

1 Sponsored by: Councilmembers Connie Ladenburg and Douglas G. Richardson  
2 Requested by: County Executive/Planning and Public Works Dept.  
3  
4  
5  
6  
7  
8  
9

10 **ORDINANCE NO. 2018-79s**  
11  
12

13 **An Ordinance of the Pierce County Council Amending Chapter 2.05 of the**  
14 **Pierce County Code, "Planning and Public Works and**  
15 **Assessor-Treasurer Development Review, Inspection and**  
16 **Application/Processing Fees" by Amending Limited Fees for**  
17 **the Development Processing Applications for the Planning**  
18 **and Public Works Department; and Setting an Effective Date.**  
19

20 **Whereas**, the Departments of Planning and Land Services and Public Works  
21 were consolidated by Ordinance No. 2017-12 under a new Department named Planning  
22 and Public Works (PPW); and  
23

24 **Whereas**, it is necessary to make adjustments in the fee schedule for the  
25 Planning and Public Works Department Development Processing fees in order to  
26 ensure they are commensurate with actual County direct costs incurred; and  
27

28 **Whereas**, Resolution No. R2011-129 established the PALS Fiscal Policies which  
29 state: Fees should cover 100% of the direct and indirect labor costs associated with the  
30 processing, review, and approval of applications, and established that fees should be  
31 reviewed annually to verify they reflect actual development processing costs; and  
32

33 **Whereas**, the changes to the fee schedule and the associated change in  
34 anticipated revenue are reviewed concurrent with the adoption of the 2019 budget for  
35 the PPW Building and Development Fund; **Now Therefore**,

36  
37 **BE IT ORDAINED by the Council of Pierce County:**  
38

39 Section 1. Chapter 2.05 of the Pierce County Code, "Planning and Public Works  
40 and Assessor-Treasurer Development Review, Inspection, and Application/Processing  
41 Fees," is hereby amended as shown in Exhibit A, which is attached hereto and  
42 incorporated herein by reference.  
43  
44



1        Section 2. This Ordinance shall become effective on February 1, 2019.  
2

3  
4        PASSED this 13<sup>th</sup> day of November, 2018.  
5

6 ATTEST:

PIERCE COUNTY COUNCIL  
Pierce County, Washington

7  
8  
9  
10 Denise D. Johnson  
11 **Denise D. Johnson**  
12 Clerk of the Council

Douglas G. Richardson  
**Douglas G. Richardson**  
Council Chair

13  
14  
15 Bruce F. Dammeier  
16 **Bruce F. Dammeier**  
17 Pierce County Executive  
18 Approved X Vetoed \_\_\_\_\_, this  
19 16<sup>th</sup> day of November,  
20 2018.  
21

22 Date of Publication of  
23 Notice of Public Hearing: October 17, 2018

24  
25 Effective Date of Ordinance: February 1, 2019  
26

1  
2  
3 *Only those portions of Chapter 2.05 that are proposed to be amended are shown.*  
4 *Remainder of text, tables, graphs and/or figures is unchanged.*  
5  
6

7 **Chapter 2.05**  
8

9 **PLANNING AND PUBLIC WORKS AND ASSESSOR-TREASURER DEVELOPMENT**  
10 **REVIEW, INSPECTION AND APPLICATION/PROCESSING FEES**  
11

12  
13 **2.05.040 Planning and Public Works Fee Tables.**

- 14 A. The following fee tables include the fees that the Planning and Public Works  
15 Department will charge for project review, inspection, and application/permit  
16 processing. Review fees must be paid at the time of application or in accordance with  
17 the provisions of this Chapter. Inspection fees shall be paid prior to permit issuance or  
18 prior to performance of the inspection. Certain applications/permits (as noted in the fee  
19 schedules below) are paid by the hour. Any hourly fees shall be billed to the applicant  
20 and payment must be received prior to issuance of any development permits. The  
21 Planning and Public Works Department will not begin processing an application, begin  
22 review, or begin inspections until the applicable fees are paid. Other departments and  
23 agencies may have fees and/or applications that are also required, but are not included in  
24 this Chapter.
- 25 B. When provided for in the fee tables, the F1 fee shall be required at time of application.  
26 The F2 fee shall be required prior to the scheduling of a hearing, issuance of an  
27 Administrative Decision, approval of a building permit, Written Order or Staff Report;  
28 in the case of a Comprehensive Plan amendment, within 10 working days after the  
29 amendment is initiated by the County Council, or in the case of Tax Abatement Review,  
30 at the time the Resolution is forwarded to the County Council. The F3 fee shall be  
31 required for verification of compliance with a Hearing Examiner's decision,  
32 Administrative Determination, Written Order, or Council Action. If an applicant fails to  
33 pay the required fee as specified by this Chapter, staff will be unable to proceed with the  
34 review of an application(s), and this will result in the expiration and cancellation of an  
35 application(s). For Comprehensive Plan amendments, failure to pay the F2 fee within the  
36 specified time will result in the ~~canceling~~ **cancellation** of the application.  
37



**Table 2.05.040-1. Use Permits**

<b>Review Type</b>	<b>Admin Use Permits</b>	<b>Conditional Use Permits/Public Facility Use Permit</b>	<b>Planned Development District</b>	<b>Planned Unit Development</b>	<b>Non-Conforming Use</b>	<b>Rezone</b>	<b>Shoreline Management</b>
SEPA							
Agricultural/SF-Duplex	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00	\$675.00
SEPA Commercial/Industrial/Other	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00
Hearing Examiner Annual Review		\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00		
Site Plan Review Duplex/Single Residence	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00		\$725.00
Site Plan Review All Other	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
Staff Review							
Initial (F1)	\$2,430.00						
Admin Decision/Hearing (F2)	\$750.00						
Compliance with Decision (F3)	\$0.00						
One-/Two-Family Dwelling							
Initial (F1)		\$1,840.00	\$1,500.00	\$2,200.00	\$2,200.00		
Admin Decision/Hearing (F2)		\$1,500.00	\$1,200.00	\$1,725.00	\$1,725.00		
Compliance with Decision (F3)		\$350.00	\$400.00	\$460.00	\$460.00		
Plan – Commercial/Industrial/Plats/ Other 0-5 acres							
Initial (F1)		\$3,480.00	\$3,130.00	\$3,230.00	\$3,230.00	\$2,230.00	
Admin Decision/Hearing (F2)		\$2,650.00	\$2,200.00	\$2,300.00	\$2,300.00	\$1,700.00	
Compliance with Decision (F3)		\$700.00	\$630.00	\$600.00	\$600.00	\$450.00	

