

2023  
**ISLAND COUNTY COMMISSIONER'S WORK SESSION SCHEDULE**  
**OCTOBER 18, 2023**

Meetings are available remotely. Those interested in attending the meetings by computer, tablet, or smartphone may use the following link: Join Zoom Meeting:  
<https://tinyurl.com/ICWorkSession> **Meeting ID:** 957 0144 6335 **Passcode:** 969196  
**Dial by your location:** +12532158782, 95701446335#, \*969196# US (Tacoma)

9:00 a.m.    Budget  
10:00 a.m.    Planning and Community Development  
10:45 a.m.    Human Resources

The Board of County Commissioners meets in Work Session routinely on the first three Wednesdays of each month (unless otherwise scheduled). Work Sessions are held in the Annex Building, Board of County Commissioner's Hearing Room, #B102, 1 NE 6<sup>th</sup> Street, Coupeville, WA.

Work sessions are public meetings which provide an informal workshop format opportunity for the Board to review ongoing issues with individual departments and elected officials. This time is used for the Board to meet with other agencies, committees, and groups to discuss specific topics of mutual interest. Items are typically first reviewed at Work Session before being scheduled on the agenda for the Board's regular Tuesday business meetings.

Written public comment is welcomed and can be directed to the Clerk of the Board by submitting it to [CommentBOCC@islandcountywa.gov](mailto:CommentBOCC@islandcountywa.gov) or [j.roll@islandcountywa.gov](mailto:j.roll@islandcountywa.gov). If you have questions regarding public comment you may call 360-679-7385. Written comments presented by members of the public are considered a public document and must be submitted to the Clerk of the Board.

Times for each department are approximate. Due to time constraints, a time slot scheduled for a specific department may be revised (earlier or later) as the Work Session progresses. Because of the workshop format and time sensitivity of certain items, topics and materials may be presented that are not included in a department's agenda. **If you are interested in reviewing those documents, please contact our office at 360-679-7354.**

**NOTE: Audio recordings are posted within 48 hours of the meeting date. To listen to the recording visit the Island County website or [click here](#).**



**ISLAND COUNTY BUDGET/RISK**

**WORK SESSION AGENDA**

**MEETING DATE: 10/18/2023**

---

**To: Janet St. Clair, Chair**  
**Board of Island County Commissioners**

**From: Susan Geiger, Director**

---

**Amount of time requested for agenda discussion. 60 minutes**

**Agenda Item No.: 1**

**Subject: One-time fee schedule updates for Planning, Public Health, and Public Works for January 1, 2024**

**Description:** Discussion of fee schedule updates and methodology for the three primary permitting departments Planning and Community Development, Public Health, and Public Works. Fees are proposed to go into effect January 1, 2024. The discussion will include a request to move the item forward to consent to schedule a public hearing proposed for December 12, 2023.

**Attachment: Proposed Fee Schedules for Planning, Public Health, Public Works**

**Request:** *(Check boxes that apply)*

☒ Move to Consent

☐ Move to Regular

☐ None/Informational

☐ Discussion

☐ Signature Request

☒ Other: Schedule a Public Hearing 12/12/2023

**IT Review:** Not Applicable

**Budget Review:** Complete

**CPI - Western Region**  
**12 Month - July to July**

2014	2.30%
2015	1.30%
2016	1.40%
2017	2.50%
2018	3.60%
2019	2.70%
2020	1.70%
2021	5.20%
2022	8.30%
2023	3.50%
2014-2023	32.50%
2019-2023	21.40%
2020-2023	18.70%

<b>Fee Schedules:</b>	<b>Last Updated:</b>	<b>CPI Factor</b>
Public Health	2019	18.70%
Land Use	2014	32.50%
Planning Plumbing & Mechanical	2018	21.40%
Planning Building Permit Valuation	2018	21.40%
Planning Building Permit Fees	2018	21.40%



Fee Schedule		Current Fee (\$) - 2019	Proposed 2024 FEES
<b>Administrative</b>			18.7%
<b>Appeals</b>			
Administrative		\$ 52	\$ 62
Board of Health		\$ 488	\$ 579
Hourly Rate (unless otherwise specified)		\$ 95	\$ 113
<b>Operating without a required license or permit</b>		double fee	
<b>Waivers</b>			
Administrative		\$ 52	\$ 62
Board of Health		\$ 488	\$ 579
<b>Drinking Water Program</b>			
<b>Sanitary Survey</b>			
Group A		\$ 415	\$ 493
Group A - Transient Non-Community (TNC)		\$ 122	\$ 145
<b>Water Availability Verification (WAV)</b>			
Public		\$ 173	\$ 205
Individual		\$ 287	\$ 341
<b>Water System Registration</b>		\$ 114	\$ 135
<b>Water System Status Letter for Loan Requirement</b>		\$ 96	\$ 114
<b>Well Site Inspection</b>			
Public		\$ 536	\$ 636
Individual		\$ 250	\$ 297
<b>Workbook Review</b>			
2 connections (or commercial)		\$ 432	\$ 513
3 - 14 connections		\$ 765	\$ 908
Expansion/Improvement		\$ 396	\$ 470
<b>Food Program</b>			
<b>Food Service Establishment (FSE)</b>			
<b>Level 1 - Simple food services with limited or no cooking.</b>			
Seating Capacity 0-24		\$ 721	\$ 856
Seating Capacity 25-50		\$ 773	\$ 918
Seating Capacity 51-100		\$ 824	\$ 978
Seating Capacity over 100		\$ 876	\$ 1,040
<b>Level 2 - Same day service of food. Only reheating and/or hot holding.</b>			
Seating Capacity 0-24		\$ 824	\$ 978
Seating Capacity 25-50		\$ 876	\$ 1,040
Seating Capacity 51-100		\$ 927	\$ 1,100
Seating Capacity over 100		\$ 979	\$ 1,162
<b>Level 3 - Complex food handling.</b>			
Seating Capacity 0-24		\$ 876	\$ 1,040
Seating Capacity 25-50		\$ 1,030	\$ 1,223
Seating Capacity 51-100		\$ 1,133	\$ 1,345
Seating Capacity over 100		\$ 1,236	\$ 1,467
<b>Groceries</b>			
1 - 4 checkout stands		\$ 668	\$ 793
5 or more checkout stands		\$ 711	\$ 844
Meat/fish market (in addition to checkout stand)		\$ 295	\$ 350



