

RESOLUTION: 2025- 57

RE: A Resolution amending Title 3, Chapter 3.24 as it pertains to Community Development permitting and application fees, providing for its administration and superseding all previous Resolutions.

WHEREAS, Resolution 2018-108 was adopted on December 18, 2018, adopting a fee schedule incorporating CPI increases from 2011 forward, but without a full cost recovery analysis; and

WHEREAS, Resolutions 2022-67, 2021-126, 2019-136, 2019-128, and 2019-23 have since been adopted to accommodate fees for new land uses and to update the building fees per ICC schedules; and

WHEREAS, the existing adopted fee schedule as identified in Chelan County Code Title 3, Chapter 3.24 have not kept pace with either the annual CPI increases nor the increase in labor costs and do not constitute a cost-recovery model for permit processing; and

WHEREAS, Chelan County Community Development has researched and conducted an analysis of the true cost for services; and

WHEREAS, the taxpayers of Chelan County are currently supplementing the cost of processing land use applications, building permit applications, regulatory amendments and comprehensive planning initiatives through general fund support; and

WHEREAS, with respect to the State Environmental Policy Act of 1971 (SEPA), as amended, actions solely related to government procedures are categorically exempt under the provisions of WAC 197-11-800(19)(a & b); and

WHEREAS, the attached Exhibit A and incorporates revisions to the text of Chelan County Code 3.24.

WHEREAS, Exhibit B incorporates revisions and adjustments to the previous fee schedule in Chelan County Code 3.24 that will offset the costs incurred by the Department of Community Development; and

WHEREAS, the Board of Chelan County Commissioners believes amending Title 3.24 is a necessary action to implement a cost recovery fee structure, is in the public's best interest, and is a matter of good governance.

NOW THEREFORE BE IT RESOLVED that in proposed amendment to Chelan County Code Title 3, Chapter 3.24, text and fee tables, the attached Exhibits A and B, are hereby adopted; and

BE IT FURTHER RESOLVED that the fees identified in Title 3.24 will **annually, on August 1**, be increased for fiscal years 2026, 2027, and 2028 as set out in Exhibit B; each year thereafter will increase on August 1 at a rate of 4%; and each fee will be rounded up to the nearest whole dollar; and

BE IT FURTHER RESOLVED, the building valuation table shall be updated twice annually using the most recent issued ICC Building Valuation Data Sheet data, **effective February 1 and August 1** each year; and

BE IT FURTHER RESOLVED, a cost recovery analysis review for Community Development shall be performed at least every 5 years in order to consider further revisions to these fees; and

BE IT FURTHER RESOLVED that this Resolution shall be effective August 1, 2025.

BE IT FURTHER RESOLVED that this decision is hereby signed into authentication on July 1st, 2025.

Dated at Wenatchee, Washington the 1st day of July, 2025

BOARD OF CHELAN COUNTY COMMISSIONERS




ATTEST: ANABEL TORRES


CLERK OF THE BOARD

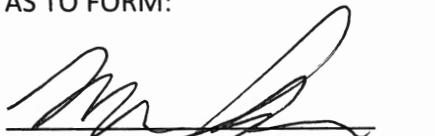


SHON SMITH, CHAIRMAN


KEVIN OVERBAY, COMMISSIONER


BRAD HAWKINS, COMMISSIONER

AS TO FORM:


MARCUS FOSTER
DEPUTY PROSECUTING ATTORNEY

(a) Planning Fees:

