



## 2023 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

### Community Planning & Economic Development (CPED) Environmental Health (EH) Public Works Development Review (PWDR)

The **BASE FEE** charged at time of application covers the base hours listed. When additional hours by a Department are used, a monthly billing invoice is generated for those hours at the hourly rate listed on Page 6. Applications marked with a <sup>1</sup> require public notice, a public hearing and Hearing Examiner fee/deposit. Refer to the Hearing Examiner fee schedule on page 6 for the deposit amount required.

Division of Land	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Administrative Time Extension</b> Large Lot, Plat, Short Plat, Shoreline	\$1,292	\$432	2	\$540	2	\$320	2
<b>Alteration</b> Large Lot, Plat, Short Plat - Plus \$2,154 if BOCC requires Public Hearing	\$1,940	\$1,080	5	\$540	2	\$320	2
<b>Boundary Line Adjustment</b>	\$1,604	\$864	4	\$420	1.5	\$320	2
<b>Boundary Line Adjustment</b> Lot Consolidation of Vacant Lots	\$376	\$216	1	\$0	0	\$160	1
<b>Planned Community/Master Planned Development<sup>1</sup></b>	\$13,338	\$10,368	48	\$2,010	8	\$960	6
<b>Planned Residential Development<sup>1</sup></b>	\$10,746	\$7,776	36	\$2,010	8	\$960	6
<b>Planned Unit Development<sup>1</sup></b>	\$10,746	\$7,776	36	\$2,010	8	\$960	6
<b>Preliminary Plat</b> Administrative Amendment	\$1,940	\$1,080	5	\$540	2	\$320	2
<b>Preliminary Plat</b> Plat, Major Binding Site Plan Review <sup>1</sup>	\$7,938	\$4,968	23	\$2,010	8	\$960	6
<b>Preliminary Plat</b> Large Lot, Short Plat or Minor Binding Site Plan	\$6,043	\$3,888	18	\$1,515	6	\$640	4
<b>Final Plat</b> Large Lot	\$1,444	\$864	4	\$420	1.5	\$160	1
<b>Final Plat</b> Subdivision; Major Binding Site Plan (5 or more lots)	\$3,004	\$1,944	9	\$420	1.5	\$640	4
<b>Final Plat</b> Short Plat; Minor Binding Site Plan (less than 5 lots)	\$2,092	\$1,512	7	\$420	1.5	\$160	1



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Environmental	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Critical Area Determination</b>	See Other Administrative Action						
<b>Critical Area Administrative Review</b>	See Other Administrative Action						
<b>Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR)</b> Minor CAAR <= 5 Acres	\$648	\$648	3				
<b>Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR)</b> Major CAAR > 5 Acres	\$1,296	\$1,296	6				
<b>Environmental Assessment</b>	\$9,196	\$7,776	36	\$780	3	\$640	4
<b>Environmental Checklist</b> Minor, Freshwater Dock, Bulkhead, Fire District Boundaries, Release of Moratorium <sup>1</sup> or Waiver of Moratorium <sup>1</sup>	\$648	\$648	3				
<b>Environmental Checklist</b> Administrative	\$3,047	\$2,592	12	\$295	1	\$160	1
<b>Environmental Checklist</b> Hearing Examiner, Comp Plan Amendment	\$5,260	\$4,320	20	\$780	3	\$160	1
<b>Environmental Impact Statement Deposit</b>	\$23,862	\$22,032	102	\$1,030	4	\$800	5
<b>Reasonable Use Exception<sup>1</sup></b>	\$3,940	\$3,240	15	\$540	2	\$160	1
<b>Marijuana Operations</b>							
<b>Ordinance No. 14978</b>	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Producer OR Processor in Non-Residential Zone</b> Administrative Site Plan Review (may require Presubmission Conference)	\$3,019	\$1,944	9	\$755	3	\$320	2
<b>Producer AND Processor in Non-Residential Zone</b> Administrative Site Plan Review (may require Presubmission Conference)	\$4,099	\$3,024	14	\$755	3	\$320	2
<b>Retailer</b> Administrative Site Plan Review (may require Presubmission Conference)	\$3,019	\$1,944	9	\$755	3	\$320	2