Fee Schedule		Current Fee (\$) - 2019	Proposed 2024 FEES
Delicatessen (in addition to checkout stands)		\$ 295	\$ 350
Bakery (in addition to checkout stands)		\$ 295	\$ 350
<b>Other Food Service</b>			
Bakery (baked goods only)		\$ 519	\$ 616
Bed & Breakfast		\$ 295	\$ 350
Candy Kitchen		\$ 295	\$ 350
Caterers & Cottage Industries		\$ 429	\$ 509
Convenience Stores (prepackaged food only)		\$ 372	\$ 442
Convenience Stores (with food service)		\$ 680	\$ 807
Espresso Stands/Tea Rooms (non-hazardous food only)		\$ 372	\$ 442
Institutional Kitchen with Full Kitchen		\$ 394	\$ 468
Institutional Kitchen with Satellite Kitchen		\$ 165	\$ 196
Mobile Cart		\$ 494	\$ 586
Non-Profit Permanent (must provide proof of tax exempt status)		\$ 158	\$ 188
Retail Commercial Fishing Vessel		\$ 139	\$ 165
Taverns (without food)		\$ 475	\$ 564
Wineries and Breweries and Distilleries		\$ 475	\$ 564
Vending Machine, including self-service farm stands (potentially hazardous foods)		\$ 77	\$ 91
<b>Food Service Establishment Plans Review</b>		\$100 minimum / \$77 per hour	\$119 minimum / \$91 per hour
<b>Semi-Annual Fee (for an annual FSE license)</b>			
January 1 - June 30		1/2 of annual fee	
July 1 - December 31		1/2 of annual fee	
<b>Miscellaneous Activities</b>			
Late Fees		\$ 103	\$ 122
Reprinting of lost license		\$ 26	\$ 31
Preapplication Conference		\$ 108	\$ 128
Preopening Inspection - Reschedule if FSE is not ready.		\$ 52	\$ 62
<b>Reinspection</b>		\$ 113	\$ 134
<b>Temporary/Seasonal Events</b>			
<i>Level 1 Temporary Event (baked goods, popcorn, or similar products)</i>			
1 day		\$ 43	\$ 51
2 days		\$ 77	\$ 91
3 days		\$ 172	\$ 204
4-8 days		\$ 223	\$ 265
<i>Level 3 Temporary Events</i>			
1 day		\$ 79	\$ 94
2 days		\$ 110	\$ 131
3 days		\$ 215	\$ 255
4-8 days		\$ 257	\$ 305
Samples only		\$ 29	\$ 34
Temporary Event Late Fee (if submitted within 7 days of the event)		\$ 29	\$ 34
Farmers Market, including on-line market (Permit to operate in the Market)		\$ 372	\$ 442
Farmers Market Vendor only		\$ 79	\$ 94
<b>Food Handlers</b>			
Food Handlers Card		\$ 10	\$ 12
Re-Issue Food Handlers Card		\$ 6	\$ 7
Food Handlers Class - Special Arrangement (12 or less people)		\$ 274	\$ 325
Food Handler Class - Special Arrangement (13 or more people) per person		10 per person	\$ 12
<b>Land Use Activity</b>			
As the fees are approved by BOH and published in the			
current Island County Planning Department Fee Schedule.			

Fee Schedule	Current Fee (\$) - 2019	Proposed 2024 FEES
<b>Liquid Waste Activity</b>		
<b>Site Evaluations/Permitting</b>		
Site Registration	\$ 460	\$ 546
Site Registration - Revision and/or minor corrections to existing SR (Hourly)	\$ 110	\$ 131
Winter Water Check	\$ 145	\$ 172
Standard System Permit (Includes new or repair)	\$ 363	\$ 431
Alternative System Permit (Includes new or repair)	\$ 548	\$ 650
Septic Tank/Pump Tank Permit (connection to a community drainfield) or sewage treatment plant approved as a separate process)	\$ 228	\$ 271
Alteration Permit	\$ 318	\$ 377
Commercial Permit (greater than 500 gal/max daily flow for entire system)	\$ 682	\$ 810
Community Drainfield Permit (more than two residences)	\$ 682	\$ 810
Redesign of an Approved Permit (modified design not requiring full review)	\$ 228	\$ 271
Owner to Install Permit (in addition to a Standard Permit)	\$ 272	\$ 323
Permit to connect an auxiliary building to existing septic system	\$ 180	\$ 214
Permit resubmittal	\$ 110	\$ 131
Pre-application review (Hourly)	\$ 110	\$ 131
Reinspection Fee for Septic Permit	\$ 117	\$ 139
Septic As-Built (Certification of Drawing)	\$ 87	\$ 103
Waiver Request-Administrative	\$ 52	\$ 62
Waiver Request-Class A	\$ 101	\$ 120
Waiver Request-Class B & C	\$ 488	\$ 579
Installing without a permit	Double Permit Fee	
<b>Licensing/Examination</b>		
<i>License for Septic System Installer</i>		
New Application (includes installer exam fee and current year license)	\$ 488	\$ 579
Renewal (annual)	\$ 217	\$ 258
<i>License for Maintenance Service Provider</i>		
New Application (does not include WOSSA exam)	\$ 488	\$ 579
Renewal (annual)	\$ 217	\$ 258
<i>License for Septic Tank Pumper (Base Fee includes 1 truck inspection)</i>		
Inspection per Pumper Truck	\$ 82	\$ 97
<b>Miscellaneous</b>		
Septic 201 (In person class)	\$ 52	\$ 62
Exemption Fee (Homeowner to inspect an alternative system)	\$ 97	\$ 115
<b>Living Environment Program</b>		
<b>Administrative Fees</b>		
Late Fee	\$ 103	\$ 122
Plan Review (Hourly Rate)	\$ 110	\$ 131
<b>Annual Mobile Home Park License</b>		
2-30 spaces	\$ 289	\$ 343
31 or more spaces	\$ 427	\$ 507
Annual Recreational Vehicle Park	\$ 316	\$ 375
<b>Annual Pool/Spa License</b>		
Year-round Pools (2 inspections/year)	\$ 627	\$ 744
Year-round Spas (2 inspections/year)	\$ 188	\$ 223
Seasonal Pools (1 inspection/year)	\$ 340	\$ 404
Seasonal Spas (1 inspection/year)	\$ 127	\$ 151
Splash Pads or Fountains	\$ 230	\$ 273
Reinspection Fee	\$ 127	\$ 151
<b>Annual Schools License</b>		
Less than 100 students enrolled	\$ 177	\$ 210
100-500 students enrolled	\$ 470	\$ 558

Fee Schedule		Current Fee (\$) - 2019	Proposed 2024 FEES
	More than 500 students enrolled	\$ 704	\$ 836
<b>Solid Waste Program</b>			
<b>Administrative Fee</b>			
	Late Fee	\$ 103	\$ 122
	Facility Plan of Operation Review (Hourly)	\$ 110	\$ 131
	Facility Reinspection	\$ 127	\$ 151
	Plan Review (New applications and Solid Waste Management Plan) (Hourly)	\$ 110	\$ 131
<b>Permit Type</b>			
	Anaerobic Digesters	\$ 309	\$ 367
	Anaerobic Digesters - Exempt	\$ 155	\$ 184
	Beneficial Use	\$ 494	\$ 586
	Beneficial Use - Exempt	\$ 247	\$ 293
	Bioremediation Sites (On-Site Treatment)	\$ 329	\$ 391
	Bioremediation Sites (Off-Site Treatment)	\$ 329	\$ 391
	Biosolids Utilization Site	\$ 494	\$ 586
	Composting Facility (Sewage, Sludge, and/or Garbage)	\$ 329	\$ 391
	Composting Facility (Sewage, Sludge, and/or Garbage) - Exempt	\$ 220	\$ 261
	Composting Facility (Yard Waste and/or Animal Manure)	\$ 329	\$ 391
	Composting Facility (Yard Waste and/or Animal Manure) - Exempt	\$ 220	\$ 261
	Energy Recovery and Incineration	\$ 494	\$ 586
	Land Application	\$ 309	\$ 367
	Material Recovery Facility	\$ 258	\$ 306
	Miscellaneous Solid Waste Facility	\$ 494	\$ 586
	Moderate-Risk Waste Facility	\$ 494	\$ 586
	Moderate-Risk Waste Facility - Exempt	\$ 220	\$ 261
	Municipal Waste Recovery Facility and Association Transfer Stations	\$ 329	\$ 391
	Piles for Storage & Treatment Facility	\$ 494	\$ 586
	Piles for Storage & Treatment Facility - Exempt	\$ 247	\$ 293
	Recycling Facility	\$ 164	\$ 195
	Recycling Facility - Exempt	\$ 165	\$ 196
	Septage Utilization Site	\$ 494	\$ 586
	Solid Waste Facility Satellites	\$ 164	\$ 195
	Surface Impoundment Facility	\$ 494	\$ 586
	Surface Impoundment Facility - Exempt	\$ 247	\$ 293
	Transfer Station and Drop Box Facility	\$ 164	\$ 195
	Transfer Station and Drop Box Facility - Exempt	\$ 113	\$ 134
	Waste Tire Storage Sites (100 - 800 tires)	\$ 83	\$ 99
	Waste Tire Storage Sites (801 or more tires)	\$ 164	\$ 195
<b>Landfills</b>			
	Inert Waste Landfill	\$ 494	\$ 586
	Inert Waste Landfill - Exempt	\$ 235	\$ 279
	Limited Purpose Landfill	\$ 235	\$ 279
	Limited Purpose Landfill - Post Closure Care	\$ 235	\$ 279
<b>License</b>			
	Biomedical Hauler	\$ 165	\$ 196
	Refuse Hauler License	\$ 164	\$ 195
	Waste Tire Hauler	\$ 165	\$ 196