**Table 2.05.040-1. Use Permits**

<b>Review Type</b>	<b>Admin Use Permits</b>	<b>Conditional Use Permits/Public Facility Use Permit</b>	<b>Planned Development District</b>	<b>Planned Unit Development</b>	<b>Non-Conforming Use</b>	<b>Rezone</b>	<b>Shoreline Management</b>
Plan – Commercial/Industrial/Plats/ Other 5.1-10-0-20 acres							
Initial (F1)		\$3,810.00	\$3,930.00	\$3,330.00	\$3,330.00	\$2,330.00	
Admin Decision/Hearing (F2)		\$3,050.00	\$2,800.00	\$2,400.00	\$2,400.00	\$1,800.00	
Compliance with Decision (F3)		\$750.00	\$690.00	\$600.00	\$600.00	\$450.00	
Plan – Commercial/Industrial/Plats/ Other 10.1-20 acres							
Initial (F1)		\$4,630.00	\$4,130.00	\$3,630.00	\$3,630.00	\$2,630.00	
Admin Decision/Hearing (F2)		\$3,100.00	\$2,900.00	\$2,500.00	\$2,500.00	\$2,050.00	
Compliance with Decision (F3)		\$800.00	\$800.00	\$650.00	\$650.00	\$480.00	
Plan – Commercial/Industrial/Plats/ Other 20.1-100 and greater acres							
Initial (F1)		\$4,730.00	\$5,360.00	\$4,730.00	\$4,730.00	\$2,890.00	
Admin Decision/Hearing (F2)		\$3,500.00	\$3,850.00	\$2,800.00	\$2,800.00	\$2,250.00	
Compliance with Decision (F3)		\$900.00	\$1,100.00	\$875.00	\$875.00	\$530.00	

**Table 2.05.040-1. Use Permits**

<b>Review Type</b>	<b>Admin Use Permits</b>	<b>Conditional Use Permits/Public Facility Use Permit</b>	<b>Planned Development District</b>	<b>Planned Unit Development</b>	<b>Non-Conforming Use</b>	<b>Rezone</b>	<b>Shoreline Management</b>
Plan— Commercial/Industrial/Plats/ Other 100.1 and greater acres							
Initial (F1)		\$5,830.00	\$6,130.00	\$5,430.00	\$5,430.00	\$3,130.00	
Admin Decision/Hearing (F2)		\$4,000.00	\$4,200.00	\$3,200.00	\$3,200.00	\$2,300.00	
Compliance with Decision (F3)		\$1,200.00	\$1,200.00	\$1,050.00	\$1,050.00	\$625.00	
Major Amendment to Approved Use							
Initial (F1)		<del>\$2,630.00</del> \$2,800.00	<del>\$2,290.00</del> \$2,500.00	\$2,930.00	\$2,930.00		\$2,130.00
Admin Decision/Hearing (F2)		<del>\$1,900.00</del> \$2,090.00	<del>\$1,680.00</del> \$1,850.00	\$2,400.00	\$2,400.00		\$1,300.00
Compliance with Decision (F3)		\$500.00	\$450.00	\$650.00	\$650.00		\$500.00
Minor Amendment to Approved Use	\$660.00	\$2,000.00	<del>\$1,500.00</del> \$2,000.00	\$2,200.00	\$2,200.00		\$1,500.00
<b>*The following fees shall sunset on the effective date of Title 18S PCC, Development Regulations— Shorelines.</b>							
*Shoreline Substantial Development 0-\$10,000							\$5,190.00
*Shoreline Substantial Development \$10,001- 100,000							\$5,430.00
*Shoreline Substantial Development \$100,001- 500,000							\$5,930.00

Table 2.05.040-1. Use Permits

Review Type	Admin Use Permits	Conditional Use Permits/Public Facility Use Permit	Planned Development District	Planned Unit Development	Non-Conforming Use	Rezone	Shoreline Management
*Shoreline Substantial Development \$500,001-1,000,000							\$6,630.00
*Shoreline Substantial Development Greater than \$1,000,000							\$7,280.00
*Shoreline Revision to Permit							\$2,890.00
*Shoreline Conditional Use Permit							\$5,730.00
*Shoreline Exemption 0-\$1,000							\$75.00
*Shoreline Exemption \$1,001-4,000							\$300.00
*Shoreline Exemption Greater than \$4,000							\$800.00
*Shoreline Variance							\$4,930.00
Shoreline Expansion of Nonconforming Use							\$4,530.00
Amendment to Shoreline Master Program							\$1,890.00
Adoption of/or Amendment to the Official Controls							\$1,890.00
<b>The following fees shall become effective on the effective date of Title 18S PCC, Development Regulations— Shorelines, and shall supersede and replace the shoreline fees associated with the implementation of Title 20 PCC, Shoreline Regulations, with the exception of amendment fees.</b>							
Exemption from Substantial Development Permit (bulkheads, docks, or as determined by the Director)							\$400.00

**Table 2.05.040-1. Use Permits**

<b>Review Type</b>	<b>Admin Use Permits</b>	<b>Conditional Use Permits/Public Facility Use Permit</b>	<b>Planned Development District</b>	<b>Planned Unit Development</b>	<b>Non-Conforming Use</b>	<b>Rezone</b>	<b>Shoreline Management</b>
Exemption from Substantial Development Permit (all other actions)							\$200.00
Shoreline Substantial Development Permit							
Initial (F1)							\$2,230.00
Admin Decision/Hearing (F2)							\$1,260.00
Compliance with Decision (F3)							\$840.00
Shoreline Conditional Use Permit – Administrative							
Initial (F1)							\$2,230.00
Admin Decision/Hearing (F2)							\$1,260.00
Compliance with Decision (F3)							\$840.00
Shoreline Conditional Use Permit							
Initial (F1)							\$2,630.00
Admin Decision/Hearing (F2)							\$1,600.00
Compliance with Decision (F3)							\$900.00
Shoreline Variance							
Initial (F1)							\$2,630.00
Admin Decision/Hearing (F2)							\$1,600.00
Compliance with Decision (F3)							\$900.00



**Table 2.05.040-1. Use Permits**

<b>Review Type</b>	<b>Admin Use Permits</b>	<b>Conditional Use Permits/Public Facility Use Permit</b>	<b>Planned Development District</b>	<b>Planned Unit Development</b>	<b>Non-Conforming Use</b>	<b>Rezone</b>	<b>Shoreline Management</b>
Major Amendment to Approved Use							
Initial (F1)							\$2,130.00
Admin Decision/Hearing (F2)							\$1,300.00
Compliance with Decision (F3)							\$500.00
Minor Amendment to Approved Use							\$1,500.00
Land Use Time Extension	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Sewer Land Use Review in Other Jurisdictions	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	\$180.00	180.00

