

Ordinance 1035  
Amending Clallam County Code Chapter 5.100 Consolidated Fee Schedule –  
Planning Division Services Fee Schedule 300-A

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

**Section 5.100.300, Fees for Planning Division Services is amended to read as follow:**  
See attached Planning Division Services Fee Schedules 300-A

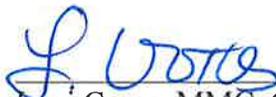
ADOPTED this 6<sup>th</sup> day of January 2026

BOARD OF CLALLAM COUNTY COMMISSIONERS

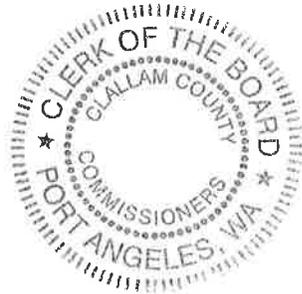
  
\_\_\_\_\_  
Mark Ozias

  
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Randy Johnson

ATTEST:

  
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Loni Gores, MMC, Clerk of the Board

  
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Mike French, Chair



**PLANNING DIVISION FEE SCHEDULE 300-A  
EFFECTIVE JANUARY 1, 2026~~5~~**

| SERVICE   | PLANNING REVIEW FEE   | HEARING EXAMINER  | GIS TECH ASSISTANCE   | REFERENCE        |
|---|---|---|---|------------------|
| Additional permit review required by changes, additions, or revisions to Type I-III permit applications | <del>\$7775</del> per hour – minimum charge of ½ hour   |   |   |                  |
| Appeals of Administrative Decision to Hearing Examiner  | <del>\$411400</del>   | \$3,500   |   | CCC 26.10        |
| Boundary line adjustments   | <del>\$544530</del> plus <del>\$7270</del> per additional lot line (preliminary review)<br><del>\$103100</del> (final survey/alteration review)       |   | Fee to be collected at time of final:<br><del>\$55409</del> | CCC Title 29     |
| Code interpretations  | <del>\$411400</del>   |   |   | CCC 26.10        |
| Comprehensive plan land use and zoning map/text amendment:  |   |   | <del>\$357743</del><br>(Type C-map changes only)            | CCC 31.08, 33.35 |
| Suggestion  | No fee  |   |   |                  |
| Type A amendment  | <del>\$1,4891,450</del>   |   |   |                  |
| Type B amendment (County initiated)   | No fee  |   |   |                  |
| Type C amendment  | No fee (County Initiated)<br><del>\$3,2043,120</del> (Text Change Only)<br><del>\$3,5643,470</del> (Map Change) + \$75 per hour over 30 hours.        |   |   |                  |
| Master planned resort overlay   | <del>\$3,813,000</del> plus <del>\$7775</del> per hour over 40 hours  | \$3,500   | <del>\$382763</del>   |                  |
| Conditional use permit (Zoning)   | <del>\$1,5411,500</del> ;<br><del>\$514500</del> (permit amendment)   | \$2,800,<br>\$1,400 for SFDs,<br>\$1,800 for SFDs w/CAs |   | CCC 33.27        |
| Conversion option harvest plan  | <del>\$1,1614,130</del>   |   |   | CCC 27.12        |
| Six Year Moratorium Removal under FPA   | <del>\$1,1614,130</del> (outside critical area or shoreline jurisdiction)<br><del>\$1,7774,730</del> (inside critical area or shoreline jurisdiction) |   |   |                  |