Land Use Fee Schedule - Proposed 1/1/2024

Island County Planning & Community Development*						
Category	Permit Type	Health	Public Works	Planning	Total Fee	
Land Divisions and Boundary Line Adjustments (Additional fee for SEPA or other reports)						
Boundary Line Adjustments	BLA	\$78	\$113	\$663	\$853	
Short Plat- Preliminary Applications	SHP	\$747 + \$42/lot	\$117	\$2,531	\$2,647	+Health
Short Plat - Final Approval		\$110	\$398	\$928	\$1,325	+Health
Long Plat - Preliminary Applications	PLP	\$824 + \$42/lot	\$497	\$5,394	\$5,891	+Health
Long Plat - Final Approval		\$110	\$795	\$2,186	\$2,981	+Health
Planned Residential Development - Preliminary Short Plat	PRD	\$824 + \$42/lot	\$292	\$2,287	\$2,578	+Health
Planned Residential Development - Final Short Plat		\$110	\$398	\$928	\$1,325	+Health
Planned Residential Development - Preliminary Long Plat		\$824 + \$42/lot	\$497	\$5,394	\$5,891	+Health
Planned Residential Development - Final Long Plat		\$110	\$795	\$2,518	\$3,313	+Health
Short Plat Alteration - Revision of Preliminary Approval	PLA	\$122	\$239	\$861	\$983	
Short Plat Alteration - Revision After Recording		\$122		\$1,087	\$1,447	
Long Plat Alteration - Revision of Preliminary Approval		\$122		\$1,027	\$1,977	
Long Plat Alteration - Revision After Recording		\$122	\$1,153	\$1,829	\$3,103	
PRD Short Plat - Revision of Preliminary Approval		\$122	\$126	\$735	\$983	
PRD Short Plat - Revision After Recording		\$122	\$239	\$1,087	\$1,447	
PRD Long Plat - Revision of Preliminary Approval		\$122	\$239	\$1,749	\$2,109	
PRD Long Plat - Revision After Recording		\$122	\$1,153	\$1,497	\$2,772	
Land Use Permits and Variances (Additional fee for SEPA or other reports)						
Pre-Application Conference	PRE	\$85	\$133	\$180	\$398	
Variance - Type II	VAR	\$110	\$86	\$1,137	\$1,333	
Variance - Type III		\$110	\$86	\$3,787	\$3,983	
Administrative Setback Reduction			\$86	\$994	\$1,080	
Land Use Information Response / Temporary Use permit renewal				\$66	\$66	
Post-Decision Review (25% of orig.)						
Type I Land Use Decision (other)		\$110	\$86	\$199	\$395	
Certificate of Zoning Compliance**			\$166	\$994	\$1,159	
** An additional \$83 charged for Health review if needed		\$110				

Category	Permit Type	Health		Public Works	Planning	Total Fee
Temporary Use	TEM	\$122		\$66	\$355	\$543
Temporary Use Permit Renewal	TEM-R				\$66	\$66
Site Plan Review - Type II (Residential)	SPR	\$550		\$398	\$1,101	\$2,048
Site Plan Review - Type II (Non-Residential)		\$550		\$398	\$2,426	\$3,373
Site Plan Review Revision - Type II		\$110		\$311	\$1,014	\$1,435
Site Plan Review - Type III (Residential)		\$824 + \$42/lot		\$511	\$3,392	\$3,903 + Health
Site Plan Review - Type III (Non-Residential)		\$824 + \$42/lot		\$511	\$4,717	\$5,228 + Health
Site Plan Review Revision - Type III		\$110		\$795	\$2,518	\$3,422
Site Plan Review - Mineral Lands/Revisions		\$824 + \$42/lot		\$511	\$8,692	\$9,203 + Health
Site Plan Amendment (50% of orig.)	APP					
Appeals of Administrative Decisions to H.E. by Applicant				\$13	\$2,306	\$2,319
Appeals of Administrative Decisions to H.E. - Other				\$13	\$2,306	\$2,319
Appeals of Hearing Examiner Decisions					\$994	\$994
Shoreline Permits (Additional fee for SEPA or other reports)						
Shoreline Exemption	SHE	\$122			\$663	\$784
Shoreline Exemption - Limited Review	SHE-LR				\$133	\$133
Shoreline Development Permit - Type II**	SDP				\$1,988	\$1,988 **
Shoreline Development Permit - Type III**					\$3,975	\$3,975 **
Shoreline Development Permit - Type II Revision**					\$994	\$994 **
Shoreline Development Permit - Type III Revision**					\$1,988	\$1,988 **
**An additional \$83 charged for Health review if needed		\$110				+ Health
Shoreline Conditional Use Permit - Type II	S-CUP				\$2,650	\$2,650 **
Shoreline Conditional Use Permit - Type III					\$3,975	\$3,975 **
** An additional \$83 charged for Health review if needed		\$110				+ Health
Shoreline Variance	S-VAR	\$110			\$3,313	\$3,422
Clearing and Grading Permits and Drainage Review (Additional fee for SEPA or other reports)						
Clearing and Grading - Type I	CGP			\$398	\$265	\$663
Clearing and Grading - Type II				\$398	\$265	\$663
Clearing and Grading - Type III				\$398	\$928	\$1,325
Transportation and Roads (Additional fee for SEPA or other reports)						
Access Permit - Single/Double	ACC			\$159		\$159
Access Permit - Commercial				\$364		\$364
Access Permit - Appeal				\$239		\$239
Access Permit - w/ Unopened R./W				\$119		\$119

Category	Permit Type	Health		Public Works	Planning	Total Fee
Concurrency - Residential w/o traffic report	CON			\$99		\$99
Concurrency - Residential w/ traffic report				\$148		\$148
Concurrency - Residential w/ traffic impact study				\$199		\$199
Concurrency - Commercial w/o traffic report				\$199		\$199
Concurrency - Commercial w/ traffic report by engineer				\$199 +13c/gross sq. ft.		\$199 +13c/gross sq. ft.
Concurrency - Commercial w/ traffic impact study				\$199 +13c/gross sq. ft.		\$199 +13c/gross sq. ft.
Easement	ESMT			\$398		\$398
Franchise - New or expanding water or sewer line	Franchise			\$576		\$576 +Recording Fees
Franchise - Cable				\$795		\$795 +Recording Fees
Franchise - Renewal				\$417		\$417 +Recording Fees
Franchise - Assignment/Transfer				\$199		\$199 +Recording Fees
Road Establishment - County Road	ROADS			\$1,193		\$1,193
Road Name Change - Public Road				\$219	\$331	\$550
Road Name Petition - Private Road				\$0	\$331	\$331
Working on County R-O-W - Utility Permit non Sewer/ Water	ROADS			\$146		\$146
Working on County R-O-W - Utility Permit for Sewer/ Water		\$33		\$146		\$179
Working on County R-O-W - Unopened R-O-W		\$33		\$461	\$133	\$627
Working on County R-O-W - Vacation of County R-O-W				\$941	\$133	\$1,073
Tax Programs (Additional fee for SEPA or other reports)						
Public Benefit Rating System	PBRS				\$994	\$994
Zoning & Comp Plan (Additional fee for SEPA or other reports)						
Zoning Amendment Application - Type I	ZAA				\$663	\$663
Zoning Amendment Application - Type III					\$5,300	\$5,300
Zoning Amendment Application - Type IV					\$5,300	\$5,300
Comprehensive Plan Amendment	CPA				\$6,625	\$6,625
Miscellaneous (Additional fee for SEPA or other reports)						
Zoning Code Interpretation	ZCI				\$663	\$663
Water System Review	WSR	\$110			\$663	\$772
Consistency Review					\$265	\$265
Citizen Complaint	CIT				\$133	\$133