<b>Table 2.05.040-2. Platting</b>				
	<b>SEPA – Land Division</b>	<b>Formal Plat</b>	<b>Short Plat/ Large Lot</b>	<b>Binding Site Plan</b>
<b>Type</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>
Short Plat/Large lot 0-3 lots, and BSP Base Fee				
Initial (F1)	<del>\$1,020.00</del> \$1,122.00		\$1,130.00	\$4,430.00
Admin Decision/Hearing (F2)	\$0.00		\$2,000.00	\$0.00
Compliance with Decision (F3)	\$0.00		\$0.00	\$480.00
Short Plat/Large lot greater than 3 lots				
Initial (F1)	<del>\$1,020.00</del> \$1,122.00		\$1,530.00	
Admin Decision/Hearing (F2)	\$0.00		\$2,400.00	
Compliance with Decision (F3)	\$0.00		\$0.00	
Short Plat/Large lots greater than 3 (per lot)			\$88.00/Lot	
Preliminary Plat 0 to 5 lots				
Initial (F1)	<del>\$1,020.00</del> \$1,122.00	<del>\$2,830.00</del> \$3,110.00		
Admin Decision/Hearing (F2)	\$0.00	\$2,700.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 6 to 10 lots				
Initial (F1)	<del>\$1,120.00</del> \$1,150.00	<del>\$3,120.00</del> \$3,430.00		
Admin Decision/Hearing (F2)	\$0.00	\$2,990.00		
Compliance with Decision (F3)	\$0.00	\$0.00		



<b>Table 2.05.040-2. Platting</b>				
	<b>SEPA – Land Division</b>	<b>Formal Plat</b>	<b>Short Plat/ Large Lot</b>	<b>Binding Site Plan</b>
<b>Type</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>
Preliminary Plat 11 to 20 lots				
Initial (F1)	\$1,280.00	<del>\$3,630.00</del> \$3,990.00		
Admin Decision/Hearing (F2)	\$0.00	\$3,500.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 21 to 50 lots				
Initial (F1)	\$1,730.00	<del>\$3,730.00</del> \$4,100.00		
Admin Decision/Hearing (F2)	\$0.00	\$3,600.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 51 to 100 lots				
Initial (F1)	\$2,220.00	<del>\$4,530.00</del> \$4,990.00		
Admin Decision/Hearing (F2)	\$0.00	\$4,400.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 101 to 200 lots				
Initial (F1)	\$2,300.00	<del>\$5,630.00</del> \$6,200.00		
Admin Decision/Hearing (F2)	\$0.00	\$5,500.00		
Compliance with Decision (F3)	\$0.00	\$0.00		



Table 2.05.040-2. Platting				
	SEPA – Land Division	Formal Plat	Short Plat/ Large Lot	Binding Site Plan
Type	Review Fee	Review Fee	Review Fee	Review Fee
Preliminary Plat 201 to 350 lots				
Initial (F1)	\$3,080.00	<del>\$6,030.00</del> \$6,630.00		
Admin Decision/Hearing (F2)	\$0.00	\$5,900.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat greater than 350 lots				
Initial (F1)	\$3,960.00	<del>\$6,930.00</del> \$7,620.00		
Admin Decision/Hearing (F2)	\$0.00	\$6,800.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Phased Development		<del>\$1,400.00</del> \$1,540.00		
Final Plat Base		<del>\$3,600.00</del> \$3,960.00	\$3,000.00	
Final Plat (per lot and tracts)		<del>\$14.00</del> \$15.00		
Hearing Examiner Annual Reviews		<del>\$1,800.00</del> \$2,000.00		
Site Plan Review		\$1,600.00	\$1,600.00	\$1,600.00
Major Amendment				
Initial (F1)		<del>\$2,630.00</del> \$2,500.00		
Admin Decision/Hearing (F2)		\$2,500.00		
Compliance with Decision (F3)		\$0.00		
Minor Amendment		<del>\$2,200.00</del> \$2,420.00	\$1,400.00	
Alteration		<del>\$1,600.00</del> \$1,760.00	\$1,600.00	\$3,000.00



Table 2.05.040-2. Platting				
	SEPA – Land Division	Formal Plat	Short Plat/ Large Lot	Binding Site Plan
Type	Review Fee	Review Fee	Review Fee	Review Fee
Alteration with Hearing				
Initial (F1)		\$1,980.00		
Admin Decision/Hearing (F2)		\$1,800.00		
Compliance with Decision (F3)		\$0.00		
Sewer Preliminary Plat or Short Plat Review in Other Jurisdictions		<del>\$180.00</del> \$225.00	<del>\$180.00</del> \$225.00	
Sewer Review – Sewered Properties				
Final Subdivision		<del>\$520.00</del> plus <del>\$2.94</del> \$3.68 per lot	<del>\$520.00</del> plus <del>\$2.94</del> \$3.68 per lot	<del>\$520.00</del> plus <del>\$2.94</del> \$3.68 per lot
Alteration, Amendment, Revision		<del>\$375.00</del> \$470.00	<del>\$375.00</del> \$470.00	<del>\$375.00</del> \$470.00
Sewer Review – Non-Sewered Properties				
Final Subdivision		<del>\$130.00</del> \$160.00	<del>\$130.00</del> \$160.00	<del>\$130.00</del> \$160.00
Alteration, Amendment, Revision		<del>\$130.00</del> \$160.00	<del>\$130.00</del> \$160.00	<del>\$130.00</del> \$160.00

1

Table 2.05.040-3. Platting -- Miscellaneous	
Type	Review Fee
Lot Combination (sewered property)	\$700.00
Lot Combination (non-sewered property)	\$520.00
Boundary Line Adjustment (sewered property)	<del>\$1,975.00</del> \$2,180.00
Boundary Line Adjustment (non-sewered property)	<del>\$1,730.00</del> \$1,900.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, sewered property)	\$375.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, non-sewered property)	<del>\$130.00</del> \$140.00



<b>Table 2.05.040-3. Platting -- Miscellaneous</b>	
<b>Type</b>	<b>Review Fee</b>
Preliminary Plat Extension Request	\$1,200.00
Legal Document Resubmittal	\$110.00

<b>Table 2.05.040-4. Miscellaneous Inspection Fees</b>	
<b>Type</b>	<b>Review Fee</b>
Accessory Element Inspection/Bond Release Inspection	<del>\$880.00</del> \$600.00
Field Visit	\$330.00

