

ORDINANCE 2016-09-03

An Ordinance relating to land use and zoning modifying and in most cases reducing development, permit review and inspection fees.

WHEREAS, the Board of County Commissioners approved new development fees for Community Development and Public Works on June 8, 2009;

WHEREAS, as a condition of that approval, the Board of County Commissioners requested staff to modify the time card systems to allow more precise tracking of processing times for individual project types;

WHEREAS, the Community Development and Public Works departments now have more accurate data for some project types and have created some new review types;

WHEREAS, a work session was held with the Board of County Commissioner regarding this matter on August 16, 2016;

WHEREAS, a legal notice of the Board of County Commissioner's public hearing was published on August 22, 2016;

WHEREAS, the Board of County Commissioners took public testimony on September 6, 2016 and September 13, 2016_ on this matter;

WHEREAS, following a duly advertised hearing, the Board of County Councilors concludes that adoption of this ordinance will further the public welfare;

WHEREAS, the Board of County Councilors finds these amendments to be in the public interest; NOW, THEREFORE,

BE IT HEREBY ORDERED, RESOLVED AND DECREED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, STATE OF WASHINGTON, AS FOLLOWS:

Section 1. Amendatory.

Section 3(Ex. A) of Ord. 2001-12-09 as most recently amended by Section 1 of Ord. 2012-06-15 and codified as CCC 6.110A.010 are each amended to read:

6.110A.010 Preliminary plan review fees.

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

6.110A.010 Preliminary/final planning review fees.

Fees for review activities included in Table 6.110A.010 shall be collected prior to processing the application:

application:

Table 6.110A.010—Preliminary/Final Planning Review Fees(=)

Section	Activity	Fee	Issuance Fee
	PRELIMINARY REVIEW		
1	Appeals		
A	Appeals to Hearings Examiner		
	Planning portion only—See engineering and environmental fees for additional charges	\$1,166	\$94
B	Reconsideration by Hearings Examiner		
		Reimburse county at hourly rate of examiner	\$94
2	Planning Fees 8, 9		
A	Address Change		
		\$105	<u>N/A</u>
B	Applicant Initiated Hold/Open Record for Hearing		
		\$174	N/A
C	Annual Reviews Initiated by Property Owners		
	Fee includes rezones in conjunction with annual review	\$8,113	\$94
D	Boundary Line Adjustments 1		
I	Base fee	\$355	\$53
II	Fee per adjustment over two	\$124	<u>N/A</u>
E	Columbia River Gorge		
	Expedited Gorge review	\$2,663	\$94
	Gorge review	\$4,393	\$94
F	Conditional Use Permit 2		
I	Conditional use permit	\$5,678	\$53
II	Conditional use permit submitted concurrently with site plan review application	\$2,839	\$53
III	Additional fee charged to applicant if hearing is requested for conditional use pursuant to Section 40.510.025(C)(5)	\$1,490	N/A
G	Continuance of Hearing 3		
	For any hearing postponed or continued, as requested by the	\$1,305	N/A

	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 renoticing of the hearing is requested and approved. 3		
H	Covenant Release—Full and Partial		
		\$1,266	\$94
I	Design Standards Review—Mixed Use/Performance Based Zoning Including Hwy 99		
I	Highway 99 sub-area Level I review	\$279	\$53
II	Highway 99 sub-area Level II review	\$785	\$53
III	Highway 99 sub-area Level III review/mixed use design review	Site plan review fee plus 100% increase	\$53
J	Home Business 4—Planning Portion Only—See Engineering Fees for Additional Charges		
I	((Minor urban))-Urban and rural Type I review ((without private road access))	\$125 (((\$106))	\$53
((H))	((Minor urban and rural Type I review, with private road access/neighborhood agreement))	(((\$159))	(((\$53))
III	((Minor urban)) Urban and rural Type II review ((with private road access/no neighborhood agreement))	\$1200 (((\$2,058))	\$53
((IV))	((Major urban Type II review without private road access (base fee))	(((\$2,696))	(((\$53))
	((Plus: private road access))	(((\$532))	((N/A))
((V))	((Major rural Type II review (base fee))	(((\$2,696))	(((\$53))
	((a))	(((\$532))	((N/A))
	((b))	(((\$532))	((N/A))
K	Kennel, Commercial in Rural Areas without private road access (base fee)	\$2,696	\$53
I	Plus: private road access	\$532	N/A
L	Land Use Compliance Fact Sheet		
		\$53	N/A
M	Legal Lot Determination		

