

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF COWLITZ COUNTY, WASHINGTON

In the Matter of Establishing Fees for)
Services Provided by the Building &)
Planning Department, including GIS)

RESOLUTION NO. 21-118

WHEREAS, fees for the Cowlitz County Building & Planning Department were established by Resolution No. 20-103 dated December 8, 2020; and

WHEREAS, the Department has proposed amended fees; and

WHEREAS, it is in the County's best interest to amend the current fee schedules to maintain a financially stable fund.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Cowlitz County, Washington, that effective January 1, 2022, the fees charged by the Cowlitz County Building & Planning Department shall be as set out in the attached schedules.

DATED: December 7, 2021.

BOARD OF COMMISSIONERS OF
COWLITZ COUNTY, WASHINGTON

Dennis P. Weber
Dennis P. Weber, Chairman

Arne Mortenson
Arne Mortenson, Commissioner

John Tabusch
Vacant, Commissioner John Tabusch

Attest:

Tiffany Ostreim
Tiffany Ostreim, Clerk of the Board



Planning Fees - 2022
 Planning Clearance, Environmental, Shorelines

Permit Type	Fee
Planning Clearance:	
Basic Planning Clearance	\$180
Field/Site Visit	\$200
Minor Revision	\$90
Substantial Revision	\$135
Fill/Grade Planning Clearance Only	\$90
Recently Platted (5 Years)	\$90
Hazard Tree Removal - Critical Area Only	\$90
Critical Areas:	
Determination (Includes Site Visit)	\$405
Floodplain Determination	\$360
Critical Areas Permit	\$540
Field Visit	\$200
Critical Areas Report (1st peer review; additional at cost)	\$600
Floodplain Permit	\$270
Permit Extension	\$180
Reasonable Use Allowance	\$2,400
Mitigation Monitoring (Annually/Per Report – Site Visit Extra if required)	\$135
SEPA:	
Threshold Determination - DNS/MDNS	\$450
EIS Plus Cost of Preparation (CCC 19.11.100)	\$20,185
Revision	\$225
Mitigation Monitoring (Annually/Per Report – Site Visit Extra if required)	\$135
Shoreline Management Act:	
Level I Shoreline Substantial Development Permit (SSDP)	\$1,800
Level II Shoreline Substantial Development Permit (SSDP)	\$5,400
Shoreline Conditional Use Permit or Variance with Exemption	\$4,950
Shoreline Conditional Use Permit or Variance with SSDP	\$1,000
Exemption from SSDP	\$360
Exemption from SSDP - Programmatic	\$1,000
Revision to Shoreline Permit	\$450

Service Fees	Fee
Credit/Debit Card Service Fee: (all payments made by credit/debit card subject to service fee)	3.15%



Planning Fees - 2022
 Administrative Actions, Legislative Amendments, Forest Practices

Permit Type	Fee
Accessory Dwelling (ADU) Unit Site Plan Review:	
Conversion of Existing Structure	\$180
New Structure	\$180
Variances:	
Level 1 (<i>Administrative</i>)	\$540
Level 2 (<i>Cost of Hearing Examiner Additional</i>)	\$1,440
Forest Practices: (Planning Clearance, SEPA, and possibly other fees additional)	
FPA Waiver - 6 Year Moratorium	\$360
Lifting of 6 Year Moratorium	\$900
Class IV-G Forest Conversion	\$360
Legislative Amendments:	
Comprehensive Plan Amendment (<i>Stand-alone</i>)	\$3,000
Zoning Amendment (<i>Stand-alone</i>)	\$2,400
Comp Plan Amendment + Zoning Amendment (<i>Concurrent</i>)	\$4,400
Innocent Purchaser Relief:	
Mandatory Approval	\$1,600
Discretionary Approval	\$2,400
Administrative Determinations:	
Legal Lot Determination - Each Lot	\$360
Administrative Determination	\$180
Staff Research	\$90/hour
Address	\$135
Administrative Appeals (<i>Cost of Hearings Examiner additional</i>)	\$2,092
Staff Consultation	\$0
Planning Pre-application Review	\$450

Service Fees	Fee
Credit/Debit Card Service Fee: (all payments made by credit/debit card subject to service fee)	3.15%



Planning Fees - 2022
Land Division, Private Roads, Boundary Line Adjustments

Permit Type	Fee
Boundary Line Adjustment:	
2 Lots	\$360
Each Additional Lot Beyond 2	\$90
Administrative Subdivisions:	
Staff Consultation <i>(Administrative Plats)</i>	\$150
Preliminary Approval, 2-4 Lots	\$1,800
Preliminary Approval, 5-10 Lots	\$2,520
Preliminary Approval, 11+ Lots	\$360 Per Lot Over 10
Expedited Large Lot Subdivision	\$2,250
Final Administrative Plat Review/Approval	\$1,350
Extension <i>(Short subdivision only)</i>	\$270
Subdivision Vacation	\$1,200
Plat Correction	\$678
Subdivisions - Urban, Rural, Planned Developments (PUD):	
Preliminary Approval	\$7,200
Final Plat Approval	\$1,800
Urban Subdivision and PUD Extension	\$1,350
Rural Subdivision Extension	\$270
Private Roads:	
Review	\$1,212
Modification	\$1,880
Easement Width Only Modification	\$301
Renewal	\$400
Preapproval Road Name	\$47
Name Petition	\$222
Binding Site Plans:	
Preliminary Site Plan Review	\$5,880
Final Site Plan Approval	\$1,746
Site Plan Supplemental	\$1,059

Service Fees	Fee
Credit/Debit Card Service Fee: (all payments made by credit/debit card subject to service fee)	3.15%



<h2 style="margin: 0;">Planning Fees - 2022</h2> <p style="margin: 0;">Special Land Uses</p>
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Permit Type	Fee
Special Use Review <i>(Cost of hearing Examiner Additional)</i>	\$3,600
Recreational Marijuana:	
Administrative Review	\$2,520
Non-Administrative Review <i>(Cost of Hearing Examiner Additional)</i>	\$3,600
Wireless Communications Facilities:	
New Wireless Facility, Administrative Review	\$1,800
New Wireless Facility, Non-Administrative Review <i>(Cost of Hearing Examiner Additional)</i>	\$2,700
Collocation	\$270
Utility Pole Placement/Replacement <i>(Site Visit Extra if required)</i>	\$270
RV Parks/Campgrounds	
Site Plan Review	\$4,997
Final Site Plan Approval	\$1,492
Temporary/Construction Campground	\$180
Mobile Home Parks:	\$5,850
Surface Mines:	
Surface Mine Review	\$12,491
Dredge Spoil Re-handling <i>(Cost of Hearing Examiner Additional)</i>	\$2,524
Adult Entertainment:	
Site Plan Approval	\$4,131
Cabaret Business License (Annual)	\$1,025
Other License (Annual)	\$383
Manager/Entertainer/Models	\$380
Wrecking Yard	\$3,600
No Shoot Zone	\$4,597
Open Space/Open Space	\$1,200

Service Fees	Fee
Credit/Debit Card Service Fee: (all payments made by credit/debit card subject to service fee)	3.15%

