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Walla Walla County, WA

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**2007-04535**

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**BOARD OF COUNTY COMMISSIONERS  
WALLA WALLA COUNTY, WASHINGTON**

**ORDINANCE NO. 340**

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR THE ADOPTION OF NEW LAND DEVELOPMENT APPLICATION FEES, RESULTING IN AN AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 3.08.010.

**WHEREAS**, land use applications have become increasingly complicated and contentious, requiring more County staff time to perform duties required by State Law and Walla Walla County Code; and

**WHEREAS**, County Community Development staff salaries have increased in order to retain and attract qualified individuals to serve Walla Walla County residents; and

**WHEREAS**, the Walla Walla County Land Development fees do not currently compensate the County for its costs of processing applications, inspecting and reviewing plans, or preparing detailed statements required by chapter 43.21C RCW;

**WHEREAS** the following findings of fact and conclusions of law are hereby made:

Findings of Fact:

1. On March 22, 2007 a Notice of Public Hearing as published in the Waitsburg Times. On March 21, 2007 a notice of Public Hearing was published in the Walla Walla Union Bulletin.
2. The current land development fees do not compensate the County for its processing of applications.
3. The estimated staff time for each application is included on Exhibit 4 of the Staff Report.
4. The current staff salaries are listed as Exhibit 1 of the Staff Report, dated April 9, 2007.
5. The current costs for legal publications are listed on Exhibit 3 of the Staff Report dated April 9, 2007.

Conclusions of Law:

1. The proposed fees assure that the County is appropriately compensated for costs associated with land use development applications.
2. The proposed fees are not charging applicants more than the costs of processing applications, inspecting and reviewing plans, or preparing detailed statements as required by chapter 43.21C RCW.



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**WHEREAS**, the Board of County Commissioners held a public hearing on April 9, 2007 for the purpose of receiving testimony for and/or against the proposed fees; and

**WHEREAS**, the Board of County Commissioners closed the public hearing on April 9, 2007 and deliberated until April 16, 2007 now therefore,

**BE IT ORDAINED**, by the Walla Walla County Board of County Commissioners that, based on the findings of fact and conclusions of law above, the following amendment is made to the Walla Walla County Code:

**Section 1. Amendment to Walla Walla County Code Chapter 3.08**

<b>Application</b>	<b>Fee</b>
CUP	\$200.00
Administrative approvals without notice (including admin- variance, accessory dwelling, designated quarry, minor amendment, development in a floodplain)	25.00
Administrative approvals with notice (including single- wide mobile home, home occ., temp. hardship, change in nonconforming use)	50.00
Binding site plan	500.00
Comprehensive Plan Amendment	
Preliminary Docket Review	300.00
Final Docket Review	400.00
Note: If the preliminary review and final review are combined, the fee shall be the total of the two review fees.	
Rezone	265.00
Variance	180.00
Zoning text amendment	265.00
Shoreline management substantial permit	225.00
Shoreline exemption	50.00
Appeals	150.00
Comprehensive plan amendment	265.00
Environmental impact statement	Actual cost
SEPA checklist	100.00
Critical areas	50.00
Short plat	250.00
Preliminary plat/planned unit development	500.00 (50+ lots)
	100.00 per lot (less than 50 lots)
	More than 50 lots—Enter into a Memorandum of Understanding with Walla Walla County that includes cost



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	recovery provisions and timelines for the
	processing of implementing land development and construction permits and other permits and approvals
Final plat	250.00
Plat amendment/replat	425.00
Plat variance	180.00

Application	Fee
• Binding Site Plan: 1-4 lots	\$475.00
• Short Plat/Short Plat Amendment*	\$475.00
• One time Cluster Segregation*	\$475.00
• Administrative CUP Amendment/Extension	\$190.00
• Forest Practices Moratorium	\$190.00
• Changes in nonconforming uses	\$190.00
• Large Lot Subdivision	\$380.00
• Quarry in designated mineral lands	\$285.00
• Administrative Variance	\$285.00
• Site Plan Review	\$235.00
• Critical Areas Permit	\$95.00
• Boundary Line Adjustment	\$190.00
• Shoreline Exemption	\$95.00
• Accessory Living Quarters	\$95.00
• Temporary Mobile Home Placement	\$95.00
• Home Occupation	\$95.00
• SEPA Checklist - Non-exempt Single Family Residence/Short Plat	\$190.00
• All other development applications	\$380.00
• Environmental Impact Statement	Actual Cost
• Conditional Use Permit	\$950.00
• Conditional Use Permit Amendment/Extension	\$950.00
• Variance	\$950.00
• Shoreline Management Substantial Development Permit	\$950.00
• Preliminary Plat/Planned Unit Development: More than 50 lots*	More than 50 lots- Enter into a Memorandum of Understanding with

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	Walla Walla County that includes cost recovery provisions and timelines for the processing of implementing land development and construction permits and other permits and approvals
• Planned Unit Development	\$950.00
• Preliminary Plat/: 15 lots or less*	\$950.00
• Preliminary Plat/: 16 to 50 lots*	\$950.00 + \$25.00 per lot
• Binding Site Plan: 5 or more lots	\$1,425.00
• Final Plat	\$380.00
• Innocent Purchaser	\$190.00
• Development Agreement	\$475.00
• Preliminary Docket Review Final Docket Review, Comp. Plan (\$2,000 will be returned if application does not continue to final docket)	\$2,500.00
• Rezone	\$950.00
• Zoning Code Text Amendment	\$950.00
• Legal Lot Determination	\$45/hr
• Zoning Affirmation	N/C
• Appeal of Administrative Decisions	\$665.00
• Appeal of Hearing Examiner Decisions	\$380.00

\* Cluster fee established by Walla Walla County Code Section 17.31.040 shall not be applicable.