|  |   |   |  |                                      |
|--|---|---|--|--------------------------------------|
| <p>Critical area certificate of compliance :</p>   | <p>No fee (Qualifying Fish and Other Habitat Enhancement Project)</p> <p><b>\$154150</b> (Single-family residential and accessory uses)<sup>1, 2</sup></p> <p><b>\$308300</b> (other)<sup>1</sup></p>   |   |  | <p>CCC 27.12</p>                     |
| <p>Critical area and shoreline mitigation plans and special report review and approval:</p>  | <p><b>\$503490</b> per report (<i>all reports except Drainage Plan Review</i>) to a maximum fee of \$980</p> <p><b>\$220245</b> Stormwater/Drainage Plan (<i>planning review only-see also Road Dept. fees per CCC 5.100</i>)</p>   |   | <p><b>\$51404</b> (<u>wetland and stream reports only</u>)</p>   | <p>CCC 27.12 Title 35</p>            |
| <p>Current use assessment application</p>  | <p><b>\$924900</b></p>  |   |  | <p>CCC 27.08</p>                     |
| <p>Land Divisions:</p> <p>Preliminary short plat</p> <p>    Inside UGAs</p> <p>    Outside UGAs</p> <p>Preliminary large lot division</p> <p>Preliminary subdivision</p> <p>    Inside UGAs</p> <p>    Outside UGAs</p> <p>Preliminary planned unit/cluster</p> <p>    Inside UGAs</p> <p>    Outside UGAs</p> | <p><b>\$924900 + \$3130</b> per lot</p> <p><b>\$1,7251,680 + \$118145</b> per lot</p> <p><b>\$1,9001,850 + \$118145</b> per lot</p> <p><b>\$1,0271,000 + \$5150</b> per lot</p> <p><b>\$2,3112,250 + \$149145</b> per lot</p> <p><b>\$1,0271,000 + \$5150</b> per lot</p> <p><b>\$1,2321,200 + \$149145</b> per lot</p> | <p>\$3,500, \$4,000 w/CAs</p> <p>\$3,500 (Type III)</p> | <p><u>Fees to be collected at time of final:</u></p> <p><b>\$93185</b></p> <p><b>\$173345</b></p> <p><b>\$190380</b></p> <p><b>\$103205</b></p> <p><b>\$231462</b></p> <p><b>\$103205</b></p> <p><b>\$123246</b></p> | <p>CCC Title 29</p> <p>CCC 33.23</p> |

|   |  |                                       |  |              |
|---|--|---------------------------------------|--|--------------|
| Preliminary binding site plan   | \$2,3112,250 + \$7775<br>per hour over 24<br>hours                       | \$3,500,<br>\$4,000<br>w/CAs          |  |              |
| Final:<br>Subdivision/Binding Site Plan   |  |                                       |  |              |
| Inside UGAs   | \$514500   |                                       |  |              |
| Outside UGAs  | \$1,3861,350   |                                       |  |              |
| Short Plat/Large Lot/Cluster  |  |                                       |  |              |
| Inside UGAs   | \$257250   |                                       |  |              |
| Outside UGAs  | \$1,0531,025   |                                       |  |              |
| Additional Re-Submittals  | \$128125 (each new<br>review)  |                                       |  |              |
| Legal publication notice of Type III<br>permits   | \$257250 (base) +<br>any extra publication<br>costs above base<br>fee.   |                                       |  | CCC 26.10    |
| Lot combination   | \$128125   |                                       | \$1326   | CCC Title 29 |
| Notice of development application   | \$4140 per mailer  |                                       |  | CCC 26.10    |
| Plat alteration and vacation:   |  |                                       |  |              |
| Short plats and large lot<br>divisions (no new lots)  | \$873850 + \$118115<br>per additional<br>easement                        |                                       |  |              |
| Subdivisions (no new lots)  | \$873850 + \$149145<br>per additional<br>easement                        | \$18001,400                           | Fees to be<br>collected at<br>the time of<br>final:<br>\$88175 |              |
| Pre-application (fee applied to<br>permit application fees upon filing if<br>proposal is substantially similar) | \$354345   |                                       |  | CCC 26.10    |
| Reasonable use exception  | \$1,5411,500   | \$2,800,<br>\$1,400 for<br>SFDs, only |  | CCC 27.12    |
| Reconsideration of hearing<br>examiner decision   | \$7775   | \$5001,400                            |  | CCC 26.10    |
| Review of Building Permits (No<br>other land use permit) <sup>3</sup>   | \$7775 (will be<br>credited to land use<br>permit fee, if<br>applicable) |                                       |  |              |
| Sign certificate of compliance  | \$7775   |                                       |  | CCC 33.57    |
| Site visit (first site visit included in<br>application base fee) for review of<br>Type I, II, or III Permits   | \$7775   |                                       |  |              |
| SHORELINE PERMITS:  |  |                                       |  |              |
| Exemption from Shoreline<br>Substantial Development permit<br>(WAC 173-27-040)                                  | No Fee: Qualifying<br>Fish Habitat<br>Enhancement<br>Project.            |                                       |  | CCC Title 35 |