Fee Description	Fee (Effective 08/01/2025)	Fee (Effective 08/01/2026)	Fee (Effective 08/01/2027)	Notes/Multipliers
Administrative Fee for Natural Resources Permit Intake	\$13.00	\$26.00	\$39.00	
Administrative Interpretation	\$645.00	\$671.00	\$698.00	
Administrative Modification	\$600.00	\$624.00	\$649.00	
After-The-Fact Planning Fees	2X the Original Permit Fees	2X the Original Permit Fees	2X the Original Permit Fees	
Appeal of Administrative Decision or Denial	\$1,252.00	\$2,002.00	\$2,701.00	
Binding Site Plan (Preliminary)	\$1,238.00	\$1,905.00	\$2,522.00	Plus \$85/Lot
Binding Site Plan (Alteration/Amendment)	\$1,122.00	\$1,844.00	\$2,522.00	Plus \$85/Lot
Binding Site Plan (Final Mylar Review)	\$412.00	\$487.00	\$546.00	
Boundary Line Adjustment	\$743.00	\$1,141.00	\$1,508.00	Plus \$85/Lot
Cannabis Tier 1 Producer (and Associated Processing)	\$1,550.00	\$1,612.00	\$1,676.00	
Cannabis Tier 2 Producer (and Associated Processing)	\$3,100.00	\$3,224.00	\$3,353.00	
Cannabis Tier 3 Producer (and Associated Processing)	\$5,160.00	\$5,366.00	\$5,581.00	
Cannabis State Licensed Processor	\$2,065.00	\$2,148.00	\$2,234.00	
Certificate of Exemption	\$707.00	\$1,121.00	\$1,508.00	Plus \$85/Lot
Change of Application or Design (Requiring 2nd Referral to Commenting Agencies)	\$75.00	\$78.00	\$81.00	Per Hour
Comprehensive Plan Amenment (GMA/Map)	\$2,475.00	\$3,328.00	\$4,082.00	
Conditional Use Permit	\$2,295.00	\$3,193.00	\$3,999.00	
Conditional Use Permit (Amendments/Changes or Conditions)	\$1,498.00	\$2,389.00	\$3,219.00	
Department Wide Hourly Charge	\$75.00	\$78.00	\$81.00	
Exploratory Mining: Permit	\$1,120.00	\$1,165.00	\$1,211.00	
Exploratory Mining: Revision to Permit	\$375.00	\$390.00	\$406.00	
Exploratory Mining: Bond/Financial Security Approval	\$150.00	\$156.00	\$162.00	
Extension of Time (Plat; Short Plat; Binding Site Plan)	50% of Original Fee	50% of Original Fee	50% of Original Fee	
Forest Practice: Conversion Option Harvest Plan	\$580.00	\$603.00	\$627.00	
Forest Practice: Exemptions - Class I, Class II, Class III, Class IV (Special or General)	\$60.00	\$62.00	\$65.00	
Forest Practice: Lifting of Moratorium	\$580.00	\$603.00	\$627.00	
Forest Practice: Rescinding Moratorium	\$230.00	\$239.00	\$249.00	
Forest Practice: Waiving Moratorium for Construction of a Single Family Residence	\$235.00	\$244.00	\$254.00	
Floodplain Development Permit	\$443.00	\$765.00	\$1,069.00	Review time in excess of 3 hours is subject to the current consultant hourly rate with a minimum 1 hour charge.
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Master Planned Resort	\$2,667.00	\$3,987.00	\$5,200.00	
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Planned Development Overlay (Subdivision Fees Still Apply)	\$1,165.00	\$1,212.00	\$1,260.00	
Planned Development: Vacation	\$700.00	\$728.00	\$757.00	
Plat (Major Subdivision): Preliminary	\$2,533.00	\$3,709.00	\$4,783.00	Plus \$85/Lot
Plat (Major Subdivision): Change of Application or Design (Requiring 2nd Referral to Commenting Agencies, Prior to Preliminary Approval)	\$75.00	\$78.00	\$81.00	Per Hour
Plat (Major Subdivision): Alteration	\$2,116.00	\$3,492.00	\$4,783.00	Plus \$85/Lot
Plat (Major Subdivision): Amendment	\$826.00	\$990.00	\$1,121.00	Plus \$85/Lot

Plat (Major Subdivision): 1st & 2nd Blue Line and Final Mylar Review	\$412.00	\$487.00	\$546.00	Plus \$85/Lot
Pre-Application Meeting (Land Use and Commercial Building)	\$75.00	\$78.00	\$81.00	Per Hour (2 hour minimum)
Public Benefit Rating System (PBRs)	\$1,372.00	\$1,896.00	\$2,366.00	
Reasonable Use Exception	\$1,163.00	\$1,749.00	\$2,288.00	
Request for Reconsideration of Hearing Examiner Decision	\$612.00	\$785.00	\$933.00	
Riparian Variance	\$1,810.00	\$2,657.00	\$3,432.00	
SEPA Environmental Review Fee	\$243.00	\$283.00	\$312.00	
~Adoption of Addendum to Existing Environmental Documents	\$243.00	\$283.00	\$312.00	
~Determination of Significance and EIS	\$1,165.00	\$1,212.00	\$1,260.00	Base deposit plus actual cost
Shoreline Conditional Use Permit*	\$1,992.00	\$3,035.00	\$3,999.00	
Shoreline Environment Change*	\$1,962.00	\$3,061.00	\$4,082.00	
Shoreline Exemption	\$727.00	\$1,210.00	\$1,664.00	
Shoreline Master Program Text Amendment	\$2,322.00	\$3,248.00	\$4,082.00	
Shoreline Request for an Amendment to an Approved Permit*	\$740.00	\$770.00	\$800.00	
Shoreline Request for a Time Extension to an Approved Permit	50% of original permit fee (1 year ext)	50% of original permit fee (1 year ext)	50% of original permit fee (1 year ext)	
Shoreline Substantial Development Permit*	\$988.00	\$1,385.00	\$1,742.00	
Shoreline Variance*	\$1,790.00	\$2,616.00	\$3,370.00	
*(additional permit(s) processed concurrently)	\$395.00	\$411.00	\$427.00	
Short Plat: Preliminary	\$1,238.00	\$1,905.00	\$2,522.00	Plus \$85/Lot
Short Plat: Change of Application or Design (Requiring 2nd Referral to Commenting Agencies, Prior to Preliminary Approval)	\$75.00	\$78.00	\$81.00	Per Hour
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Short Plat: 1st & 2nd Blue Line and Final Mylar Review	\$485.00	\$525.00	\$546.00	Plus \$85/Lot
Short-Term Rental: Tier 1 Annual or Renewal	\$600.00	\$728.00	\$832.00	
Short-Term Rental: Tier 2 Annual or Renewal*	\$600.00	\$728.00	\$832.00	
Short Term Rental: Tier 3 Annual and Renewal*	\$900.00	\$1,092.00	\$1,248.00	
*If CUP is required, CUP must be obtained prior to applying for an STR. All applicable CUP fees will be required at time of CUP application.	(see CUP Fees)	(see CUP Fees)	(see CUP Fees)	
Short-Term Rental: After-the-Fact - (Any type that did not properly register as provided in CCC, Section 11.88.290(2)(E) or (4)(B))	Assessed Double Applicable Fees	Assessed Double Applicable Fees	Assessed Double Applicable Fees	
Stream Typing	\$327.00	\$378.00	\$416.00	Natural Resources Fee
Text Amendments (Citizen Initiated) (Comp Plan and Titles 11, 12, 14, 15, and 16)	\$1,682.00	\$2,915.00	\$4,082.00	
Third Party Reviews and Charges	Cost plus 10%	Cost plus 10%	Cost plus 10%	
Variance	\$1,733.00	\$2,575.00	\$3,348.00	
Wetland Variance	\$1,810.00	\$2,657.00	\$3,432.00	
Zone Change Amendment	\$1,618.00	\$2,153.00	\$2,624.00	