**Section 2. Effective Date.** This ordinance is effective immediately upon adoption.

**Section 3. Savings and Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

**Section 4. Publication.** This ordinance will be published by an approved summary consisting of the title.

**Section 5. Repealer.** Ordinance 162 §1, 1981; Ordinance 198, 1989; Amendment 205 (Exh. B), 1993; Ordinance 245, 1998; Ordinance 279, 2002; Ordinance 309 (part), 2005; and Ordinance 333 §1, 2006 are repealed to the extent they are inconsistent with the provisions of this Ordinance.



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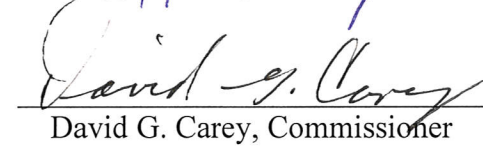
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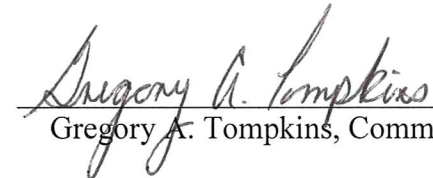
PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 23rd day of April, 2007.

Approved this 23rd Day of April, 2007



  
Gregg C. Loney, Chair

  
David G. Carey, Commissioner

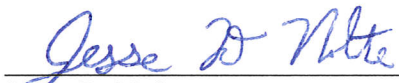
  
Gregory A. Tompkins, Commissioner

Constituting the Board of County Commissioners of Walla Walla County, Washington

Attest:

  
Connie R. Vinti, Clerk of the Board

Approved as to form

  
Jesse D. Nolte  
Deputy Prosecuting Attorney



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NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN that on April 23, 2007 the Board of County Commissioners of Walla Walla County, Washington adopted Ordinance 340, as follows:

Office, Courthouse, 315 West Main (Room 203)/P. O. Box 1506, Walla Walla, WA 99362, or call 509/524-2505 to make a public records request.

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR THE ADOPTION OF NEW LAND DEVELOPMENT APPLICATION FEES, RESULTING IN AN AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 3.08.010.

Dated this 23rd day of April, 2007

Board of County Commissioners  
Walla Walla County, Washington

By: Connie R. Vinti, Clerk of the Board

The ordinance is available from the Walla Walla County Commissioners'

The Times  
April 26, 2007

# Proof of Publication

Case No.

STATE OF WASHINGTON, )  
) ss.  
County of Walla Walla )

Loyal P. Baker, being first duly sworn on oath, deposes and says: That he is the Publisher of The Times, a weekly newspaper which has been established, published in the English language, and circulated continuously as a weekly newspaper in the City of Waitsburg, and in said County and State, and of general circulation in said County for more than six (6) months prior to the date of the first publication of the Notice hereto attached.

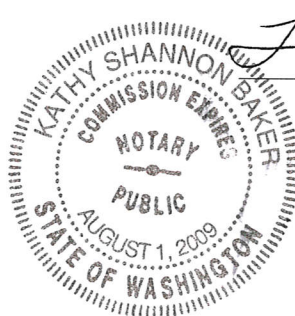
That said newspaper is the official newspaper of the City of Waitsburg and the County of Walla Walla.

That The Times was, on the 14th day of June, 1955, approved as a legal newspaper by the Superior Court of said Walla Walla County, and that the annexed is a true copy of a

Notice of Adoption: New Land Development Appl. Fees

as it appeared in the regular and entire issue of said newspaper itself and not in a supplement thereof for a period of 1 week, commencing on the 26th day of April, 2007 and ending on the 26th day of April, 2007, and that said newspaper was regularly distributed to its subscribers during all of this period.

That the full amount is \$29.90, at the rate of \$5.98 per column inch.



Loyal Baker, Publisher

Subscribed and sworn to before me this  
26th day of April, 2007

Kathy Baker  
Notary Public in and for the State of Washington,  
Residing at Waitsburg, Washington 99361



April 9, 2007

Name	Wish to Testify? (Yes/No)	Organization	Mailing Address			Telephone
Please Print RENEE' BROOKS	YES	HOME BUILDERS ASSOCIATION	Street	City, Zip	e-mail	(509) 735-2745
Please Print RON MUNN	NO	MAPS	Street	City, Zip	e-mail	509-529-6277
Please Print			Street	City, Zip	e-mail	
Please Print			Street	City, Zip	e-mail	
Please Print			Street	City, Zip	e-mail	
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