## 2023 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

<b>Shoreline</b>	<b>BASE FEE</b>	<b>CPED</b>	<b>Base Hours</b>	<b>EH</b>	<b>Base Hours</b>	<b>PWDR</b>	<b>Base Hours</b>
<b>JARPA</b> (fee applies to each application type) - Conditional Use - Shoreline Substantial Development (SSDP) <sup>1</sup> - Variance Hearing Examiner <sup>1</sup>	<b>\$2,860</b>	\$2,160	10	\$540	2	\$160	1
<b>JARPA</b> Conditional Use <sup>1</sup> (when combined with SSDP)	<b>\$1,996</b>	\$1,296	6	\$540	2	\$160	1
<b>JARPA</b> Exemption	<b>\$1,348</b>	\$648	3	\$540	2	\$160	1
<b>Shoreline Administrative Variance</b>	<b>\$2,428</b>	\$1,728	8	\$540	2	\$160	1
<b>Shoreline</b> Plan Amendment	<b>\$3,292</b>	\$2,592	12	\$540	2	\$160	1
<b>Shoreline</b> Administrative Time Extension	<b>\$1,132</b>	\$432	2	\$540	2	\$160	1

<b>Special Use Permit</b>	<b>BASE FEE</b>	<b>CPED</b>	<b>Base Hours</b>	<b>EH</b>	<b>Base Hours</b>	<b>PWDR</b>	<b>Base Hours</b>
<b>Administrative</b>	<b>\$4,556</b>	\$3,456	16	\$780	3	\$320	2
<b>Administrative</b> WCF Co-Location	<b>\$4,752</b>	\$4,752	22				
<b>Home Occupation</b>	<b>\$2,396</b>	\$1,296	6	\$780	3	\$320	2
<b>Mobile Home Park</b> Administrative	<b>\$6,475</b>	\$4,320	20	\$1,515	6	\$640	4
<b>Hearing Examiner</b> Non-Residential <sup>1</sup>	<b>\$10,091</b>	\$7,776	36	\$1,515	6	\$800	5
<b>Hearing Examiner</b> Residential <sup>1</sup>	<b>\$5,179</b>	\$4,104	19	\$755	3	\$320	2
<b>Mobile Home Park by Hearing Examiner</b> <sup>1</sup>	<b>\$10,746</b>	\$7,776	36	\$2,010	8	\$960	6
<b>Wireless Communications Facility (WCF), Mining, Asphalt Plant by Hearing Examiner</b> <sup>1</sup>	<b>\$24,022</b>	\$22,032	102	\$1,030	4	\$960	6
<b>Mine or Asphalt Plant 5-Year Review</b> <sup>1</sup>	<b>\$3,771</b>	\$1,296	6	\$1,515	6	\$960	6