Category	Permit Type	Health		Public Works	Planning	Total Fee
Addressing	ADD				\$66	\$66
Title Elimination - Mobile/Manufactured Homes	TITLE				\$133	\$133
Moving Permit under RCW 46.44	MOV			\$33		\$33
Bonding PW (Roads and Drainage)	BND			\$159		\$159
Bonding - Planning (landscaping)					\$663	\$663
Bonding - Revisions					\$66	\$265
Reports (Additional fee for SEPA or other reports)						
Wetland Report with no Mitigation Proposed	DRG				\$530	\$530
Wetland Report with Mitigation - On Site					\$994	\$994 +\$133/yr monitoring
Wetland Report with Mitigation - Off Site					\$1,988	\$1,988 +\$133/yr monitoring
Base Density Exception					\$3,975	\$3,975
Engineered Plan Review (Geo/Grading/Soils)				\$199	\$133	\$331
Erosion & Sedimentation Control Plan Review				\$133	\$133	\$265
Drainage Narrative - Residential				\$66	\$265	\$331
Drainage Narrative - Non-Residential				\$133	\$331	\$464
Preliminary Drainage Plan				\$133	\$331	\$464
Final Drainage Plan				\$663 +\$13/100 sq. ft. Impervious Surface	\$331	\$994 +\$13/100 sq. ft. Impervious Surface
Biological Site Assessment					\$663	\$663
Eelgrass Survey					\$199	\$199
Coastal Geologic Report					\$199	\$199
Habitat Management Plan	FIW			\$464	\$464	
Rural Stewardship Plan				\$530	\$530	
Field Indicator Worksheet				\$66	\$66	
SEPA (Additional fee for other reports)						
SEPA - (no EIS)	ENV	\$110			\$663	\$663
SEPA - EIS					\$6,625	\$6,735 + Health

Category	Permit Type	Health		Public Works	Planning	Total Fee
Critical Areas (Additional fee for SEPA or other reports)						
Preliminary Critical Area Determinations	PCD					
30 Business Day Turnaround					\$398	\$398
Exemption Authorization (Type I)					\$199	\$199
Permitted Alterations (Type II)					\$331	\$331
Critical Areas Variance (Type III)					\$2,385	\$2,385
Single Family Residential Development	RUD				\$530 w/Building permit issuance if wetland present	
Building application w/o PWD (includes Type I Reasonable Use calls and					\$530	\$530
Reasonable Use Determination (Type II)					\$795	\$795
Enforcement						
Restoration through Enforcement - On Site	Review, reporting, filing, site visits, etc.				\$994	\$994 + \$133/yr
Restoration through Enforcement - Off Site					\$1,988	\$1,988 + \$133/yr
Voluntary Enhancement	Review, reporting, filing, site visits, etc.					
Enhancement Plans - Type I					No Charge	No Charge
Enhancement Plans - Type II					\$431	\$431
Transportation Projects	Review, reporting, filing, site visits, etc.					
Transportation Projects					\$663	\$663
Transportation Projects w/ mitigation - On Site					\$994	\$994
Transportation Projects w/ mitigation - Off Site					\$1,988	\$1,988
Miscellaneous					No Charge	No Charge
Wetland Map Correction						
Bonding					\$1,060	\$1,060
Plan Review by Health for Applications not normally reviewed by Health will be charged \$83						
Permitted Uses Type II (Critical areas under 17.02)*	CAA*				\$331	\$331
Alterations Type III (Critical areas under 17.02)*					\$1,988	\$1,988
Appeal to Hearing Examiner	CWU				\$663	\$663



Category	Permit Type	Planning Fees Only				
		Exempt Projects	Level A	Level B	Level C - Decision	Level D-HPC Recommendation *
<b>Ebey's Landing Design Review</b>	<b>EBY</b>					
Preapplication meetings		N/A	N/A	N/A	\$199	N/A
<b>Residential and Accessory Uses</b>						
Residential Use - not historic		N/A	\$99	\$265	\$199	\$40
Residential Use - historic		N/A	\$99	\$265	\$199	\$40
Residential - historic - commercial		N/A	\$99	\$265	\$265	\$40
Residential Multi-family		N/A	\$99	\$265	\$663 /bldg	\$40
<b>Non Residential &amp; Mixed Use</b>						
Historic - Commercial		N/A	\$66	\$199	\$663	\$40
Redevelopment		N/A	\$66	\$199	\$663	\$40
Single Building - New		N/A	\$66	\$199	\$663	\$40
Multiple Buildings - New		N/A	\$66	\$199	\$663 /bldg	\$40
<b>Agricultural</b>						
New Structures		N/A	\$66	\$199	\$398	\$40
Heritage Farm Plans		N/A	N/A	\$663	\$663	\$40
<b>Land Development Applications</b>						
All Types		N/A	\$66	\$199	\$398	\$40
<b>Demolition or Relocation</b>						
Historic - Demolition		N/A	N/A	N/A	\$331 +SEPA	\$40
Historic - Relocation		N/A	N/A	N/A	\$663	\$40
<b>Special Tax Valuation</b>						
All Types		N/A	N/A	N/A	\$66	\$40
<b>Notes: Building and Land Use Fees not included in the above</b>						* Cost of Advertising

Updated 2014

Island County Planning & Community Development*						
Category	Permit Type	Health	Public Works	Planning	Total Fee	
Land Divisions and Boundary Line Adjustments (Additional fee for SEPA or other reports)						
Boundary Line Adjustments	BLA	\$59	\$85	\$500	\$644	
Short Plat- Preliminary Applications	SHP	\$564 + \$32/lot	\$88	\$1,910	\$1,998	+Health
Short Plat - Final Approval		\$83	\$300	\$700	\$1,000	+Health
Long Plat - Preliminary Applications	PLP	\$622 + \$32/lot	\$375	\$4,071	\$4,446	+Health
Long Plat - Final Approval		\$83	\$600	\$1,650	\$2,250	+Health
Planned Residential Development - Preliminary Short Plat	PRD	\$622 + \$32/lot	\$220	\$1,726	\$1,946	+Health
Planned Residential Development - Final Short Plat		\$83	\$300	\$700	\$1,000	+Health
Planned Residential Development - Preliminary Long Plat		\$622 + \$32/lot	\$375	\$4,071	\$4,446	+Health
Planned Residential Development - Final Long Plat		\$83	\$600	\$1,900	\$2,500	+Health
Short Plat Alteration - Revision of Preliminary Approval	PLA	\$92		\$650	\$742	
Short Plat Alteration - Revision After Recording		\$92	\$180	\$820	\$1,092	
Long Plat Alteration - Revision of Preliminary Approval		\$92	\$625	\$775	\$1,492	
Long Plat Alteration - Revision After Recording		\$92	\$870	\$1,380	\$2,342	
PRD Short Plat - Revision of Preliminary Approval		\$92	\$95	\$555	\$742	
PRD Short Plat - Revision After Recording		\$92	\$180	\$820	\$1,092	
PRD Long Plat - Revision of Preliminary Approval		\$92	\$180	\$1,320	\$1,592	
PRD Long Plat - Revision After Recording		\$92	\$870	\$1,130	\$2,092	
Land Use Permits and Variances (Additional fee for SEPA or other reports)						
Pre-Application Conference	PRE	\$64	\$100	\$136	\$300	
Variance - Type II	VAR	\$83	\$65	\$858	\$1,006	
Variance - Type III		\$83	\$65	\$2,858	\$3,006	
Administrative Setback Reduction			\$65	\$750	\$815	
Land Use Information Response / Temporary Use permit renewal				\$50	\$50	
Post-Decision Review (25% of orig.)						
Type I Land Use Decision (other)		\$83	\$65	\$150	\$298	
Certificate of Zoning Compliance**			\$125	\$750	\$875	
** An additional \$83 charged for Health review if needed		\$83				