|  |  |   |  |              |
|--|--|---|--|--------------|
|  | <p><b>\$154150:</b> Shoreline Enhancement and Restoration Projects</p> <p><b>\$308300:</b> (Single-family Residential and accessory uses)</p> <p><b>\$514500</b> (Shoreline stabilization, docks/moorage facilities, Other)</p>  |   |  |              |
| Shoreline substantial development permit                   | <p>Total Cost or Fair Market Value:</p> <p>\$20,000 or less = <b>\$1,0271,000</b></p> <p>\$20,001 to \$100,000 = <b>\$1,2321,200</b></p> <p>\$100,001 to 500,000 = <b>\$1,8491,800</b> + <b>\$7775</b> per/hour over 20 hours.</p> <p>Over \$500,000 = <b>\$2,4652,400</b> + <b>\$7775</b> per/hour over 32 hours</p> <p><b>\$514500</b> (permit amendment only)</p> | <p>\$3,500</p> <p>\$3,500</p> <p>\$3,500</p> <p>\$3,500</p> <p>\$400</p>  |  | CCC Title 35 |
| Shoreline Conditional Use Permit                           | <p>Total Cost or Fair Market Value:</p> <p>\$20,000 or less = <b>\$1,2321,200</b></p> <p>\$20,001 to \$100,000 = <b>\$1,5411,500</b></p> <p>\$100,001 to 500,000 = <b>\$21572,100</b> + <b>\$7775</b> per/hour over 28 hours.</p> <p>Over \$500,000 = <b>\$3,0813,000</b> + <b>\$7775</b> per/hour over 40 hours</p> <p><b>\$514500</b> (Permit Amendment Only)</p>  | <p><u>All</u> \$3,500</p> <p><b>\$3,500</b></p> <p><b>\$3,500</b></p> <p><b>\$3,500</b></p> <p><b>\$3,500</b></p> |  | CCC Title 35 |
| State Environmental Policy Act (SEPA) review:              |  |   |  | CCC 27.01    |
| Environmental checklist review and threshold determination | <b>\$668650</b>  |   |  |              |

|  |  |                              |  |           |
|--|--|------------------------------|--|-----------|
| Environmental impact statement (EIS) review (County lead agency) | \$ <del>2,311,250</del> + \$775 per hour over 30 hours   |                              |  |           |
| Technical assistance   | \$775 per hour   |                              |  |           |
| Variance   |  |                              |  | CCC 26.10 |
| Type I and II (administrative)                                   | \$488,475  |                              |  |           |
| Type III (hearing examiner)                                      | \$1,541,500;<br>(\$514,500 permit amendment)   | \$2,800,<br>\$1,400 for SFDs |  |           |
| Wireless Communication Facility (WCF)                            |  |                              |  | CCC 33.49 |
| Type I (temporary WCF)   | \$411,400  |                              |  |           |
| Type I (permanent WCF)   | \$668,650  |                              |  |           |
| Type II  | \$770,750  |                              |  |           |
| Type III (includes zoning conditional use permit)                | \$1,541,500  | \$2,800                      |  |           |
| Multiple co-location proposals                                   | Type I-III applicable permit fee + \$205,200 per co-location proposal (single tower and application) | \$2,800 (Type III Only)      |  |           |

<sup>1</sup> The \$150 critical area certificate of compliance fee will be waived where the proposal is already subject to County review of applications for land divisions, shoreline substantial development permits, shoreline and zoning conditional use permits, variances, reasonable use exception, sign permits, wireless communication facility permits, conversion harvest plan review, and 6-year development moratorium removal. Where these other permit reviews apply, the determination of consistency with the critical areas code is part of the review and application fees for such permits/approvals.

<sup>2</sup> The \$150 critical area certificate of compliance review fee will be waived for single-family residential development on existing lots where the critical area jurisdiction is limited to only erosion hazard areas, seismic hazard areas, and/or critical aquifer recharge areas. In such cases, only the \$75 building permit review fee and applicable fees for required critical area special reports (e.g., Stormwater/Drainage Plan Review) will be assessed.

<sup>3</sup> The service and related fee for "Review of Building Permits (no other land use permit)" is related to planning review of building permit applications for new building construction and additions, mobile home placement, and change of uses. The planning review will include a zoning consistency determination and also a determination of the applicability and any required permits or approvals that may apply related to County development regulations including, but not limited to: SEPA environmental review (Chapter 27.01 CCC), Zoning (Title 33 CCC), Critical Areas Code (Chapter 27.12 CCC), Shoreline Master Program (Title 35 CCC), and Subdivision Code (Title 29 CCC). If other land use permit or approval required, and application is made, the fee will be credited to the applicable land use permit fee noted in the Planning Division Fee Schedule 300-A above.

'CAs' – Critical Areas regulated under Chapter 27.12, CCC

'SFDs' – Single family dwellings

'UGAs' – designated urban growth areas