(b) Building Fees:

Fee Description	Fee (FY 2026)	Fee (FY 2027)	Fee (FY 2028)	Notes/Multipliers
Additional Plan Review Hours	\$75.00	\$78.00	\$81.00	Per Hour
Additional Inspections (after the first)	\$75.00	\$78.00	\$81.00	Per Hour (2 hour minimum)
After-The-Fact Building Permit Fees	2X the Building Permit Fee	2X the Building Permit Fee	2X the Building Permit Fee	
After-The-Fact Zoning Review Fees	2X the Zoning Review Fee	2X the Zoning Review Fee	2X the Zoning Review Fee	
Building Permit Fees:				
~ Commercial Structures	Per Fee Schedule/Valuation Chart	Per Fee Schedule/Valuation Chart	Per Fee Schedule/Valuation Chart	
~ Residential Structures	Per Fee Schedule/Valuation Chart	Per Fee Schedule/Valuation Chart	Per Fee Schedule/Valuation Chart	
~ Commercial Pole Sign	\$123.00	\$142.00	\$156.00	
~ Commercial Wall Mounted Sign	\$87.00	\$123.00	\$156.00	
~ Commercial - Additional Signs	\$87.00	\$123.00	\$156.00	
~ Mechanical Permit				
* Commercial (Associated with a Building Permit)	15% of Building Permit Fee	15% of Building Permit Fee	15% of Building Permit Fee	
* Commercial (Stand-alone)	\$233.00	\$277.00	\$312.00	
* Residential (Associated with a Building Permit)	10% of Building Permit Fee	10% of Building Permit Fee	10% of Building Permit Fee	
* Residential (Stand-alone)	\$117.00	\$139.00	\$156.00	
~ Plumbing Permit				
* Commercial (Associated with a Building Permit)	15% of Building Permit Fee	15% of Building Permit Fee	15% of Building Permit Fee	
* Commercial (Stand-alone)	\$233.00	\$277.00	\$312.00	
* Residential (Associated with a Building Permit)	10% of Building Permit Fee	10% of Building Permit Fee	10% of Building Permit Fee	
* Residential (Stand-alone)	\$117.00	\$139.00	\$156.00	
~ Swimming Pool Permit	\$148.00	\$194.00	\$234.00	
~ Spa Permit	\$148.00	\$194.00	\$234.00	
Building Site Visit (Not Associated with a Building Permit)	\$75.00	\$78.00	\$81.00	Per Hour (2 hour minimum)
Expedited Permit Review (see CCC, Section 3.24.020(5))	\$1,120.00	\$1,165.00	\$1,211.00	
Manufactured Home (Strip Footings)	\$250.00	\$286.00	\$312.00	
Manufactured Home (Crawl Space)	\$280.00	\$302.00	\$314.00	
Time Extension of Active Building Permit	50% of original permit fee (1 year ext)	50% of original permit fee (1 year ext)	50% of original permit fee (1 year ext)	
Zoning Review Fee For Building Permits				
~ Commercial/Industrial	\$308.00	\$355.00	\$390.00	
~ Single Family Dwelling/Duplex	\$193.00	\$257.00	\$312.00	
~ Multifamily Dwelling	\$285.00	\$343.00	\$390.00	
~ Manufactured Home	\$177.00	\$248.00	\$312.00	
~ Other Buildings	\$177.00	\$248.00	\$312.00	

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