Category	Permit Type	Health		Public Works	Planning	Total Fee
Temporary Use	TEM	\$92		\$50	\$268	\$410
Site Plan Review - Type II (Residential)	SPR	\$415		\$300	\$831	\$1,546
Site Plan Review - Type II (Non-Residential)		\$415		\$300	\$1,831	\$2,546
Site Plan Review Revision - Type II		\$83		\$235	\$765	\$1,083
Site Plan Review - Type III (Residential)		\$622 + \$32/lot		\$386	\$2,560	\$2,946 + Health
Site Plan Review - Type III (Non-Residential)		\$622 + \$32/lot		\$386	\$3,560	\$3,946 + Health
Site Plan Review Revision - Type III		\$83		\$600	\$1,900	\$2,583
Site Plan Review - Mineral Lands/Revisions		\$622 + \$32/lot		\$386	\$6,560	\$6,946 + Health
Site Plan Amendment (50% of orig.)	APP					
Appeals of Administrative Decisions to H.E. by Applicant				\$10	\$1,740	\$1,750
Appeals of Administrative Decisions to H.E. - Other				\$10	\$1,740	\$1,750
Appeals of Hearing Examiner Decisions					\$750	\$750
Shoreline Permits (Additional fee for SEPA or other reports)						
Shoreline Exemption	SHE	\$92			\$500	\$592
Shoreline Exemption - Limited Review	SHE-LR				\$100	\$100
Shoreline Development Permit - Type II**	SDP				\$1,500	\$1,500 **
Shoreline Development Permit - Type III**				\$3,000	\$3,000 **	
Shoreline Development Permit - Type II Revision**				\$750	\$750 **	
Shoreline Development Permit - Type III Revision**				\$1,500	\$1,500 **	
**An additional \$83 charged for Health review if needed		\$83				+ Health
Shoreline Conditional Use Permit - Type II	S-CUP				\$2,000	\$2,000 **
Shoreline Conditional Use Permit - Type III				\$3,000	\$3,000 **	
** An additional \$83 charged for Health review if needed		\$83				+ Health
Shoreline Variance	S-VAR	\$83			\$2,500	\$2,583
Clearing and Grading Permits and Drainage Review (Additional fee for SEPA or other reports)						
Clearing and Grading - Type I	CGP			\$300	\$200	\$500
Clearing and Grading - Type II				\$300	\$200	\$500
Clearing and Grading - Tpye III				\$300	\$700	\$1,000
Transportation and Roads (Additional fee for SEPA or other reports)						
Access Permit - Single/Double	ACC			\$120		\$120
Access Permit - Commercial				\$275		\$275
Access Permit - Appeal				\$180		\$180
Access Permit - w/ Unopened R./W				\$90		\$90

Category	Permit Type	Health		Public Works	Planning	Total Fee	
Concurrency - Residential w/o traffic report	CON			\$75		\$75	
Concurrency - Residential w/ traffic report				\$112		\$112	
Concurrency - Residential w/ traffic impact study				\$150		\$150	
Concurrency - Commercial w/o traffic report				\$150		\$150	
Concurrency - Commercial w/ traffic report by engineer				\$150 +10c/gross sq. ft.		\$150 +10c/gross sq. ft.	
Concurrency - Commercial w/ traffic impact study				\$150 +10c/gross sq. ft.		\$150 +10c/gross sq. ft.	
Easement	ESMT			\$300		\$300	
Franchise - New or expanding water or sewer line	Franchise			\$435		\$435 +Recording Fees	
Franchise - Cable				\$600		\$600 +Recording Fees	
Franchise - Renewal				\$315		\$315 +Recording Fees	
Franchise - Assignment/Transfer				\$150		\$150 +Recording Fees	
Road Establishment - County Road	ROADS			\$900		\$900	
Road Name Change - Public Road				\$165		\$250	\$415
Road Name Petition - Private Road						\$250	
Working on County R-O-W - Utility Permit non Sewer/ Water	ROADS	\$25		\$110		\$110	
Working on County R-O-W - Utility Permit for Sewer/ Water				\$110		\$135	
Working on County R-O-W - Unopened R-O-W				\$348		\$100	\$473
Working on County R-O-W - Vacation of County R-O-W				\$710		\$100	\$810
Tax Programs (Additional fee for SEPA or other reports)							
Public Benefit Rating System	PBRS				\$750	\$750	
Zoning & Comp Plan (Additional fee for SEPA or other reports)							
Zoning Amendment Application - Type I	ZAA				\$500	\$500	
Zoning Amendment Application - Type III					\$4,000	\$4,000	
Zoning Amendment Application - Type IV					\$4,000	\$4,000	
Comprehensive Plan Amendment	CPA				\$5,000	\$5,000	
Miscellaneous (Additional fee for SEPA or other reports)							
Zoning Code Interpretation	ZCI				\$500	\$500	
Water System Review	WSR	\$83			\$500	\$583	
Consistency Review					\$200	\$200	
Citizen Complaint	CIT				\$100	\$100	

Category	Permit Type	Health		Public Works	Planning	Total Fee			
Addressing	ADD				\$50	\$50			
Title Elimination - Mobile/Manufactured Homes	TITLE				\$100	\$100			
Moving Permit under RCW 46.44	MOV			\$25		\$25			
Bonding PW (Roads and Drainage)	BND			\$120		\$120			
Bonding - Planning (landscaping)					\$500	\$500			
Bonding - Revisions				\$50	\$200	\$250			
Reports (Additional fee for SEPA or other reports)									
Wetland Report with no Mitigation Proposed	DRG				\$400	\$400			
Wetland Report with Mitigation - On Site					\$750	\$750 +\$100/yr monitoring			
Wetland Report with Mitigation - Off Site					\$1,500	\$1,500 +\$100/yr monitoring			
Base Density Exception					\$3,000	\$3,000			
Engineered Plan Review (Geo/Grading/Soils)					\$150	\$100	\$250		
Erosion & Sedimentation Control Plan Review					\$100	\$100	\$200		
Drainage Narrative - Residential					\$50	\$200	\$250		
Drainage Narrative - Non-Residential					\$100	\$250	\$350		
Preliminary Drainage Plan					\$100	\$250	\$350		
Final Drainage Plan					\$500 +\$10/100 sq. ft. Impervious Surface	\$250	\$750 +\$10/100 sq. ft. Impervious Surface		
Biological Site Assessment								\$500	\$500
Eelgrass Survey								\$150	\$150
Coastal Geologic Report								\$150	\$150
Habitat Management Plan								\$350	\$350
Rural Stewardship Plan	\$400	\$400							
Field Indicator Worksheet	\$50	\$50							
SEPA (Additional fee for other reports)									
SEPA - (no EIS)	ENV	\$83			\$500	\$500			
SEPA - EIS					\$5,000	\$5,000 + Health			