<b>Table 2.05.040-5. Site Development Permit Road, Alley, Shared Access and Associated Storm Drainage Construction</b>				
<b>Type</b>	<b>Review Fee</b>	<b>Resubmittal Fee</b>	<b>Inspection Fee (Annual)</b>	<b>Monitoring Fee (Annual)</b>
Public Road Construction and Offsite Improvement	\$1,760.00 +\$3.20/LF	\$0.80/LF	\$2.70/LF	\$420.00 +\$0.05/LF
Private Road, Shared Access and Alley Construction	\$1,760.00 +\$2.80/LF	\$0.80/LF	\$2.70/LF	\$420.00 +\$0.05/LF
Minor Improvement in existing County right-of-way	\$840.00	--	\$600.00	--
Traffic Signal	\$2,210.00	--	\$2,235.00	--
Revision to Approved Plan – Minor	\$360.00	--	--	--
Revision to Approved Plan – Major	\$930.00	--	--	--
Legal Document Resubmittal	\$110.00	--	--	--
Change Order	\$170.00	--	--	--
Permit Extension	25%	--	--	--



1  
2

3  
4

5  
6

1

Table 2.05.040-6. Site Development Permit Commercial, Industrial, Parking, Access, New and Replaced Hard Surfacing, and Associated Storm Drainage Construction				
Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	<del>\$170.00</del> \$195.00	\$110.00	\$400.00	
Advanced Abbreviated Plan	<del>\$1,000.00</del> \$1,100.00	\$220.00	\$700.00	\$450.00
Drainage Control Plan (5,000-10,000 sq. ft.)	\$2,210.00	\$460.00	\$1,100.00	\$650.00
Drainage Control Plan (10,001-25,000 sq. ft.)	\$2,900.00	\$650.00	\$1,700.00	\$770.00
Drainage Control Plan (25,001-50,000 sq. ft.)	\$4,000.00	\$780.00	\$2,500.00	\$1,025.00
Drainage Control Plan (50,001-150,000 sq. ft.)	\$5,000.00	\$960.00	\$4,000.00	\$1,560.00
Drainage Control Plan (150,001-300,000 sq. ft.)	\$6,100.00	\$1,300.00	\$5,000.00	\$1,700.00
Drainage Control Plan (300,001-600,000 sq. ft.)	\$7,200.00	\$1,500.00	\$7,100.00	\$2,200.00
Drainage Control Plan (greater than 600,001 sq. ft.)	\$8,500.00	\$1,650.00	\$9,200.00	\$2,900.00
Revision to Approved Plan – Minor	<del>\$400.00</del> \$440.00			
Revision to Approved Plan – Major	<del>\$930.00</del> \$1,025.00			
Legal Document Resubmittal	\$110.00			
Change Order	\$170.00			
Permit Extension	25%			

2

3

Table 2.05.040-7. Site Development Permit Grading, Clearing, Mining, and Associated Storm Drainage				
Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	<del>\$170.00</del> \$195.00	\$110.00	\$400.00	
Advanced Abbreviated Plan	<del>\$1,000.00</del> \$1,100.00	\$220.00	\$770.00	\$255.00+\$70.00/AC

**Table 2.05.040-7. Site Development Permit  
Grading, Clearing, Mining, and Associated Storm Drainage**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Drainage Control Plan 0-999 cubic yards	<del>\$2,000.00</del> \$2,300.00	\$315.00	\$1,200.00	\$255.00+\$70.00/AC
Drainage Control Plan 1,000-4,999 cubic yards	<del>\$2,300.00</del> \$2,450.00	\$550.00	\$1,500.00	\$255.00+\$70.00/AC
Drainage Control Plan 5,000-49,999 cubic yards	\$2,700.00	\$600.00	\$1,760.00	\$255.00+\$70.00/AC
Drainage Control Plan 50,000-99,999 cubic yards	\$2,900.00	\$600.00	\$2,280.00	\$255.00+\$70.00/AC
Drainage Control Plan 100,000-499,999 cubic yards	\$3,100.00	\$600.00	\$2,640.00	\$255.00+\$70.00/AC
Drainage Control Plan 500,000 or greater cubic yards	\$3,400.00	\$800.00	\$3,120.00	\$255.00+\$70.00/AC
Revision to Approved Plan – Minor	<del>\$400.00</del> \$440.00	--	--	--
Revision to Approved Plan – Major	<del>\$930.00</del> \$1,025.00			
Legal Document Resubmittal	\$110.00	--	--	--
Change Order	\$170.00	--	--	--
Permit Extension	25%	--		--

**Table 2.05.040-8. Engineering – Other**

Type	Review and/or Inspection Fee
Gate Construction Permit – Non-Residential	\$870.00
Driveway Approach Permit – Non-Residential	\$330.00
Miscellaneous Inspections and Re-inspections – Non-Residential	\$240.00
Engineering Review of Commercial/Industrial Building Permit	<del>\$360.00</del> \$250.00
Engineering Deviation Variance – Administrative and Public Hearing – Single Request	\$1,200.00
Engineering Deviation Variance – Administrative and Public Hearing – Multiple on Same Project	\$1,600.00



1  
2

3



<b>Table 2.05.040-9. Single Family, Duplex, Agricultural</b>	
<b>Type</b>	<b>Review and/or Inspection Fee</b>
<b>Planning Fees</b>	
Building Permit (Planning Review)	<del>\$240.00</del> \$265.00
Demolition Permit (Planning Review)	<del>\$85.00</del> \$95.00
Accessory Dwelling Unit	\$420.00
Variance Land Use	\$1,870.00
Variance Land Use, Administrative Review	<del>\$1,160.00</del> \$1,300.00
Renewal of Temporary Dwelling Unit Residential	\$115.00
Site Plan Review by the Planning Director	\$725.00
Temporary Use Permit	\$200.00
Verification of Nonconforming Use	\$2,500.00
Conditional Use Permit	
Initial (F1)	\$1,840.00
Admin Decision/Hearing (F2)	\$1,500.00
Compliance with Decision (F3)	\$350.00
Accessory Element Inspection/Bond Release Inspect	\$880.00
<b>Development Engineering Fees</b>	
Driveway Approach Permit	\$200.00
Basic Abbreviated Plan	\$570.00
Advanced Abbreviated Plan – Plat Lot in Subdivision	\$635.00
Advanced Abbreviated Plan – Lot of Record	<del>\$900.00</del> \$990.00
Drainage Control Plan	\$1,900.00
Revisions to Approved Plan	25%
Gate Construction Permit	<del>\$500.00</del> \$180.00
Permit or Application Extensions	25%
Site Development Inspection Excluding Storm Drainage	<del>\$475.00</del> \$525.00
Storm Drainage Inspection	<del>\$210.00</del> \$230.00
Miscellaneous Inspections	<del>\$264.00</del> \$240.00
Re-Inspections	\$215.00
Flood Study – Coastal	\$1,000.00
Flood Boundary Delineation Survey	\$360.00
Flood Study – Riverine	<del>\$2,300.00</del> \$2,070.00



