$105 Fixed fee. Pushing or boring of utilities that do not require the breaking of the pavement, curb or sidewalk. Little on-site inspection other than to insure the access pits are properly restored.

Special Motor Vehicle Permit \$27

All other engineering reviews/extra work \$32/hour

Construction permits:

Total valuation: \$1.00 to \$500 \$30

\$501 to \$2000	\$30 for the first \$500 plus \$3.45 for each additional \$100.00, or fraction thereof, to and including \$2000.
\$2001 to \$25,000	\$81.75 for the first \$2000 plus \$16.12 for each additional \$1000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$452.51 for the first \$25,000 plus \$11.63 for each additional \$1000, or fraction thereof, up to and including \$50,000.
\$50,001 to \$100,000	\$743.26 for the first \$50,000 plus \$8.08 for each additional \$1000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,147.26 for the first \$100,000 plus \$6.49 for each additional \$1000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,743.26 for the first \$500,000 plus \$5.51 for each additional \$1000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$6,498.26 for the first \$1,000,000 plus \$4.63 for each additional \$1000.00, or fraction thereof.

Plan review

65% of the building permit fee. Plan review fees are payable in advance with the submittal documents for commercial projects with a value of \$10,000 or greater. An initial plan review fee for one- and two-family dwellings of \$420 shall be paid at the time of plan submittal, with the balance of the actual plan review fee to be collected at the time of building permit issuance. Fees for plans that are reviewed are payable for all projects regardless of whether or not permits are pursued/issued. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged.

Base Fee Fixture

Mechanical	\$24.68
Plumbing	\$21.00

Residential Misc.:

Wood and gas stoves/inserts	\$79
Swimming Pools	\$236
Occupancy change (residential to licensed care)	\$197
Manufactured home, commercial coach	
<i>Single unit</i>	\$315
<i>Double unit</i>	\$420
<i>Triple unit</i>	\$525
<i>Each additional unit</i>	\$79
Title Elimination	\$79
Demolition	\$79

LPG fuel storage tank & appliance	\$158
Sheathing and re-roofing	\$184
Re-inspection fee	\$79

Commercial Misc.:

Alternative energy state (+) plus concurrent permit review fee State Code Fee	Based on Valuation table 85% of Valuation fee \$25
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Swimming Pools	Based on valuation
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Occupancy change	Based on valuation
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Factory built structures	
<i>Single unit</i>	\$315
<i>Double unit</i>	\$420
<i>Triple unit</i>	\$520
<i>Each additional unit</i>	\$79

Title Elimination	\$79
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Signs	\$158
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Re-roofing	Based on valuation
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Demolition	\$79
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Re-inspection fee	\$79
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All other permits	In accordance with the fee schedule contained within the most current edition of the applicable code (e.g. UBC, UMC, UFC, UPC, etc. & successors).
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Fire Code:

Residential fire sprinkler plan review	\$79
Residential fire sprinkler inspection ³	\$79

Fire alarm & smoke detection system plan review	\$158 + \$1.58 per device
Fire alarm & smoke detection system inspection ³	\$158 + \$2.10 per device

Fire sprinkler system plan review	\$158 + \$1.58 per device
Fire sprinkler system inspection ³	\$158 + \$2.10 per device

Fire hydrants and mains plan review	\$158
Fire hydrants and mains inspection ³	\$79 per each hydrant or main

Commercial IFC application plan review	\$263 per building application or \$79 if single component
Commercial IFC component inspection ³	\$79 per individual component

(Commercial hood, high-piled storage, membrane structures, fireworks stands, fireworks displays, exhibitions, fire and sprinkler system revisions less than 5 devices, standpipes.)

Commercial fuel tanks (per tank)

500 gallons or less	\$158
501 to 5000 gallons	\$315
5001 gallons or more	\$473
Residential or commercial tank decommission ³	\$79
Development permit review	\$79
Reinspection fee ³	\$79

Listed fees represent the typical amount expended for review and processing, based on historical averages. It is the only fee charged for most applications, except those that are exceptional in scale and/or complexity. "Base fee" and "actual expenses" include costs for staff, consultants, hearing examiner, advertising, communications, postage and public notice expenses when those costs exceed the base (minimum) fee. Time is computed in increments not less than one-half hour. Expenses are payable prior to hearing (legislative and quasi-judicial) or final action (administrative). A final billing will include advertising and hearing examiner expenses.

¹ *Final review includes one review and check of corrected plan, traffic analysis, drainage plan, etc. Additional reviews charged at actual expense.*

² *Additional work beyond permit review and site inspection will be charged at actual costs for construction inspection and remediation.*

³ *Add \$50 for Fire Marshal inspections conducted outside of Fire District #2.*