Category	Permit Type	Health	Public Works	Planning	Total Fee
<b>Critical Areas (Additional fee for SEPA or other reports)</b>					
<b>Preliminary Critical Area Determinations</b>	PCD				
30 Business Day Turnaround				\$300	\$300
Exemption Authorization (Type I)				\$150	\$150
Permitted Alterations (Type II)				\$250	\$250
Critical Areas Variance (Type III)				\$1,800	\$1,800
<b>Single Family Residential Development</b>	RUD	\$117		\$400 w/Building permit issuance if wetland present	
Building application w/o PWD (includes Type I Reasonable Use calls and				\$400	\$400
Reasonable Use Determination (Type II)				\$600	\$717
<b>Enforcement</b>					
Restoration through Enforcement - On Site		Review, reporting, filing, site visits, etc.		\$750	\$750 + \$100/yr
Restoration through Enforcement - Off Site				\$1,500	\$1,500 + \$100/yr
<b>Voluntary Enhancement</b>					
Enhancement Plans - Type I		Review, reporting, filing, site visits, etc.		No Charge	No Charge
Enhancement Plans - Type II				\$325	\$325
<b>Transportation Projects</b>					
Transportation Projects		Review, reporting, filing, site visits, etc.		\$500	\$500
Transportation Projects w/ mitigation - On Site				\$750	\$750
Transportation Projects w/ mitigation - Off Site				\$1,500	\$1,500
<b>Miscellaneous</b>					
Wetland Map Correction				No Charge	No Charge
Bonding				\$800	\$800
Plan Review by Health for Applications not normally reviewed by Health will be charged \$83					
Permitted Uses Type II (Critical areas under 17.02)*	CAA*			\$250	\$250
Alterations Type III (Critical areas under 17.02)*				\$1,500	\$1,500
Appeal to Hearing Examiner	CWU			\$500	\$500

Category	Permit Type	Planning Fees Only				
Ebey's Landing Design Review	EBY	Exempt Projects	Level A	Level B	Level C - Decision	Level D-HPC Recommendation *
Preapplication meetings		N/A	N/A	N/A	\$150	N/A
<b>Residential and Accessory Uses</b>						
Residential Use - not historic		N/A	\$75	\$200	\$150	\$30
Residential Use - historic		N/A	\$75	\$200	\$150	\$30
Residential - historic - commercial		N/A	\$75	\$200	\$200	\$30
Residential Multi-family		N/A	\$75	\$200	\$500 /bldg	\$30
<b>Non Residential &amp; Mixed Use</b>						
Historic - Commercial		N/A	\$50	\$150	\$500	\$30
Redevelopment		N/A	\$50	\$150	\$500	\$30
Single Building - New		N/A	\$50	\$150	\$500	\$30
Multiple Buildings - New		N/A	\$50	\$150	\$500 /bldg	\$30
<b>Agricultural</b>						
New Structures		N/A	\$50	\$150	\$300	\$30
Heritage Farm Plans		N/A	N/A	\$500	\$500	\$30
<b>Land Development Applications</b>						
All Types		N/A	\$50	\$150	\$300	\$30
<b>Demolition or Relocation</b>						
Historic - Demolition		N/A	N/A	N/A	\$250 +SEPA	\$30
Historic - Relocation		N/A	N/A	N/A	\$500	\$30
<b>Special Tax Valuation</b>						
All Types		N/A	N/A	N/A	\$50	\$30
<b>Notes:</b> Building and Land Use Fees not included in the above						* Cost of Advertising

## Plumbing and Mechanical Permit Fee Schedule

2024  
FEES

Updated  
2018

21.4%

### Permit Issuance

1 For issuing each permit	\$	30	\$	36
2 For issuing each renewal permit	\$	15	\$	18

### Unit Fee Schedule

For each plumbing fixture on one (1) trap or a set of fixtures on one (1) trap (including water, drainage piping, and backflow protection therefore)				
1	\$	10	\$	12
2 Rainwater system - per drain (inside building)	\$	10	\$	12
3 For each water heater and/or vent	\$	10	\$	12
4 For each gas piping system outlet of one (1) to five (5) outlets	\$	8	\$	9
5 For each additional gas piping system outlet, per outlet	\$	2	\$	2
6 For each industrial waste pretreatment interceptor, including its t	\$	60	\$	73
7 For installation, alteration, or repair of water piping and/or water	\$	10	\$	12
8 For each repair or alteration of drainage or vent piping, each fixt	\$	10	\$	12
9 For each lawn sprinkler system on any one (1) meter including b	\$	10	\$	12
10 For atmospheric-type vacuum breakers not included in item 12:				
One (1) to five (5)	\$	7.5	\$	9
Over five (5), each	\$	1.5	\$	1.8
11 For each backflow protective device other than atmospheric-type vacuum breakers:				
2 inch (50 mm) diameter and smaller	\$	10	\$	12
over 2 inch (50 mm) diameter	\$	15	\$	18
12 For each graywater system	\$	100	\$	121
13 For initial installation and testing for a reclaimed water system	\$	100	\$	121
14 For each annual cross-connection testing of a reclaimed water sy	\$	100	\$	121
15 For each medical gas piping system serving one (1) to five (5) inh	\$	60	\$	73
16 For each additional medical gas inlet(s)/outlet(s)	\$	10	\$	12

### Other Inspections and Fees

1 Inspections outside of normal business hours	\$	90	\$	109
2 Re-inspection fee	\$	60	\$	73
3 Inspections for which no fee is specifically indicated	\$	60	\$	73
4 Additional plan review required by changes, additions, or revision	\$	60	\$	73

### Mechanical

#### Permit Issuance

1 For issuing each permit	\$	30	\$	36
2 For issuing each renewal permit	\$	15	\$	18



**Unit Fee Schedule**

1 Environmental exhaust fan	\$	10	\$	12
2 Range hood	\$	14	\$	17
3 Forced air furnace	\$	20	\$	24
4 Air handlers	\$	20	\$	24
5 Unit heaters/woodstoves	\$	20	\$	24
6 Dryer vent/ducting	\$	10	\$	12
7 Boilers, compressors, absorption systems and piping up to and including 15hp or 500,000 BTU	\$	26	\$	32
a. >3hp or 100,000 BTU to and including 15hp or 500,000 BTU	\$	40	\$	49
b. >15hp or 500,000 BTU	\$	60	\$	73
8 Each gas piping system of one (1) to five (5) outlets	\$	7.5	\$	9
a. Over five (5), each	\$	1.5	\$	1.8
9 Miscellaneous	\$	20	\$	24
10 Type one hood	\$	100	\$	121
11 Fire Suppression	\$	60	\$	73
12 Pressure/propane tank up to 1,000 gallons	\$	14	\$	17

**Other inspections and fees**

1 Inspections outside of normal business hours	\$	90	\$	109
2 Re-inspection fee	\$	60	\$	73
3 Inspections for which no fee is specifically indicated	\$	60	\$	73
4 Additional plan review required by changes, additions, or revisions	\$	60	\$	73