I	a	<u>Type I</u> ((B)) base fee for one lot	\$350 ((838))	\$53
	b	Fee per lot <u>each additional lot</u> ((over two lots))	\$150 ((372))	N/A
	((H))	((For individual single family or manufactured home))	((527))	((53))
II	((+)) a	<u>Type II base fee</u> (includes innocent purchaser)	\$883	\$53
	b	Fee per lot over two lots	\$150	N/A
	((V)) III	Public interest exception	\$3,628	\$53
N		Lot Reconfiguration		
I		Base fee	\$838	\$53
II		Fee per adjustment over two	\$124	N/A
O		Mining 7, 9, 12		
			Cost recovery 7	\$94
P		Planned Unit Development or Master Plan 2		
I		Planned unit development	\$3,142	\$53
II		Planned unit development submitted concurrently with site plan review or subdivision application	\$1,571	\$53
III		Additional fee charged to applicant if hearing is requested for conditional use pursuant to Section 40.510.025(C)(4)	\$1,490	N/A
Q		Planning Director Review		
I		<u>Type I</u> (including ((C)) code interpretation) ⁵	\$500 ((733))	\$53
II		<u>Type II</u> Nonconforming use determination	\$2,000 ((2,929))	\$53
III		<u>All other Type II</u> ((Similar use determination))	\$1,000 ((1,033))	\$53
	((IV))	((All other reviews 5))	((2,513))	((53))
R		Plat Alterations—Planning Portion Only—See Engineering Fees for Additional Charges		
I		Plat alteration	\$3,331	\$94
II		Additional fee charged to applicant if hearing is requested for plat alteration pursuant to Section 40.540.120(B)	\$1,882	N/A
III		Plat declaration	\$1,471	\$94

S	Post Decision Review		
I	Post decision review/Type I (includes deadline extension((s)) requests for phased developments)	\$1,180 (((\$1,966))	\$94
II	Post decision review/Type II	\$3,162	\$94
III	Post decision review/Type III	\$5,691	\$94
T	Pre-Application Conference—Planning Portion Only—See Engineering and Environmental Fees for Additional Charges		
I	Pre-application conference	\$805 (((\$1,151))	\$94
II	Pre-application waiver request 6	\$205 (((\$342))	N/A
III	((Pre application consultation — For projects only requiring land use review))	(\$805)	
U	Renoticing 3		
I	Base fee	\$184	N/A
V	Reporting—Application and Permit Information 7		
	Cost recovery—Applicant will be required to sign an agreement that they will pay billable hourly rate of the program. The applicant will be sent an itemized billing.	Cost recovery 7	N/A
W	SEPA Review		
I	Project reviews—Any type with associated land use cases	\$1,222 (((\$1,528))	\$53
II	Non-projects (includes annual review applications)	\$1,987	\$53
IV	EIS Review 7	Cost recovery 7	\$53
X	Sewer Waiver		
		\$222	\$53
Y	Shoreline Permit		
I	Shoreline permit	\$2,899	\$53
II	Shoreline conditional use permit	\$3,431	\$53
III	Shoreline permit when considered with a variance request	\$3,431	\$53
IV	Shoreline exemption determination	\$421	\$53
Z	Short Plat		
		\$4,117	\$94

AA	Sign		
I	Sign	\$210	\$53
AB	Site Plan Review—All Types—Planning Portion Only—See Engineering Fees for Additional Charges		
I	Site plan review <u>base fee for up to 20 units or up to 10,000 s.f.</u> ((Type I))	(\$2,026)	(\$94)
a	<u>Type I</u>	<u>\$1,621</u>	<u>\$94</u>
b	<u>Type II</u>	<u>\$4,033</u>	<u>\$94</u>
c	<u>Residential-fee per unit for 21 units and greater</u>	<u>\$30</u>	<u>N/A</u>
d	<u>Commercial/Industrial etc. – fee per building square foot for 10,001 square feet to 50,000 square feet</u>	<u>\$0.10</u>	<u>N/A</u>
e	<u>Commercial/Industrial etc. - fee per building square foot for 50,001 square feet and greater</u>	<u>\$0.05</u>	<u>N/A</u>
((H))	((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))	(\$5,041)	(\$94)
III	Unoccupied commercial and utility structures	\$2,429	\$94
IV	Binding site plan review—Stand alone	\$3,379	\$94
V	Binding site plan review—Combined with PSR	\$1,621	\$94
((V))	((Fast lane process))	((Site plan review fee plus 25% increase))	((N/A))
VI((H))	60-day/concurrent review -(process)(in addition to site plan review fee in Section AB.I above)	\$800-((Site plan review fee plus 25% increase))	N/A
((VII))	((Review and inspection by planner for final site plan process))	((Cost recovery 7))	((N/A))
AC	Special Study Review 7, 9		
		Cost recovery 7	N/A
AD	Special Valuation—Historic Preservation		
		\$303	N/A