## 2023 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative Site Plan Review	\$3,044	\$1,944	9	\$780	3	\$320	2
Amendment of Hearing Examiner Action <sup>1</sup>	\$4,607	\$3,672	17	\$295	1	\$640	4
Amendment of Administrative Action	\$1,319	\$864	4	\$295	1	\$160	1
Appeal to Board of County Commissioners of a Hearing Examiner Decision	\$1,132	\$432	2	\$540	2	\$160	1
Appeal of an Administrative Decision <sup>1</sup>	\$1,508	\$648	3	\$540	2	\$320	2
Comprehensive Plan Amendment Text Amendment <sup>2</sup>	\$4,796	\$3,456	16	\$540	2	\$800	5
Comprehensive Plan Amendment Docketing Review Fee (Non-Refundable)	\$648	\$648	3				
Comprehensive Plan Amendment Site Specific Land Use <sup>2</sup>	\$3,452	\$2,592	12	\$540	2	\$320	2
Design Review	\$1,512	\$1,512	7				
Extension of Administrative Decision	\$648	\$648	3				
Extension of Hearing Examiner Action <sup>1</sup>	\$3,085	\$2,160	10	285	1	\$640	4
Forest Land Conversion Class IV General, Release of Moratorium <sup>1</sup> , Waiver of Moratorium <sup>1</sup>	\$1,103	\$648	3	\$295	1	\$160	1
Hearing Examiner Reconsideration <sup>1</sup>	\$831	\$216	1	\$295	1	\$320	2
Innocent Purchaser <sup>1</sup>	\$4,320	\$4,320	20				
Legal Lot Determination	\$1,728	\$1,728	8				
Miscellaneous Activity (XP) Hulk Haulers, Scrap Metal, Salvage Yard, Business License	\$432	\$432	2				
Open Space	\$1,728	\$1,728	8				



## 2023 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications - Continued	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Other Administrative Action - Low</b> Hazard Trees (few), Extension of 180-Day After First Extension, Small Temporary Use, RCW Boundary Line Dispute Review, Zoning Verification, Other	\$216	\$216	1				
<b>Other Administrative Action - Minor</b> CAD <= 5 Acres, CARP <= 5 Acres, Code Interpretation, Hazard Trees (many), Temporary Use (Minor), Administrative Water System Review, Other	\$648	\$648	3				
<b>Other Administrative Action - Major</b> CAD > 5 Acres, CARP > 5 Acres, Temporary Use (Major), Other	\$1,296	\$1,296	6				
<b>Presubmission Conference</b>	\$1,292	\$432	2	\$540	2	\$320	2
<b>Residential Site Plan Review</b>	\$887	\$432	2	\$295	1	\$160	1
<b>Site Plan Review by Hearing Examiner<sup>1</sup></b>	\$9,011	\$6,696	31	\$1,515	6	\$800	5
<b>Variance by Hearing Examiner<sup>1</sup></b>	\$4,604	\$3,024	14	\$780	3	\$800	5
<b>Variance by Staff (Administrative)</b>	\$2,428	\$1,728	8	\$540	2	\$160	1

<b>State Mandated Residential Well Fee Required In Response to Senate Bill 6091</b>	<b>CPED</b>	<b>WA State Dept. of Ecology</b>
	<b>\$150</b>	<b>\$350</b>



## 2023 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Department Hourly Rates	
Community Planning & Economic Development	\$216
Environmental Health	\$250
Development Review	\$160

Pursuant to Board action, the fees contained in this fee schedule are automatically adjusted each year on January 1 by the percentage increase, if any, in the April Consumer Price Index for the previous year. The maximum increase shall be 3.5%. "Consumer Price Index" for the purposes of this section shall mean the Urban Wage Earners and Clerical Workers Index for the Seattle-Tacoma-Bellevue area. Community Planning & Economic Development and Public Works Development Review fees are rounded to the nearest \$1.00. Environmental Health fees are rounded to the nearest \$5.00. An alternative calculation for automatically adjusting the charges may be adopted by further action of the Thurston County Board of Commissioners or Board of Health.

### <sup>1</sup> Thurston County Hearing Examiner Fee Schedule

Fees listed below must be paid before hearings are scheduled. Additional billing may occur, as warranted, for Hearing Examiner hours expended beyond a typical case.

Land Use Case Type	Fee For Typical Case
Administrative Appeal	\$600
Plat	\$2,000
Public Notice Fee	\$350
Reasonable Use Exception	\$1,000
Road Vacation	\$400
Special Use Permit	\$1,400
Special Use Permit w/ Residence	\$400
Shoreline Substantial Development/Conditional Use	\$1,000
Variance	\$1,000
All Other	\$400

### <sup>2</sup> Environmental Checklist Application Shall Accompany Project Application