<b>Table 2.05.040-9. Single Family, Duplex, Agricultural</b>	
<b>Type</b>	<b>Review and/or Inspection Fee</b>
FEMA Floodplain Elevation Certificate	\$470.00
Geological Assessment – Letter	<del>\$270.00</del> \$245.00
Geological Assessment – Evaluation	\$440.00
Geological Assessment – Report	\$1,000.00
Building Sewer Plan Review (Base Fee)	<del>\$50.00</del> \$60.00
With private pump station and force main – (new or re-design)	Add <del>\$719.00</del> \$860.00
With private pump station and force main – (pre-approved design)	Add <del>\$15.00</del> \$18.00
With new sewer tap	Add <del>\$15.00</del> \$18.00
With new/revised easement	<del>\$250.00</del>
<del>Residential</del> Building Sewer Inspection (Base Fee)	<del>\$90.00</del> \$110.00
With private pump station and force main – (new or re-design)	Add <del>\$88.00</del> \$105.00
With private pump station and force main – (pre-approved design)	Add <del>\$88.00</del> \$105.00
With new sewer tap	Add <del>\$630.00</del> \$760.00

<b>Table 2.05.040-10. Critical Areas – Environmental Constraints Flood, Landslide, Seismic, Mine, Erosion Hazards, Volcanic, Aquifer Recharge and Wellhead Protection Area</b>	
<b>Type</b>	<b>Review Fee</b>
Flood Study – Coastal	\$1,000.00
Flood Study – Riverine	\$2,300.00
Flood Boundary Delineation Survey	\$360.00
FEMA Floodplain Elevation Certificate Non-Residential	\$470.00
Geological Assessment – Letter	<del>\$270.00</del> \$245.00
Geological Assessment – Evaluation	\$440.00
Geological Assessment – Report	\$1,000.00
Reasonable Use Exception	\$2,760.00
Critical Area Variance	<del>\$2,500.00</del> \$1,750.00

1  
2

3



<b>Table 2.05.040-11A. SF/AG Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas</b>				
<b>SF-Single Family, AG-Agricultural</b>	<b>County Biologist</b>		<b>Private Consultant</b>	
<b>Type</b>	<b>Base Fee (0-1 acre)</b>	<b>Per Acre Fee (Greater than 1 acre)</b>	<b>Base Fee</b>	<b>Resubmittal Fee</b>
Categorization/Delineation/Non-Compensatory Mitigation Plan	<del>\$1,520.00</del> \$1,700.00	\$160.00	\$1,600.00	\$110.00
Wetland Delineation Report	<del>\$1,120.00</del> \$1,230.00	\$150.00	<del>\$1,020.00</del> \$1,125.00	\$80.00
Compensatory Mitigation Plan Review			\$1,540.00	\$165.00
Non-Compensatory Mitigation Plan	<del>\$1,320.00</del> \$1,450.00	\$95.00	\$1,100.00	\$90.00
Single-Family Wetland Certification			<del>\$340.00</del> \$375.00	
Monitoring Report Review			\$500.00	
Habitat Assessment Field Review	<del>\$830.00</del> \$915.00	\$45.00		
Habitat Assessment Letter Review			<del>\$690.00</del> \$760.00	\$80.00
Habitat Assessment Study Review			<del>\$930.00</del> \$1,000.00	\$80.00
Habitat Assessment Report Review			\$1,250.00	\$90.00
Hazard Tree Report Review in Critical Area			\$635.00	\$80.00
Verification, Wetland or Water Type	<del>\$770.00</del> \$850.00	\$110.00	<del>\$680.00</del> \$750.00	\$80.00
Variance	<del>\$2,400.00</del> \$2,640.00			
Reasonable Use Exception	\$2,400.00			

1



<b>Table 2.05.040-11B. General Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas</b>				
<b>General-Plats and Commercial</b>	<b>County Biologist</b>		<b>Private Consultant</b>	
<b>Type</b>	<b>Base Fee (0-1 acre)</b>	<b>Per Acre Fee (Greater than 1 acre)</b>	<b>Base Fee</b>	<b>Resubmittal Fee</b>
Analysis Report			<del>\$1,660.00</del> \$1,825.00	\$355.00
Compensatory Mitigation Plan Review			\$2,060.00	\$460.00
Non-Compensatory Mitigation Plan			<del>\$1,170.00</del> \$1,300.00	\$220.00
Monitoring Report Review			<del>\$500.00</del> \$550.00	\$80.00
Habitat Assessment Letter Review			<del>\$730.00</del> \$800.00	\$80.00
Habitat Assessment Study Review			<del>\$1,050.00</del> \$1,155.00	\$210.00
Habitat Assessment Report Review			\$1,275.00	\$265.00
Hazard Tree Report Review in Critical Area			<del>\$635.00</del> \$700.00	\$80.00
Verification, Wetland or Water Type	<del>\$770.00</del> \$850.00	\$110.00	<del>\$690.00</del> \$760.00	\$165.00
Variance	\$2,640.00			
Reasonable Use Exception	\$2,640.00			

1  
2

<b>Table 2.05.040-12. Forest Practices</b>	
<b>Type</b>	<b>Review Fee</b>
Class IV General Permit	\$1,100.00
SEPA Review Class IV General Forest Practice Permit	<del>\$1,350.00</del> \$1,490.00
Conversion Option Harvest Plan (COHP)	<del>\$1,210.00</del> \$1,395.00
Reforestation Inspection/Bond Release	\$475.00
Request for Removal of Moratorium	\$3,500.00
Verification of Development Moratorium (Office)	\$170.00
Verification of Development Moratorium (Field)	\$540.00
Request for SF Dwelling Exception	\$960.00
Danger/Hazard Tree Removal in Open Space/NBA	<del>\$500.00</del> \$350.00



1

<b>Table 2.05.040-13. SEPA</b>	
<b>Type</b>	<b>Review Fee</b>
SEPA Agricultural/SF-Duplex	\$740.00
SEPA Commercial/Industrial	\$1,900.00
SEPA Public Project ( $\leq$ 1 acre) Base Fee	\$600.00
SEPA Public Projects Per Acre Fee	\$120.00
SEPA Public Project Abbreviated Review	\$330.00
Environmental Impact Statement	\$8,030.00
Environmental Impact Statement Hourly Rate After 55 Hours	\$145.00
SEPA Addendum	\$660.00

2

3

<b>Table 2.05.040-14. Engineering Studies</b>	
<b>Type</b>	<b>Review Fee</b>
Conceptual Drainage Plan Review	<del>\$900.00</del> \$990.00
Traffic Impact Analysis 25-44 peak hour trips	\$825.00
Traffic Impact Analysis Greater Than 44 Peak Hour Trips \$/Peak Hour Trip	\$21.00
Traffic Impact Analysis Greater Than 44 Peak Hour Trips Base Fee	\$825.00
Traffic Impact Analysis – Access Only	\$825.00