AE	Subdivision		
I	<u>Base Fee up to 30 lots</u>	\$7,679	\$94
II	<u>Fee per lot: 31 to 100 lots</u>	\$125	N/A
III	<u>Fee per lot: for the 101st lot and greater</u>	\$50	N/A
AF	Temporary Use		
		\$1,584	\$53
AG	Variance—Planning Portion Only—See Engineering Fees for Additional Charges		
I	Administrative variance/Type I	\$1,014	\$53
II	Administrative variance/Type I—When considered with a development application	\$499	\$53
III	Administrative variance/Type II	\$1,780	\$53
IV	Administrative variance/Type II—When considered with a development application	\$731	\$53
V	Type III	\$4,859	\$53
VI	Type III—When considered with a development application	\$2,928	\$53
AH	Zone Change		
		\$5,129	\$94
AI	Wineries/Agricultural Markets		
	Winery tasting room/events and agricultural markets permit, Type I	\$228	\$53
	Winery tasting room/events and agricultural markets permit, Type II	\$2,284	\$53
AJ	Application Submittal Fee ¹⁰	\$590	\$94
	FINAL REVIEW FEES		
I	Final Plat		
a	<u>Short Plat</u>	1733	94
b	<u>Subdivision</u>	2437	94
C	<u>Digital Plat Submissions</u>		
(1)	<u>County digital plat preparation—Base fee</u>	165	N/A
(2)	<u>County digital plat preparation—Per lot</u>	5	N/A
II	Final Site Plan Review		
a	<u>Type I</u>	2000	94

<u>b</u>	<u>Types 2 and 3</u>	<u>3071</u>	<u>94</u>
<u>c</u>	<u>Final Site Plan Inspection by Planner</u>	<u>1097</u>	<u>53</u>

Notes:

- 1 Boundary line adjustment does not include legal lot determination fee.
- 2 Conditional use permit fee reduced by fifty percent (50%) when submitted concurrently with a site plan review application. Planned unit development fee reduced by fifty percent (50%) when submitted concurrently with a site plan review and/or subdivision application. Covenant alteration fee reduced by fifty percent (50%) when submitted concurrently with another application of the same or greater type as the covenant alteration.
- 3 Written request for rescheduling and renoticing of the hearing will be accepted by the applicant if filed within fourteen (14) days of the original public hearing notice mailing. After this fourteen (14) day period only requests for a hearing continuance will be accepted.
- 4 No sign fee required.
- 5 Review and approval fee not required for single-family homes in multifamily zones, if submitted with land division application.
- 6 If accepted, paid at time of application for preliminary review. If denied, included with and paid at time of pre-application.
- 7 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. The applicant will be sent an itemized billing.
- 8 For review of projects authorized for overtime, an additional fifty percent (50%) will be added to the permit fees, as applicable.
- 9 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.

10 Applies to Type II or III applications

~~((* An additional subsection for kennels added by Attachment A of Ord. 2012-02-03 was inadvertently omitted in Exhibit 2 of Ord. 2012-02-03. The section has been editorially renumbered to accommodate the added subsection.))~~

Section 2. Amendatory.

Section 1 (Attachment A) of Ord. 2009-03-02 as most recently amended by Sec. 2 (Exh. B) of Ord. 2011-07-03 and codified as CCC 6.110A.015 are each amended to read:

6.110A.015 Community Planning Review Fees.

Fees for those plan review activities included in Table 6.110A.015 shall be collected prior to processing the application:

6.110A.015 Community planning review fees.

Fees for those plan review activities included in Table 6.110A.015 shall be collected prior to processing the application:

Section	Activity	Fee	Issuance Fee
1	Pre-application conference	1,166	94
2	Annual reviews initiated by property owners (fee includes rezones in conjunction with annual review)	8,113	94

(Sec. 1 (Att. A) of Ord. 2009-03-02; amended by Sec. 2 (Exh. B) of Ord. 2011-07-03)

Section 3. Amendatory.

Section 3 (Exh. A) of Ord. 2001-12-09 as most recently amended by Section 1 of Ord. 2015-11-24 and codified as CCC 6.110A.020 are each amended to read:

6.110A.020 Development Engineering Plan Review Fees.

Fees for those plan review activities included in Table 6.110A.020 shall be collected prior to processing the application:

6.110A.020 Development engineering plan review fees.

Fees for those final construction plan review activities included in Table 6.110A.020 shall be collected prior to processing the application:

Section	Activity	Fee	Issuance Fee
1	Preliminary Engineering Fees		
A	Appeals to Hearing Examiner	414	53
B	Columbia River Gorge⁽²⁾	Hourly rate; initial deposit \$200 ⁽³⁾	53
C	Conditional Use Permit⁽⁴⁾		
	Engineering review	1,800	53
D	Continuance of Hearing—Applicant Initiated for Engineering Issues (in addition to planning fee)	912	n/a
E	Critical Aquifer Recharge Area Permit (CARA)—Type 1, 2, and 3 Site Plan Review	900	53
F	Floodplain Inquiry	291	53
G	Geological Hazard		
	Preliminary engineering review	483	53
H	Home Business—All Major and Minor Types⁽²⁾	Hourly rate; initial deposit \$200 ⁽³⁾	53

