



San Juan County Community Development & Planning

135 Rhone Street P.O. Box 947 Friday Harbor, WA 98250
 (360) 378-2354 (360) 378-2116 Fax (360) 378-3922
 www.sanjuanco.com

LAND USE APPLICATIONS - FEES & CHARGES

Ord #43-2009 - Effective January 1, 2010 and *per Ord #46-2009 – Effective March 25, 2010

SUBDIVISION APPLICATIONS

Long Subdivision, Plat Alt, BSP, PUD	
Preliminary with Division	\$ 4,600.00
Final	\$ 2,350.00
Plat Alteration without Division	
	\$ 2,800.00
Short Subdivision, Plat Alteration	
Preliminary with Division	\$ 2,150.00
Final	\$ 750.00
Plat Alteration without Division	\$ 1,025.00
Simple Land Division (SLD)	\$ 1,025.00
Boundary Line Modification (BLM)	\$ 500.00
(PW) Development Review (due at time of application for SLD and BLM)*	\$ 45.00
Plat Vacation	
Long Plat	\$ 2,550.00
Short Plat	\$ 1,250.00
Long & Short Plats and Plat Alterations*	
(PW) Drainage, construction BMPs, SEPA Checklist, roads, plat road access, road names, ROW, survey control, verify installations, road construction, driveways	\$ 200.00

SHORELINE APPLICATIONS

Shoreline Exemptions	
Mooring Buoy	\$ 1,100.00
General	\$ 1,200.00
Substantial Development and or Conditional Use	
<i>Improvement Value</i>	
\$0-\$4,999	\$ 3,300.00
\$5,000-\$49,999	\$ 3,700.00
\$50,000 - \$99,999	\$ 4,100.00
Over \$100,000	\$ 4,500.00
Variance	\$ 3,500.00
Revision	\$ 475.00

MISCELLANEOUS

<i>Plans / Maps / CDs</i>	
Signboard, Eastsound Sub-Area	
Plan, Small Maps	\$ 7.00
UDC, Comp Plan, Large Maps, CDs	\$ 23.00
Copies & Faxes (per page)	\$.15 - \$3.00
Open Space & Conservation Plans	\$ 16.00
Clerical Services (1/2 hour minimum)	\$ 35/hour

LAND USE APPLICATIONS

Conditional Use & Essential Public Facility CUP	
<i>Improvement Value</i>	
\$0-\$4,999	\$ 2,300.00
\$5,000-\$49,999	\$ 2,700.00
\$50,000 - \$99,999	\$ 3,100.00
Over \$100,000	\$ 3,500.00
Variance	\$ 2,500.00
Provisional Use	\$ 1,000.00
Reasonable Use Exception (\$1,000 plus \$95 hourly)	
Site Specific Map Re-designation	\$ 3,900 +
If over 40 hours	\$ 95/hour

VACATION RENTALS

Provisional Permit	\$ 1,000.00
Conditional Permit	\$ 2,300.00

OTHER

Work begun w/o required permit	Double Fees
Residential Pre-Application (RPA)	\$ 400.00
Time Extension	\$ 475.00
Property Sales Report	\$ 140.00
Written Code Interpretation	\$ 95/hour
Stormwater Review (<i>minimum fee</i>)	\$ 245.00
Hourly Rate	\$ 70/hour
SEPA Checklist	\$ 450.00
Plan recheck, research, prepare/review EIS, mit./ monitoring plans, or other professional service	
Hourly Rate (1/2 hour minimum)	\$ 70/hour
Plan review by third party	Cost + 15%
Clearing & Grading	\$ 450.00
ADU Fee (<i>minimum fee</i>)	\$ 245.00
Plan review, inspection, prof. svc.	\$ 70/hour
Appeal Filing Fee	\$ 2,300.00
Open Space, Timber Open Space	\$ 1,330.00
Farm/Ag Conservation Open Space	\$ 1,300.00
COHP (Conversion option harvest plan)	\$ 475.00
Site Visit	\$ 150.00
(PW) Concurrency Review*	
for roads, solid waste, docks	\$ 170.00
(PW) Large Project Concurrency Rev.*	\$ 55/hour
Determination of EPF (plus hard costs)	\$ 400.00
Siting of EPF (plus hard costs)	\$ 800.00

APPLICATIONS TO CORRECT VIOLATIONS

Whenever any work for which a permit is required has been commenced without first obtaining the permit, an additional fee shall be collected to help offset investigation and enforcement costs. The additional fee collected shall be double the amount of the regular permit fees as specified in the fee schedule. Payment of additional fees for application to correct violations shall not exempt any persons from compliance with all applicable provisions of the County Code or from any penalty prescribed by law.

SEPA THRESHOLD FEE

This fee is only charged when there is no other land use application fee which applies to the proposed development.

AFFORDABLE HOUSING

All fees required by this resolution shall be waived by the Administrator when:

- a. The development or owner-occupied dwelling is intended for occupancy by very low income, low income, and moderate income families, as defined by Section 1 of Housing Needs Assessment for San Juan County, Appendix 5 of the Comprehensive Plan; or
- b. The applicant is an organization classified as a 501-C non-profit organization by the Internal Revenue Service and the development is intended for occupancy by very low income, low income, and moderate income families, as defined by Section 1 of the Housing Needs Assessment for San Juan County, Appendix 5 of the Comprehensive Plan.

APPEAL FEE

If the appellant is the prevailing party, the decision-maker may order that the appeal fee be refunded to the appellant within 30 days after the decision is final. The party requesting refund of appeal fees must devote a section of written materials to the request for refund of the appeal fees.