4

5

<b>Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees</b>	
<b>Type</b>	<b>Review Fee</b>
Administrative Appeal of Short Plat/Large Lot	\$2,520.00
Appeal of Administrative/Environmental Official Decision	\$3,360.00
Appeal of Administrative/Environmental Official Decision – Enforcement Only	\$250.00
Certification Letter (Zoning and SEPA Emergency/Categorical Exemption)	\$135.00
Commercial/Industrial Building Permit (Planning Review)	\$620.00
Commercial/Industrial Demolition Permit (Planning Review)	\$90.00
Comprehensive Plan Amendment	
Initial (F1)	\$500.00
County Council Initiated (F2)	\$2,500.00



<b>Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees</b>	
<b>Type</b>	<b>Review Fee</b>
Development Agreement – Project	\$4,500.00
Development Agreement – Non-Project	\$4,500.00
Development Agreement, Amendment/Revision	\$1,500.00
Director Decision Classification – Unlisted Use	\$700.00
Director Decision Code Interpretation/Other Determination	\$1,450.00
Expedited Review – at Discretion of Director	\$140.00/hour
Expedited/Off-Hours Inspection – at Discretion of Director	\$140.00/hour
Fish and Wildlife and Wetland Specialists, Qualification Review	\$85.00
Hearing Examiner Reconsideration Request	\$950.00
Innocent Purchaser – Land Division	\$830.00
Master Plan, 5-Year Update	\$2,800.00
Minor Amendment to Unlisted Use Permit	\$970.00
Modification to an Application	\$1,120.00
Non-Conforming Use, Confirmation	\$1,980.00
Relinquishment of Land Use/Plat	\$170.00
Revocation of Land Use/Plat	\$5,550.00
Site Specific Information Letter	<del>\$550.00</del> \$610.00
Site Specific Sewer Information Letter	
Existing Single-Family Residence or Duplex	\$60.00
Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings	\$120.00
Proposed Residential or Commercial Developments	\$180.00
Subdivision Code Exempt Division	\$80.00
Tax Abatement Review	
Initial (F1)	\$800.00
Resolution to Council (F2)	\$1,850.00
Compliance with Decision (F3)	\$350.00
Tax Abatement, Annual Monitoring	\$120.00
Transfer of Development Rights (TDR) Qualification of Sending Site	\$620.00
TDR, Reassessment of Sending Site	\$280.00
Temporary Use Permit	\$200.00
Temporary Use Permit Event	\$1,250.00



**Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees**

Type	Review Fee
Temporary Use Permit Event Renewal	\$625.00
Temporary Use Permit Event (for Nonprofit-Community Based Events)	\$250.00
Temporary Use Permit Event Renewal (for Nonprofit-Community Based Events)	\$100.00
Variance Commercial/Industrial	\$2,270.00 \$2,050.00
Variance Commercial/Industrial Administrative Review	\$1,375.00
Zoning Review for Liquor or Business License	\$140.00 \$160.00
<del>Site Specific Sewer Information Letter</del>	
<del>Existing Single Family Residence or Duplex</del>	\$50.00
<del>Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings</del>	\$100.00
<del>Proposed Residential or Commercial Developments</del>	\$150.00

**Table 2.05.040-16. Customer Meetings and Assistance**

Type	Review – Meeting Fees
Project Meetings (Exceeding More Than 2 Per Project Per Year)	\$480.00
Customer Information Meeting (per staff attending)	\$100.00
Site Plan Assistance and Preparation Help Meeting	\$110.00

**Table 2.05.040-17. Sewer Applications**

Type	Review and/or Inspection Fee
Commercial Building Sewer Plan Review (Base Fee)	\$50.00 \$65.00
With new or revised private pump station and force main	Add \$1,367.00 \$1,800.00
With new sewer tap	Add \$100.00 \$130.00
With new grease interceptor	Add \$1,340.00 \$1,745.00
With new oil-water separator	Add \$1,460.00 \$1,900.00
With new misc. pretreatment device	Add \$1,400.00 \$1,800.00
With new/revised easement	\$250.00
Commercial Building Sewer Inspection (Base Fee)	\$135.00 \$175.00



1  
2

3  
4

<b>Table 2.05.040-17. Sewer Applications</b>	
<b>Type</b>	<b>Review and/or Inspection Fee</b>
With new or revised private pump station and force main	Add <del>\$782.00</del> \$1,010.00
With new sewer tap	Add <del>\$630.00</del> \$820.00
With new grease interceptor	Add <del>\$277.00</del> \$360.00
With new oil-water separator	Add <del>\$286.00</del> \$370.00
With new misc. pretreatment device	Add <del>\$282.00</del> \$370.00
Sewer Re-inspection	<del>\$100.00</del> \$240.00
Sewer Line Extension Plan Review (Base Fee)	<del>\$2,805.00</del> \$3,650.00
With gravity sewer main	Add \$1.15 per L.F. of gravity main
With public pump station	Add <del>\$1,675.00</del> \$2,200.00 plus \$0.92 per L.F of force main
With private pump station	Add <del>\$206.00</del> \$270.00 plus \$0.39 per L.F of force main
With Low-Pressure System	Add <del>\$433.00</del> \$560.00 plus \$0.56 per L.F of low-pressure main
With Latecomer Agreement	Add <del>\$600.00</del> \$780.00
Sewer Line Extension Inspection (Base Fee)	<del>\$2,359.00</del> \$3,070.00
With gravity sewer main	Add \$1.26 per L.F. of gravity main
With public pump station	Add <del>\$8,141.00</del> \$10,000.00 plus \$3.49 per L.F of force main
With private pump station	Add <del>\$200.00</del> \$260.00 plus \$0.29 per L.F of force main
With Low-Pressure System	Add <del>\$289.00</del> \$375.00 plus \$0.38 per L.F of low-pressure main
Insignificant Industrial User Review	<del>\$100.00</del> \$130.00
Minor Industrial User (Base Fee)	<del>\$484.00</del> \$630.00
With New or Revised Accidental Spill Prevention Plan	Add <del>\$302.00</del> \$400.00
Significant Industrial User (Base Fee)	<del>\$857.00</del> \$1,120.00
With New or Revised Accidental Spill Prevention Plan	Add <del>\$302.00</del> \$400.00
With New or Revised Industrial Wastewater Discharge Permit	Add <del>\$1,400.00</del> \$1,800.00
Waiver Request Review	<del>\$70.00</del> \$90.00





Table 2.05.040-17. Sewer Applications	
Type	Review and/or Inspection Fee
Water Sub-metering Plan Review	\$435.00 \$565.00

C. The following are rules for application of the fees contained in the above Tables:

1. **Notes for the Use Permit Table:**

- a. Only 50 percent of the F1 and F2 Planned Development District (PDD) application fee shall be paid when a PDD application is submitted in conjunction with a Formal Plat. The F3 PDD fee shall not be required.
- b. In determining the fees for a project reviewed under Title 20 PCC that requires a Substantial Development Permit and other shoreline applications, to include any combination of Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, Shoreline Variance, or Shoreline Expansion of Nonconforming Use Permit, the Substantial Development Permit fee shall be determined by the itemized project cost estimate of fair market value of all shoreline activity consistent with the calculations for Shoreline Substantial Development Permit, and 50 percent of the fee(s) for all other required shoreline applications.
- c. In determining the fees for a project reviewed under Title 18S PCC that require multiple shoreline applications, to include any combination of Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance, the highest application fee shall be paid at 100 percent and 50 percent of the fee(s) for all other required shoreline applications.