## Building Permit Valuation Schedule

				2024 FEES	
				Updated 2018	21.4%
<b>Foundation/Basements*</b>	Notation	Unit	per unit		
Crawlspace/Monolithic Slab		LF	\$ 27	\$	33
Unfinished		SF	\$ 15	\$	18
Semi-finished (insulated)		SF	\$ 23	\$	28
Finished		SF	\$ 75	\$	91
<b>Dwellings</b>					
"Average Construction"		ICC Table			
"Good Construction"	1	SF	\$ 175	\$	212
Qualified Affordable Housing		SF	\$ 75	\$	91
Modular		SF	\$ 65	\$	79
Move/Relocated		SF	\$ 40	\$	49
Addition - "Average Construction"		ICC Table			
Addition - "Good Construction"		SF	\$ 175	\$	212
Interior Remodel	Submit Contractor's Bid/FMV				
<b>Accessory Structures/Uses*</b>					
Carport		SF	\$ 14	\$	17
Garage/Barn/Work Shop/Storage:					
Conventional construction (stick frame)		SF	\$ 25	\$	30
Pole Construction		SF	\$ 18	\$	22
<b>Miscellaneous</b>					
Abandoned applications:					
Plan review fee after first 180 days		%	\$ 10	\$	12
Plan review fee after second 180 days		%	\$ 20	\$	24
Alternative/Group M (storage structures			\$ 100	\$	121
Bulkheads:					
Wood or Concrete to 4 ft.		LF	\$ 100	\$	121
Wood or Concrete over 4 ft.		LF	\$ 170	\$	206
Solar Panels	FMV of the racking system				
Deck/porch		SF	\$ 15	\$	18
Covered deck/porch		SF	\$ 20	\$	24
Demolition			\$ 150	\$	182
Excessive inspection fee (triggered when conducting a third re-inspection on the same issue)					
			\$ 60	\$	73
Fences:					
six (6) to seven (7) ft. high		LF	\$ 11	\$	13
Seven (7) and over (per bid)					
Flood Development - Non-substantial plumbing, mechanical, and c			\$ 25	\$	30

		Updated 2018	2024 FEES 21.4%
Flood Development - ALL Other		\$ 100	\$ 121
Manufactured/Mobile Homes in Parks		\$ 100	\$ 121
Single-wide/private		\$ 300	\$ 364
Double-wide/private		\$ 400	\$ 486
Stock Plan Review - Homes and heated buildings		\$ 350	\$ 425
Stock Plan Review - Unheated garages and pole buildings		\$ 90	\$ 109
Sunroom	SF	\$ 60	\$ 73
Swimming Pools	SF	\$ 90	\$ 109
Temporary uses under the fire code, e.g. carnival		\$ 150	\$ 182
Water Storage Tanks	gallon	\$ 0.6	\$ 0.7
Work conducted without a permit:			
Double the standard permit fee			

**Building Permit Fee Schedule****Last Updated:****1/1/2018**

Valuation		Base Amount	Base Quantity	Unit Amount
Low Value:	High Value			
	500.00	26.06	1.00	-
500.01	2,000.00	26.06	100.00	3.38
2,000.01	25,000.00	76.79	1,000.00	15.52
25,000.01	50,000.00	433.85	1,000.00	11.20
50,000.01	100,000.00	713.84	1,000.00	7.76
100,000.01	500,000.00	1101.94	1,000.00	5.21
500,000.01	1,000,000.00	3585.81	1,000.00	5.27
1,000,000.01	and up	6219.37	1,000.00	4.05

**Building Permit Fee Schedule - Proposed Update****Increase  
1/1/2024 21.40%**

Valuation		Base Amount	Base Quantity	Unit Amount
Low Value:	High Value			
	500.00	31.64	1.00	-
500.01	2,000.00	31.64	100.00	4.10
2,000.01	25,000.00	93.19	1,000.00	18.84
25,000.01	50,000.00	526.54	1,000.00	13.60
50,000.01	100,000.00	866.46	1,000.00	9.42
100,000.01	500,000.00	1,337.49	1,000.00	6.32
500,000.01	1,000,000.00	3,867.46	1,000.00	6.40
1,000,000.01	and up	7,066.35	1,000.00	4.92

Building Permit Fees - Proposed 1/1/2024

			Plan CK					Plan CK	
Total Valuation			Permit Fee	Fee	Total Valuation			Permit Fee	Fee
500	-	LESS	31.64	20.56	46001	-	47000	825.67	536.68
501	-	600	35.74	23.23	47001	-	48000	839.26	545.52
601	-	700	39.84	25.90	48001	-	49000	852.86	554.36
701	-	800	43.95	28.57	49001	-	50000	866.46	563.20
801	-	900	48.05	31.23	50001	-	51000	875.88	569.32
901	-	1000	52.15	33.90	51001	-	52000	885.30	575.44
1001	-	1100	56.26	36.57	52001	-	53000	894.72	581.57
1101	-	1200	60.36	39.23	53001	-	54000	904.14	587.69
1201	-	1300	64.46	41.90	54001	-	55000	913.56	593.81
1301	-	1400	68.57	44.57	55001	-	56000	922.98	599.94
1401	-	1500	72.67	47.24	56001	-	57000	932.40	606.06
1501	-	1600	76.77	49.90	57001	-	58000	941.82	612.18
1601	-	1700	80.88	52.57	58001	-	59000	951.24	618.31
1701	-	1800	84.98	55.24	59001	-	60000	960.66	624.43
1801	-	1900	89.08	57.90	60001	-	61000	970.08	630.55
1901	-	2000	93.19	60.57	61001	-	62000	979.50	636.68
2001	-	3000	112.03	72.82	62001	-	63000	988.92	642.80
3001	-	4000	130.87	85.06	63001	-	64000	998.35	648.92
4001	-	5000	149.71	97.31	64001	-	65000	1,007.77	655.05
5001	-	6000	168.55	109.56	65001	-	66000	1,017.19	661.17
6001	-	7000	187.39	121.81	66001	-	67000	1,026.61	667.29
7001	-	8000	206.23	134.05	67001	-	68000	1,036.03	673.42
8001	-	9000	225.08	146.30	68001	-	69000	1,045.45	679.54
9001	-	10000	243.92	158.55	69001	-	70000	1,054.87	685.66
10001	-	11000	262.76	170.79	70001	-	71000	1,064.29	691.79
11001	-	12000	281.60	183.04	71001	-	72000	1,073.71	697.91
12001	-	13000	300.44	195.29	72001	-	73000	1,083.13	704.04
13001	-	14000	319.28	207.53	73001	-	74000	1,092.55	710.16
14001	-	15000	338.12	219.78	74001	-	75000	1,101.97	716.28
15001	-	16000	356.96	232.03	75001	-	76000	1,111.39	722.41
16001	-	17000	375.81	244.27	76001	-	77000	1,120.81	728.53
17001	-	18000	394.65	256.52	77001	-	78000	1,130.23	734.65
18001	-	19000	413.49	268.77	78001	-	79000	1,139.65	740.78
19001	-	20000	432.33	281.01	79001	-	80000	1,149.08	746.90
20001	-	21000	451.17	293.26	80001	-	81000	1,158.50	753.02
21001	-	22000	470.01	305.51	81001	-	82000	1,167.92	759.15
22001	-	23000	488.85	317.75	82001	-	83000	1,177.34	765.27
23001	-	24000	507.69	330.00	83001	-	84000	1,186.76	771.39
24001	-	25000	526.54	342.25	84001	-	85000	1,196.18	777.52
25001	-	26000	540.13	351.09	85001	-	86000	1,205.60	783.64
26001	-	27000	553.73	359.92	86001	-	87000	1,215.02	789.76
27001	-	28000	567.33	368.76	87001	-	88000	1,224.44	795.89
28001	-	29000	580.92	377.60	88001	-	89000	1,233.86	802.01
29001	-	30000	594.52	386.44	89001	-	90000	1,243.28	808.13
30001	-	31000	608.12	395.28	90001	-	91000	1,252.70	814.26
31001	-	32000	621.71	404.11	91001	-	92000	1,262.12	820.38
32001	-	33000	635.31	412.95	92001	-	93000	1,271.54	826.50
33001	-	34000	648.91	421.79	93001	-	94000	1,280.96	832.63
34001	-	35000	662.50	430.63	94001	-	95000	1,290.38	838.75
35001	-	36000	676.10	439.47	95001	-	96000	1,299.81	844.87
36001	-	37000	689.70	448.30	96001	-	97000	1,309.23	851.00
37001	-	38000	703.29	457.14	97001	-	98000	1,318.65	857.12
38001	-	39000	716.89	465.98	98001	-	99000	1,328.07	863.24
39001	-	40000	730.49	474.82	99001	-	100000	1,337.49	869.37
40001	-	41000	744.08	483.66	100001	-	101000	1,343.81	873.48
41001	-	42000	757.68	492.49	101001	-	102000	1,350.14	877.59
42001	-	43000	771.28	501.33	102001	-	103000	1,356.46	881.70
43001	-	44000	784.88	510.17	103001	-	104000	1,362.79	885.81
44001	-	45000	798.47	519.01	104001	-	105000	1,369.11	889.92
45001	-	46000	812.07	527.84	105001	-	106000	1,375.44	894.03