Table 6.110A.020—Development Engineering Plan Review Fees⁽¹⁾

Section	Activity	Fee	Issuance Fee
I	Legal Lot Determination ⁽²⁾	Hourly rate; initial deposit \$200 ⁽³⁾	53
J	Master Plan		
	Engineering review for stand alone master plans Maximum fee = \$10,000	Hourly rate; initial deposit \$200 ⁽³⁾	94
K	Plat Alterations ⁽²⁾	Hourly rate; initial deposit \$200 ⁽³⁾	53
L	Post Decision Reviews (Type 1, 2, and 3)		
I	Engineering review	1,250	53
II	Major change to technical design	1/2 regular fee	53
M	Pre-Application Conference (All Types)		
I	Pre-application conference	1,405	94
II	Pre-application waiver request	38	n/a
N	Road Modification—Transportation		
I	Technical road modification	1,200	53
II	Major road modification	1,559	53
III	Minor road deviation—Stand alone only ⁽⁵⁾	250	53
O	Short Plat⁽⁶⁾		
	Engineering review	2,108	94
P	Site Plan⁽⁶⁾		
I	Types 1, 2, and 3—Engineering review	2,743	94
II	Unoccupied commercial and utility structures ⁽⁷⁾	601	94
III	Highway 99 sub-area reviews	Standard preliminary engineering fees plus 25%	n/a
Q	Site Plan Review—Fast Lane Permitting		
	Program for reduced time lines for site plan review	Site plan review fee	n/a
R	60-Day Review	Standard preliminary and final engineering fees	n/a
S	Subdivision (all sizes)⁽⁶⁾		
	Engineering review	3,757	94
T	Variance		
I	Stormwater (All variance types) ⁽⁸⁾	1,207	53

Table 6.110A.020—Development Engineering Plan Review Fees⁽¹⁾

Section	Activity	Fee	Issuance Fee
II	Administrative land use (All land use types) ⁽⁹⁾	575	53
2	Final Engineering Fees		
A	Drainage Project		
	Stormwater plan review ⁽¹⁰⁾	828	94
(B)	(Final Plat Review)		
	((Short plat))	((1,733))	((94))
	((Subdivision))	((2,437))	((94))
	((Digital Plat Submissions))		
	((a)) ((County digital plat preparation—Base fee))	((165))	((n/a))
	((b)) ((County digital plat preparation—Per lot))	((5))	((n/a))
(C)	(Final Site Plan Review)		
	((Type 1))	((2,000))	((94))
	((Types 2 and 3))	((3,071))	((94))
B (D)	Floodplain Review	1,370	53
C (E)	Geological Hazard		
	Final Engineering Review	710	53
D (F)	Grading and Drainage—Plan Review		
I	Fee based on earthwork volume and stormwater requirements:		
a	Volume 499 c.y. or less		
	Basic grading only	365	94
	Basic grading and stormwater MR No. 1-5	1,193	94
	Basic grading and stormwater MR No. 1-10	3,293	94
b	Volume 500 to 4,999 c.y.		
	Basic grading only	718	94
	Basic grading and stormwater MR No. 1-5	1,546	94
	Basic grading and stormwater MR No. 1-10	3,646	94
c	Volume 5,000 to 25,000 c.y.		
	Basic grading only	1,739	94
	Basic grading and stormwater MR No. 1-5	2,567	94
	Basic grading and stormwater MR No. 1-10	4,667	94
d	Volume greater than 25,000 c.y.		
	Basic grading only	2,000	94

Table 6.110A.020—Development Engineering Plan Review Fees⁽¹⁾

Section	Activity	Fee	Issuance Fee
	Basic grading and stormwater MR No. 1-5	2,828	94
	Basic grading and stormwater MR No. 1-10	4,928	94
II	Fee to extend expired approved grading permit ⁽¹¹⁾	50% of original fee	94
E((G))	Post Plan Approval—Plan Revisions		
	Change design after construction plans approval	Hourly rate; initial deposit \$200 ⁽³⁾	94
F((H))	Single-Family Residence Stormwater Reviews		
I	Roof and crawlspace drainage review ⁽¹³⁾	345	n/a
II	Stormwater review (MR No. 1-10)	1,150	94
G((I))	Short Plat		
	Engineering Plan Review. Fee based on stormwater requirements:		
	Basic engineering review	1,700	94
	Basic review and stormwater MR No. 1-5	2,444	94
	Basic review and stormwater MR No. 1-10	3,800	94
H((J))	Site Plan		
I	Types 1, 2, and 3—Final Engineering Review. Fee consists of base fee (based on stormwater complexity) plus disturbed area component Maximum fee = \$20,000		
a	Base fee (based on stormwater complexity):		
	Basic engineering review	1,000	94
	Basic review and stormwater MR No. 1-5	4,200	94
	Basic review and stormwater MR No. 1-10	6,900	94
b	Plus fee component for square feet of disturbed area ⁽¹²⁾	0.025/s.f.	n/a
I((K))	Subdivision (all sizes)		
	Engineering Plan Review. Fee based on stormwater requirements:		
	Basic engineering review	2,900	94
	Basic review and stormwater MR No. 1-5	4,845	94
	Basic review and stormwater MR No. 1-10	6,200	94
J((L))	Additional Final Engineering Plan Reviews—Fee Required for Each Review after Third Submittal	745	94