2. **Notes for Site Development Permit Tables:**

- a. The Monitoring Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7 is an annual fee that 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 must be paid prior to final inspection approval. This fee will be charged each year until the performance monitoring phase is completed.
- b. Site Development Permit review and inspection fees for road, shared access, and alley construction are measured along the centerline of the road, shared access, and alleys. The measurement is from center of intersection to center of intersection, or from center of intersection to end of cul-de-sac, or from center of intersection to end of road, shared access, or alley.
- c. For a commercial or industrial Site Development Permit, the per square foot charge is based on the total square footage of buildings, parking, access ways, concrete, asphalt and other impervious surfaces, as well as the total square footage of manmade "hard" pervious surfaces (pervious asphalt, pervious concrete, etc.).
- d. The Review Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7 must be paid at the time of application. The Review Fee covers two reviews (initial submittal and one resubmittal).
- e. The Resubmittal Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7 must be paid prior to the third review (second resubmittal), and for each review (resubmittal) thereafter.



- f. For surface mine projects, the fees in Table 2.05.040-7 shall be based on the amount of grading and/or clearing that is necessary for construction of the site access, site stormwater facilities, vehicle parking, etc. The fee amount shall not be based on/include the cubic yards associated with the material being mined.
- g. Permit Extensions for Site Development Permits will be charged 25 percent of the original application fee for all Site Development Permits applied for prior to February 1, 2012, and for all other Site Development Permits without annual inspection fees.
- h. The review fee for Public Road and the review fee for Offsite Public Road Improvements contained in Table 2.05.040-5 each include a \$0.40/LF charge for the Public Works and Utilities Department. This fee covers the cost of installing any signage related to the project.
- i. The fee for "Minor Improvement in Existing County Right-of-Way" is for work such as shoulder widening/improvement, addition of sidewalks/pathways, culvert relocation/installation, bus turnout construction, ditch relocation/modification, etc.

**3. Notes for Inspection on Site Development Permit Tables:**

- a. The Inspection Fee identified is an annual fee that covers the cost of inspection for site development projects between the time of permit issuance and final inspection approval. This fee must be paid prior to issuance of the permit. This fee will be charged each year until the final inspection approval is obtained. In the event that the department decides that a project does not need a full additional year of construction inspection, the department has the discretion to charge the annual inspection fee in 3-month increments.
- b. Three field change order requests are included in the inspection portion of the cost of the Site Development Permit. The Change Order Fee will be charged on the fourth change order request and again on every change order request thereafter.

**4. Notes for All Other Inspection Fees:**

- a. Accessory Element Inspection Fee/Bond Release Inspection identified in Table 2.05.040-4 covers the cost of two inspections. If more than two inspections are required, an additional fee shall be charged for each additional two inspections.
- b. Reinspection 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.
- c. A miscellaneous inspection fee will be charged when the County agrees to perform a site visit that is not currently covered by another application or permit.

**5. Notes for Critical Area – Environmental Constraints Tables:**

- a. When an application requires both a Critical Fish and Wildlife Review and a Wetland Review, only one combined review fee equal to the full amount of the larger fee plus one-half the amount of the smaller fee shall be required.
- b. When an application is submitted to verify the absence of a wetland on a property, and wetlands are found, the applicant must apply for wetland delineation. In this instance only, the delineation fee will reflect the difference between the verification fee paid and the full delineation fee. If there are impacts to a wetland or buffer, a mitigation plan application must also be submitted.



- 1 c. If the department requires an environmental assessment and a wetland  
2 application for a proposal solely because the proposal is located on lands covered  
3 by water and is not, therefore, categorically exempt from SEPA pursuant to  
4 WAC 197-11-800, the department will not charge an environmental assessment  
5 fee.
- 6 d. Reasonable use exception requests for a project that involves multiple critical  
7 areas shall be charged as follows:  
8 (1) Table 2.05.040-10 – Reasonable Use Exception: When an applicant intends  
9 to pursue a reasonable use exception for any number/combination of the  
10 critical areas listed in Table 2.05.040-10, only one fee will be charged.  
11 (2) Tables 2.05.040-11A or -11B – Reasonable Use Exception: When an  
12 applicant intends to pursue a reasonable use exception for any  
13 number/combination of the critical areas listed in Table 2.05.040-11A or -  
14 11B, only one fee will be charged.  
15 (3) Tables 2.05.040-10 and 2.05.040-11A or -11B – Reasonable Use Exception:  
16 When an applicant intends to pursue a reasonable use exception for any  
17 number/combination of the critical areas listed in Tables 2.05.040-10 and  
18 2.05.040-11A or -11B for a project, the total review fees may be adjusted as  
19 follows: Total fee = highest reasonable use exception fee + 50 percent of the  
20 lower reasonable use exception fee.
- 21 e. When multiple geological assessments (reports or evaluations) are required for a  
22 project, the total review fees may be adjusted as follows: Total fee = geological  
23 assessment with the highest fee + 50 percent of the fee for each subsequent  
24 geological assessment. For example: (Landslide Hazard Geological Assessment  
25 = Report \$1,115.00) + (Shoreline Hazard Geological Assessment – Evaluation  
26 \$490.00 x 50 percent) = \$1,360.00 = Total Fee.
- 27 f. The Resubmittal Fee must be paid prior to the third review (second resubmittal),  
28 and for each review (resubmittal) thereafter.
- 29 **6. Notes for Sewer Permit Reviews and Inspections:**
- 30 a. The applicant shall pay the applicable sewer permit Plan Review and/or  
31 Inspection fees listed in Tables 2.05.040-1 through 2.05.040-17 to offset all  
32 Department costs associated with the permitting, administration, plan review,  
33 construction, and/or inspection of any proposed sewer facilities. Upon review of  
34 the sewer service permit application, the Department may require Plan Review  
35 and/or Inspection fees to be paid on a time and materials basis as prescribed in  
36 subsection 7. below in lieu of those permit Plan Review and/or Inspection fees  
37 listed in Tables 2.05.040-1 through 2.05.040-17.
- 38 b. The fee for a time extension on a sewer application (prior to issuance) shall be 25  
39 percent of the original review fee.
- 40 c. The fee for a time extension on an issued sewer permit shall be 25 percent of the  
41 original inspection fee.
- 42 d. Other Sewer Fees. Administrative processing costs incurred by the Department  
43 for items not related to plan review and inspection as outlined herein shall be  
44 paid in full prior to the Department granting final approval of the applicant's  
45 submittal. A nonrefundable \$50.00 deposit must accompany each separate  
46 submittal. The deposit shall be credited against the final Department costs as  
47 prescribed in PCC 2.05.040 C.7. If the applicant elects not to have the  
48 Department complete the processing of the item submitted, the applicant shall



