

OKANOGAN COUNTY

Ordinance 2004-004

AN ORDINANCE ADOPTING NEW FEES & CHARGES FOR SITE ANALYSIS, REQUIRING THAT ALL FUTURE PLANNING & DEVELOPMENT FEE CHANGES BE SET BY RESOLUTION, ESTABLISHING AN APPLICABLE DEPOSIT PROCEDURE(S), AND AMENDING ORDINANCE 2003-1.

WHEREAS, the Okanogan County Board of Commissioners adopted Ordinance 2003-1, establishing a fee schedule for services, review and processing of specific land-use approvals, and other such activity through the Department of Planning and Development; and

WHEREAS, the Okanogan County Board of Commissioners approved Resolution 89-2004 defining certain limitations, policies, and fees; and

WHEREAS, the administrative, overhead, and other such applicable costs have been determined to be inadequate to provide cost recovery for the Site Analysis Procedures; and

WHEREAS, the County should collect fees and charges commensurate with the total cost associated with applicable permits or processes; and,

WHEREAS, the County wishes to establish certain policies and procedure regarding all fees & charges made by and for the Department of Planning & Development.

NOW, THEREFORE, BE IT ORDAINED, by the Okanogan Board County of Commissioners, that the Fees and Charges for **Site Analysis** shall be set as follows:

- **Application Fee (without a site visit requirement)** **\$75.00**
- **Application Fee (with a site visit requirement)** **\$275.00**
- **Wetland typing and/or delineation** **actual cost***
- **Mapping, GPS, and/or other special need** **actual cost***

** \$500.00 deposit required. The County may require that the applicant contract with an approved/certified specialist to provide required analysis/report in which case only these costs associated with the report(s) review will be assessed. (Actual costs shall be determined by the then current salary schedule benefits, overhead allocation plan, and/or other costs supported and properly documented.)*

BE IT FURTHER ORDAINED, by the Okanogan County Board of Commissioners, that the comprehensive Fees and Charges Schedule for the Department of Planning & Development shall, from the date of the adoption of this ordinance forward, be set by a Resolution of the Okanogan County Board of Commissioners. Such fees & charges shall reflect, and not exceed, the actual cost of providing the service. However, should other units of government or agencies impose fees or charges of their own, the

Department of Planning & Development may pass these charges on to the applicant without an action of the Board of Commissioners and/or without such charges appearing on the fees & Charges schedule.

BE IT FURTHER ORDAINED, that certain language in paragraph 14.12.050(A) of the Okanogan County Code shall be deleted to as follows: "... After referring to maps, the administrator or designee shall perform a preliminary site visit ~~(the cost of which is included in the permit application fee)~~ to determine by visual ... "

BE IT FURTHER ORDAINED, that certain applications initiated by the Okanogan County Board of Commissioners, The Okanogan County Regional Planning Commission, and the Department of Planning & Development are exempt from these fees and charges unless and except that such projects are supported by grants or loans which support and reimburse these applicable costs.

BE IT FURTHER ORDAINED, that the Department of Planning & Development, with the Department's Director's approval, may refund all or a portion of fees paid as required by this ordinance and/or all future Fees & Charges Resolutions, if the application is withdrawn within 21-days of the vesting of the application. Except that any such refund will consider all County costs incurred up to the time of the application withdrawal. This refund policy only applies to the fees and charges levied by the Department of Planning & Development.

BE IT FURTHER ORDAINED, that the necessary policies and procedures be developed and implemented to insure the collection of certain deposits and disperse refunds or overpayments.


BE IT FURTHER ORDAINED, by the Okanogan County Board of Commissioners, that there is the recognition of a rational nexus between the establishment and collection of these fees & charges and the resource needs of the Department of Planning & Development.

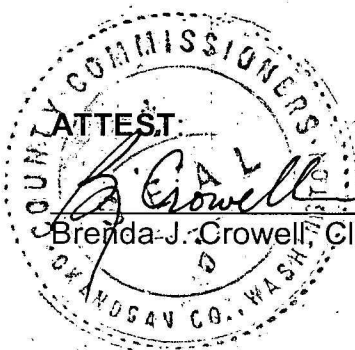
DATED at Okanogan, Washington this 8th day of November 2004.

**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**


Craig L. Vejraska, Chairman


Mary Lou Peterson, Member


Dave Schulz, Member



Brenda J. Crowell, Clerk of the Board

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