Notes:

- 1 *Cost Recovery. Applicant is required to pay consultant's fees to review specialized designs, including but not limited to structural walls and bridges. County will send the consultant's bill to the applicant; total amount must be paid before the project is approved or finalized.*
- 2 *This fee only applies when development engineering review is requested by community development.*
- 3 *The hourly rate fee is calculated using a standard annual hourly rate schedule (by job classification) multiplied by actual staff hours spent on the project. The hourly rate includes salary, benefits, and program overhead. County will send a final itemized billing, less any initial deposit, that must be paid before the project is approved or finalized.*
- 4 *Fee is in addition to development engineering fees associated with a land division and/or site plan.*
- 5 *There is no fee for minor road deviations requested at the same time as a related land use or engineering application. The minor road deviation stand alone fee applies to applications not associated with a land use or engineering permit.*
- 6 *For applications with both a development engineering preliminary land division (PLD) and a preliminary site plan (PSR) that are submitted and processed together resulting in one (1) land use decision, the development engineering fee will equal seventy-five percent (75%) of the combined total of the PLD and PSR cases.*
- 7 *The unoccupied commercial and utility structures fee category is only for simple reviews. Projects that trigger stormwater minimum requirements (MR) No. 1-5 or No. 1-10 are required to pay the standard site plan review fee.*
- 8 *Fee applies for stormwater variances defined in Section 40.386.030(D).*
- 9 *Fee applies for land use variances defined in Section 40.550.020, when engineering review is required.*
- 10 *This fee category is only for drainage projects (including the excavation or construction of pipes, culverts, channels, embankments or other flow-altering structures in any stream, stormwater facility, or wetland) that have less than fifty (50) c.y. of earthwork. If the earthwork is fifty (50) c.y. or greater, then the grading and drainage plan review fee category is required.*
- 11 *Approvals for grading and drainage plan reviews expire in one (1) year. Extensions are allowed if fees paid before the engineering approval expiration date. Requests to extend engineering approvals after the expiration date may be considered; full engineering fees would apply.*
- 12 *Disturbed area is defined in Section 40.386.010.*
- 13 *Fee category applies to the review of proposed revisions to a previously approved land division that impacts a single-family residence lot drainage.*

Section 4. Amendatory.

Section 3 (Ex. A) of Ord. 2001-12-09 as most recently amended by Section 2 of Ord. 2015-11-24 and codified as CCC 6.110A.030 are each amended to read:

6.110A.030 Development Inspection Fees.

Fees for those plan review activities included in Table 6.110A.030 shall be collected prior to processing the application:

Table 6.110A.030—Development Inspection Fees

Section	Activity	Fee	Issuance Fee
	Engineering Inspection Fees		
A	Critical Aquifer Recharge Area Permit (CARA)		
	Category I Only		
	All types site plan inspection	754	53
B	Drainage Project		
	Inspection fee ⁽¹⁾	1,400	94
C	Grading and Drainage Permit—Inspection		
I	Fee based on earthwork volume and stormwater requirements.		
a	Volume 499 c.y. or less		
	Basic grading only	700	94
	Basic grading and stormwater MR No. 1-5	2,100	94
	Basic grading and stormwater MR No. 1-10	2,600	94
b	Volume 500 to 4,999 c.y.		
	Basic grading only	1,000	94
	Basic grading and stormwater MR No. 1-5	2,400	94
	Basic grading and stormwater MR No. 1-10	3,000	94
c	Volume 5,000 to 25,000 c.y.		
	Basic grading only	2,000	94
	Basic grading and stormwater MR No. 1-5	3,400	94
	Basic grading and stormwater MR No. 1-10	4,000	94
d	Volume greater than 25,000 c.y.		
	Basic grading only	4,000	94
	Basic grading and stormwater MR No. 1-5	5,400	94
	Basic grading and stormwater MR No. 1-10	7,000	94
D	Grading Permit—Extensions and Penalties		
I	One-year extension for construction inspection ⁽²⁾	50% of original fee	94
II	Work without permit	Double fee	n/a
E	Inspection		
	Inspection per hour after normal work hours and any reinspection (regardless of time of day)	Hourly rate ⁽³⁾	n/a
F	Short Plat		
I	Inspection fee	5,544	94
II	Rural driveways	348	53