1 still be responsible for reimbursing the Department for all expenses incurred. The  
2 Department shall withhold granting approval of the applicant's submittal until all  
3 costs have been paid in full. Administrative processing costs shall include, but  
4 are not limited to, the following items:

- 5 (1) Preparation of easements and/or legal descriptions; and
  - 6 (2) Processing of basin plans, updates and amendments thereto.
- 7 e. For platting related applications that are charged under Tables 2.05.040-2 and  
8 2.05.040-3, an additional ~~\$80.00~~\$100.00 fee will be added for those projects that  
9 are located in a utility local improvement district (ULID) to cover the additional  
10 sewer review expense associated with a ULID.

11 **7. Sewer Time and Materials Charges Notes:**

- 12 a. Sewer Plan review and/or inspection fees may be paid on a time and materials  
13 basis in lieu of the fees listed in Tables 2.05.040-1 through 2.05.040-17.
  - 14 (1) Applicants/owners shall pay plan review and/or inspection fees on a time  
15 and materials basis when required to do so by the Department or when  
16 requested by the applicant/owner of sewer service or sewer line extension  
17 permit applications. Applicant/owner requests to use time and materials  
18 based fees shall be made in writing at time of application, shall be  
19 irrevocable, and shall include the submittal of an administration fee of  
20 \$250.00 and a nonrefundable deposit of \$50.00. When use of time and  
21 materials based fees is required by the Department, the administration fee  
22 shall be waived and only the \$50.00 nonrefundable deposit shall be charged  
23 at time of application. The nonrefundable deposit shall be credited against  
24 the final County costs as outlined below, provided the final cost exceeds the  
25 amount of the nonrefundable deposit.
  - 26 (2) Time and materials charges for plan review and inspection fee shall provide  
27 for all costs of service performed or paid for by the Department including,  
28 but not limited to, planning, engineering review of plans, legal services,  
29 inspection of construction, and all other technical and administrative  
30 services provided relative to extensions to the existing public sewer system.
  - 31 (3) The Department's costs incurred during the duration of the project from plan  
32 review through completion of construction will be based on time,  
33 equipment, and material utilized. Department personnel and equipment time  
34 rates will be in accordance with the latest established County weighted rates  
35 inclusive of overhead costs. Material costs will be based on the actual costs  
36 of materials plus 15 percent.
  - 37 (4) The Department will keep an accurate accounting of costs incurred. Should  
38 the total Department costs exceed the amount of the nonrefundable fee, the  
39 owner/applicant must pay the additional fees within 30 days following  
40 billing by the Department and prior to the Department granting final  
41 approval of the sewer facilities. Failure to do so will result in the  
42 Department filing a lien against the subject property for the unpaid balance.  
43 The processing of the lien will be in the manner outlined in PCC 13.13.045.
  - 44 (5) The Department shall provide an annual report to the Pierce County Council  
45 which identifies those applications that were processed on a time and  
46 materials basis in the preceding 12 months, the total time and material fees  
47 for each application, and an estimate of the fee for each application using  
48 the flat fee structure listed in Tables 2.05.040-1 through 2.05.040-17.



1           b. **Time and Material Rate Adjustments.** Time and materials charges, which are  
2           tied to direct costs such as labor, equipment, and materials, shall be adjusted  
3           accordingly as those costs increase or decrease over time.

4           8. **Lien Administrative Fee for Deferred Connection Charges.** At the time of  
5           application for a sewer service permit, any owner/seller of property requesting a  
6           voluntary contractual lien for the deferral of the payment of all connection charges as  
7           provided in PCC 13.04.075 shall pay a nonrefundable fee, the amount of which shall  
8           be determined by the Director, to cover all administrative costs incurred by the  
9           Department including, but not limited to, the costs for Department staff to process  
10          the voluntary contractual lien document, provided that this fee shall not exceed  
11          \$250.00 unless otherwise approved by the Pierce County Council through ordinance.  
12          This fee shall be waived whenever a fee for the deferral of impact fees is collected  
13          pursuant to PCC 4A.10.080. In addition, the owner/seller shall pay the filing fees for  
14          the recording and release of the voluntary contractual lien.

15          9. **Exceptions, Additional Charges and Miscellaneous Notes:**

16          a. If an applicant reapplies for an expired use permit or platting application, only 50  
17          percent of the review fee shall be charged when:

18                  (1) The new application is applied for within six months of the application  
19                  expiration date, and

20                  (2) The applicable regulations have not been amended and are the same as the  
21                  regulations at the time of the original application.

22          b. Applications that are required as a result of a violation of the Development  
23          Regulations must pay all three fees, F1, F2 and F3, at time of application.

24          c. If an applicant/agent requests an Advisory Commission Meeting or Public  
25          Hearing before the Hearing Examiner to be rescheduled and the County has  
26          already provided notice for the meeting and/or hearing in accordance with the  
27          Pierce County Code, there shall be a new fee of 20 percent of the original land  
28          use or appeal application fee to accommodate the required readvertising. In no  
29          case shall this fee be less than \$200.00 or more than \$1,000.00. This provision  
30          does not change or extend the expiration of an application or any approval.  
31          Actions before the Advisory Commission or Hearing Examiner that stem from a  
32          violation are not eligible for this provision unless approved by the Director.

33          d. If the application(s) identified during a customer information meeting are filed  
34          within one year of the conference or meeting date, the fees paid shall be credited  
35          on the application(s).

36          e. The first two reviews of a legal document are included in the review portion of  
37          the cost of a development permit. The Legal Document Resubmittal Fee will be  
38          charged on the third and again on every subsequent review.

39          f. Comprehensive plan amendment application fees (F1 and F2 fees) applicable to  
40          amendment proposals located within an existing urban growth area that propose  
41          to affiliate Potential Annexation Areas (PAAs) with a city or town shall be  
42          discounted by 50 percent.  
43