Table 6.110A.030—Development Inspection Fees

Section	Activity	Fee	Issuance Fee
G	Site Plan		
<i>I</i>	<i>Types 1, 2, and 3—Site work. Fee consists of base fee plus disturbed area component. Maximum fee = \$35,000.</i>		
<i>a</i>	<i>Base fee—All projects</i>	3,250	94
<i>b</i>	<i>Plus: fee per sq. ft. of disturbed area ⁽⁴⁾</i>	0.028/s.f.	n/a
<i>II</i>	<i>Inspection fee—Frontage along existing public street (arterials and collectors only)</i>		
<i>a</i>	<i>Base fee</i>	300	94 ⁽⁵⁾
<i>b</i>	<i>Per linear foot length of frontage</i>	0.75/l.f.	n/a
<i>III</i>	<i>Unoccupied commercial and utility structures ⁽⁶⁾</i>	1,097	94
(IV)	((Final Site Plan Inspection))	((1,097))	((53))
H	Subdivision (all sizes)		
<i>I</i>	<i>Inspection fee—Site work</i>		
<i>a</i>	<i>Base fee</i>	7,133	94
<i>b</i>	<i>Per lot fee</i>	179	n/a
<i>II</i>	<i>Inspection fee—Frontage along existing public street (arterials and collectors only)</i>		
<i>a</i>	<i>Base fee</i>	300	94 ⁽⁵⁾
<i>b</i>	<i>Per linear foot length of frontage</i>	0.75/l.f.	n/a
I	System Integrity Review		
<i>I</i>	<i>Maintenance warranty</i>	1,164	53
<i>II</i>	<i>Performance bond ⁽⁷⁾</i>	<i>Hourly rate; initial deposit \$200 ⁽³⁾</i>	53

Notes:

1 This fee category is only for drainage projects (including the excavation or construction of pipes, culverts, channels, embankments or other flow-altering structures in any stream, stormwater facility, or wetland) that have less than fifty (50) c.y. of earthwork. If the earthwork is fifty (50) c.y. or greater, then the grading and drainage plan review fee category is required.

2 Grading and drainage permit inspections are valid for one (1) year. The one (1) year starts on the date of the preconstruction conference. If no preconstruction conference is held, the permit year begins when fees are paid. Extensions are allowed if fees are paid before the expiration date. Requests to extend inspection after the expiration date may be considered; full inspection fees would apply.

3 The hourly rate fee is calculated using a standard annual hourly rate schedule (by job classification) multiplied by actual staff hours spent on the project. The hourly rate includes salary,

benefits, and program overhead. Inspection time outside normal work hours is calculated at one and one-half (1.5) times the standard hourly rate. County will send a final itemized billing, less any initial deposit, that must be paid before the project is approved or finalized.

4 Disturbed area is defined in Section 40.386.010.

5 When a project includes both on-site and frontage inspection at the same time, only one (1) issuance fee is required.

6 The unoccupied commercial and utility structures fee category is only for simple inspections. Projects that trigger stormwater minimum requirements No. 1-5 or No. 1-10 are required to pay the standard site plan inspection fee.

7 Fee applies to requests to use a performance bond (or similar legal instrument) to delay constructing public facilities or landscaping. The fee also applies when obtaining traffic impact fee credits, under certain circumstances. Fee is for staff costs for activities including, but not limited to, negotiating the terms of the bond, reviewing cost estimates and legal documents, and releasing the bond when completed. Field inspection time is not included in this fee.

Section 5. Amendatory.

Section 30 of Ord. 1997-12-46 as most recently amended by Section 1 of Ord. 2013-06-03 and codified as CCC 6.140.030 are each amended to read:

6.140.30 Fees.

Fees for building activities are set forth pursuant to Table 6.140.030-1:

6.140.030 Fees.

Fees for building activities are set forth pursuant to Table 6.140.030-1:

Table 6.140.030-1 Building Fees		
Section	Activity	Fee
1	Commercial Permits	
A	Commercial plan review	65% of permit fee
B	Commercial manufactured home placement – Application ³	\$533
C	Commercial manufactured mobile home placement – Permit ³	\$467
D	Phased plan review approval	\$974
E	Deferred plan review submittals ⁵	\$361
F	Re-roof	\$387
G	Re-siding	\$443

H	Business change only – Certificate of occupancy	\$98.50
I	Business move-in only	\$436.50
2	Commercial Permits – Total Valuation^{1,9} ((9))	
A	Issuance of permit	\$94
B	\$0 to \$5,000	\$ <u>150</u> ((333))
C	\$5,000.01 to \$10,000.00	\$ <u>250</u> ((665))
D	\$10,000.01 to \$25,000.00	\$ <u>250.00</u> ((665.28)) for the first \$10,000.00 plus \$ <u>16.67</u> ((18.57)) for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
E	\$25,000.01 to \$50,000.00	\$ <u>500.00</u> ((943.87)) for the first \$25,000.00 plus \$ <u>13.00</u> ((13.37)) for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
F	\$50,000.01 to \$100,000.00	\$ <u>825.00</u> ((1,277.98)) for the first \$50,000.00 plus \$ <u>8.00</u> ((9.30)) for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
G	\$100,000.01 to \$500,000.00	\$ <u>1,225.00</u> ((1,743.34)) for the first \$100,000.00 plus \$ <u>6.00</u> ((7.43)) for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
H	\$500,000.01 to \$1,000,000.00	\$ <u>3,625.00</u> ((4,717.80)) for the first \$500,000.00 plus \$ <u>5.00</u> ((6.32)) for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
	>\$1,000,000.00 to <u>\$5,000,000.00</u>	\$ <u>6,125.00</u> ((7,875.34)) for the first \$1,000,000.00 plus \$ <u>4.00</u> ((9)) for each additional \$1,000.00 or fraction thereof
I	> <u>\$5,000,000.00</u>	\$ <u>22,125.00</u> for the first \$5,000,000.00 plus \$ <u>2.00</u> for each additional \$1,000.00 or fraction thereof
3	Residential Permits – Total Valuation^{1,9}	
A	Issuance of permit	\$94
B	\$0 to <u>\$52,000.00</u>	\$ <u>75</u> ((252))
C	<u>\$2,000.01 to \$5,000.00</u>	\$ <u>100</u>
D((E))	\$5,000.01 to \$10,000.00	\$ <u>250</u> ((504))
E((F))	\$10,000.01 to <u>\$25,000.00</u> ((200,000.00))	\$ <u>250.00</u> ((504.00)) for the first \$10,000.00 plus \$ <u>16.67</u> ((3.79)) for each additional \$1,000.00 or fraction thereof to and including <u>\$25,000.00</u> ((200,000.00))

F	<u>\$25,000.01 to \$50,000.00</u>	<u>\$500.00 for the first \$25,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00</u>
G	<u>\$50,000.01 to \$200,000.00</u>	<u>\$650.00 for the first \$50,000.00 plus \$3.85 for each additional \$1,000.00 or fraction thereof to an including \$200,000.00</u>
H((E))	<u>\$200,000.01 to \$500,000.00</u> to \$500,000.00	<u>\$1,227.50 ((1,224.10)) for the first \$200,000.00 plus ((1.32)) \$1.30 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00</u>
((F))I	((>\$500,000.00)) <u>\$500,000.01 to \$1,000,000</u>	((1,620.10 for the first \$500,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof)) <u>\$1,617.50 for the first \$500,000 plus \$1.20 for each additional \$1,000 or fraction thereof to and including \$1,000,000</u>
J	<u>>\$1,000,000</u>	<u>\$2,217.50 for the first \$1,000,000 plus \$1.10 for each additional \$1,000 or fraction thereof</u>
((G))K	COMBO SFR (mech, plb, radon, etc.)	Fee is an additional 40% of base SFR permit fee (the additional 40% is not subject to plan review fees)
((H)) L	Adult family home conversion	Conversion is calculated at 30% of an SFR base rate (includes permit and plan review)
((I)) M	Phased plan review approval	\$976.08 per phase
((J)) N	Simple garage, carport, patio cover or deck ⁽⁹⁾	\$350.50 (includes issuance and state fee)
4	Other Activities	
A	Issuance of permit	\$94
B	Residential plan review ²	65% of permit fee
C	Manufactured home placement – Application	\$158
D	Manufactured home placement – Issuance	\$361
E	Lot setback revision	\$108
F	Re-roof (other than commercial)	\$220
G	Re-siding (other than commercial)	\$220
H (G1)	<u>Roofing, Siding, Window Contractor Combination ((Book of 10 permits (good for residential roofing, siding or window</u>	<u>\$89 ((888 (includes issuance fee). Each permit must be called in when it is used and permitted work requires inspection.))</u>

	replacement “RSW”⁽⁸⁾)	
((G2)) -	Minor repair ⁽¹⁰⁾	\$148 (includes issuance and state fee, no plan review fee)
((H)) -	Re-issue off master	50% of residential plan review fee)
I	Sign permit for one freestanding sign	\$250 ((617))
J	Sign permit for a single fascia (wall) sign	\$150 ((325))
K	Sign permit for multiple signs (any combination of freestanding and/or fascia) ⁷	\$250 ((617))
L	Removal permit for manufactured home	\$135
M	Title elimination for manufactured home	\$105
N	State Building Code issuance fee	\$4.50
O	Approaches, driveways, sidewalks or curbs ⁴	\$136
P	Replacement approaches, driveways, sidewalks or curbs ⁴	\$68
Q	Moved buildings	\$539
R	Demolition	\$164
S	Erosion and stormwater review and inspection	\$270
5	Other Inspections and Activities	
A	Inspections outside of normal business hours (minimum charge of 2 hours overtime rate)	\$148 per hour (minimum \$296.00)
B	Reinspection fees assessed under provisions of Section 305(g)	\$148 per hour
C	Inspections for which no fee is specially indicated	\$148 per hour
D	Additional plan review required by changes, additions or revisions to plans or research related to structure or occupancy (minimum charge of one-half hour)	\$148 per hour
6	Mechanical Fees	
A	Issuance of permit	\$94

B	Issuance of each supplemental permit to an existing permit	\$53
C	Installation or relocation of each forced-air or gravity-type furnace or burner	\$29
D	Installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater	\$29
E	Installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$29
F	Repair, alteration, and addition to each heating appliance, refrigeration, cooling, adsorption unit, or each heating, cooling, absorption or evaporative cooling system	\$29
G	Installation or relocation of each boiler or commercial compressor	\$89
H	Each air-handling unit	\$29
I	Each evaporative cooler other than portable type	\$29
J	Each ventilation fan connected to a single duct	\$29
K	Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$29
L	Installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$29
M	Installation or relocation of each domestic-type incinerator	\$29
N	Installation or relocation of each commercial industrial-type incinerator	\$89
O	Each appliance or piece of equipment by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$29
P	Fuel-gas piping system of 1 to 5 outlets	\$89
Q	Each additional gas-piping system outlet	\$29

	per outlet	
R	Radon ⁶ mitigation system	\$89
S	Woodstoves, inserts, and freestanding stoves	\$89
T	Each water heater and/or vent	\$29
U	Limited trade permit ⁸ ((((book of 10)¹⁴)))	\$67 ((66))
7	Plumbing Fees	
A	Issuance of permit	\$94
B	Issuance of each supplemental permit to an existing permit	\$53
C	I Plumbing fixtures – Up to 5	\$192
	II Each additional plumbing fixture	\$35
	III Homeowner water heater replacement	\$66
D	Each building sewer connection and each manufactured home park sewer connection	\$122
E	Each private sewage disposal system	\$122
F	Each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$122
G	Each installation, alteration or repair of water piping and/or water treating equipment	\$122
H	Each repair or alteration of drainage or vent piping, each fixture	\$122
I	Each lawn sprinkler system on any one meter including backflow protection devices	\$122
J	Atmospheric-type vacuum breakers not included in item L: 1 to 5	\$178
K	Atmospheric-type vacuum breakers not included in item L: Over 5, each	\$35
L	Each backflow protective device other than atmospheric-type vacuum breakers: 2-inch diameter and smaller	\$122

M	Each backflow protective device other than atmospheric-type vacuum breakers: Over 2-inch diameter	\$122
N	Limited trade permit ⁸ (((book of 10)¹¹))	\$ 67 (66)

Notes

- 1 Valuation shall be determined by the building official pursuant to Section [6.140.020\(2\)](#).
- ~~2—Reserved for future use ((Plan checking fees for buildings of Group R Division 3 and U Occupancies shall use the re-issue off master fee in Section 4.H. for buildings located in an approved subdivision if an approved master building plan is on file with the building department.))~~
- 3 Permits for any modular requiring construction at the site shall be assessed based on value as set forth in Section 2 of this table.
- 4 Fees shown for sidewalks, curbs and driveway approaches are for separate permits. If any combination of these is installed in one (1) operation, only one (1) permit is required.
- 5 Items requiring separate permits, such as fire sprinkler systems, are not charged additionally. The value of the items must be in the building valuation and then a separate permit and plan review fee is assessed. This separate permit fee constitutes the deferred fee for such items.
- 6 All new single-family homes and residential additions require radon inspections.
- 7 Applied for, issued, installed and inspected for one (1) tenant under one (1) permit, with a maximum of three (3) inspections.
~~((8—Permits sold by the book are available to licensed contractors only. Each permit must be activated when relied upon to do work; activation requires a call to the permit center with the information identifying the contractor, job address and the permit number.~~
- ~~9—Residential utility buildings/cover structures without interior finish and decks over thirty (30) inches above grade which are no larger than seven hundred fifty (750) square feet with a maximum eave height of ten (10) feet.~~
- ~~10—Work undertaken to repair, alter, or replace existing construction limited to an area no larger than sixteen (16) square feet.))~~
- 8 (~~11~~) Limited trade permits are only available for push/pull or removal/replacement of a furnace, air conditioner, water heater, or heat pump.

Section 7. Implementation.

Additional time is needed after adoption to modify county software to include the new fee updates. The fee changes shown above will be effective on October 1st, 2016.

Section 8. Instructions to Clerk.

The Clerk to the Board shall:

1. Record a copy of this ordinance with the Clark County Auditor.

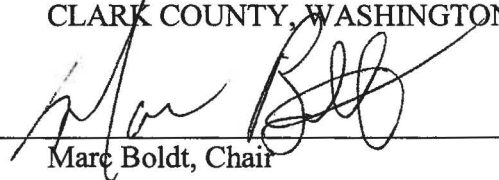
2. Transmit a copy of this ordinance to the State Department of Commerce within ten days of its adoption.

Adopted on this 13th day of September, 2016.

Attest:

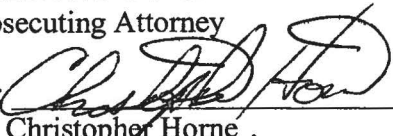

Clerk of the Board

BOARD OF COUNTY COUNCILORS
CLARK COUNTY, WASHINGTON


Marc Boldt, Chair

Approved as to Form Only:

ANTHONY GOLIK
Prosecuting Attorney

By: 
Christopher Horne,
Sr. Deputy Prosecuting Attorney

Jeanne E. Stewart, Councilor

Julie Olson, Councilor

David Madore, Councilor

Tom Mielke, Councilor