Building Permit Fees - Proposed 1/1/2024

			Plan CK					Plan CK	
Total Valuation			Permit Fee	Fee	Total Valuation			Permit Fee	Fee
106001	-	107000	1,381.76	898.15	169001	-	170000	1,780.23	1157.15
107001	-	108000	1,388.09	902.26	170001	-	171000	1,786.56	1161.26
108001	-	109000	1,394.41	906.37	171001	-	172000	1,792.88	1165.37
109001	-	110000	1,400.74	910.48	172001	-	173000	1,799.21	1169.49
110001	-	111000	1,407.06	914.59	173001	-	174000	1,805.53	1173.60
111001	-	112000	1,413.39	918.70	174001	-	175000	1,811.86	1177.71
112001	-	113000	1,419.71	922.81	175001	-	176000	1,818.18	1181.82
113001	-	114000	1,426.04	926.92	176001	-	177000	1,824.51	1185.93
114001	-	115000	1,432.36	931.04	177001	-	178000	1,830.83	1190.04
115001	-	116000	1,438.69	935.15	178001	-	179000	1,837.16	1194.15
116001	-	117000	1,445.01	939.26	179001	-	180000	1,843.48	1198.26
117001	-	118000	1,451.34	943.37	180001	-	181000	1,849.81	1202.38
118001	-	119000	1,457.66	947.48	181001	-	182000	1,856.13	1206.49
119001	-	120000	1,463.99	951.59	182001	-	183000	1,862.46	1210.60
120001	-	121000	1,470.31	955.70	183001	-	184000	1,868.78	1214.71
121001	-	122000	1,476.64	959.81	184001	-	185000	1,875.11	1218.82
122001	-	123000	1,482.96	963.93	185001	-	186000	1,881.43	1222.93
123001	-	124000	1,489.29	968.04	186001	-	187000	1,887.76	1227.04
124001	-	125000	1,495.61	972.15	187001	-	188000	1,894.08	1231.15
125001	-	126000	1,501.94	976.26	188001	-	189000	1,900.41	1235.27
126001	-	127000	1,508.26	980.37	189001	-	190000	1,906.73	1239.38
127001	-	128000	1,514.59	984.48	190001	-	191000	1,913.06	1243.49
128001	-	129000	1,520.91	988.59	191001	-	192000	1,919.38	1247.60
129001	-	130000	1,527.24	992.70	192001	-	193000	1,925.71	1251.71
130001	-	131000	1,533.56	996.81	193001	-	194000	1,932.03	1255.82
131001	-	132000	1,539.89	1000.93	194001	-	195000	1,938.36	1259.93
132001	-	133000	1,546.21	1005.04	195001	-	196000	1,944.68	1264.04
133001	-	134000	1,552.54	1009.15	196001	-	197000	1,951.01	1268.15
134001	-	135000	1,558.86	1013.26	197001	-	198000	1,957.33	1272.27
135001	-	136000	1,565.19	1017.37	198001	-	199000	1,963.66	1276.38
136001	-	137000	1,571.51	1021.48	199001	-	200000	1,969.98	1280.49
137001	-	138000	1,577.84	1025.59	200001	-	201000	1,976.31	1284.60
138001	-	139000	1,584.16	1029.70	201001	-	202000	1,982.63	1288.71
139001	-	140000	1,590.49	1033.82	202001	-	203000	1,988.96	1292.82
140001	-	141000	1,596.81	1037.93	203001	-	204000	1,995.28	1296.93
141001	-	142000	1,603.14	1042.04	204001	-	205000	2,001.61	1301.04
142001	-	143000	1,609.46	1046.15	205001	-	206000	2,007.93	1305.16
143001	-	144000	1,615.79	1050.26	206001	-	207000	2,014.26	1309.27
144001	-	145000	1,622.11	1054.37	207001	-	208000	2,020.58	1313.38
145001	-	146000	1,628.44	1058.48	208001	-	209000	2,026.91	1317.49
146001	-	147000	1,634.76	1062.59	209001	-	210000	2,033.23	1321.60
147001	-	148000	1,641.09	1066.71	210001	-	211000	2,039.56	1325.71
148001	-	149000	1,647.41	1070.82	211001	-	212000	2,045.88	1329.82
149001	-	150000	1,653.74	1074.93	212001	-	213000	2,052.21	1333.93
150001	-	151000	1,660.06	1079.04	213001	-	214000	2,058.53	1338.05
151001	-	152000	1,666.38	1083.15	214001	-	215000	2,064.86	1342.16
152001	-	153000	1,672.71	1087.26	215001	-	216000	2,071.18	1346.27
153001	-	154000	1,679.03	1091.37	216001	-	217000	2,077.51	1350.38
154001	-	155000	1,685.36	1095.48	217001	-	218000	2,083.83	1354.49
155001	-	156000	1,691.68	1099.60	218001	-	219000	2,090.16	1358.60
156001	-	157000	1,698.01	1103.71	219001	-	220000	2,096.48	1362.71
157001	-	158000	1,704.33	1107.82	220001	-	221000	2,102.81	1366.82
158001	-	159000	1,710.66	1111.93	221001	-	222000	2,109.13	1370.93
159001	-	160000	1,716.98	1116.04	222001	-	223000	2,115.46	1375.05
160001	-	161000	1,723.31	1120.15	223001	-	224000	2,121.78	1379.16
161001	-	162000	1,729.63	1124.26	224001	-	225000	2,128.11	1383.27
162001	-	163000	1,735.96	1128.37	225001	-	226000	2,134.43	1387.38
163001	-	164000	1,742.28	1132.48	226001	-	227000	2,140.76	1391.49
164001	-	165000	1,748.61	1136.60	227001	-	228000	2,147.08	1395.60
165001	-	166000	1,754.93	1140.71	228001	-	229000	2,153.41	1399.71

Building Permit Fees - Proposed 1/1/2024

				Plan CK						Plan CK	
Total Valuation			Permit Fee	Fee		Total Valuation			Permit Fee	Fee	
166001	-	167000	1,761.26	1144.82		229001	-	230000	2,159.73	1403.82	
167001	-	168000	1,767.58	1148.93		230001	-	231000	2,166.06	1407.94	
168001	-	169000	1,773.91	1153.04		231001	-	232000	2,172.38	1412.05	
232001	-	233000	2,178.71	1416.16		295001	-	296000	2,577.18	1675.16	
233001	-	234000	2,185.03	1420.27		296001	-	297000	2,583.50	1679.28	
234001	-	235000	2,191.35	1424.38		297001	-	298000	2,589.83	1683.39	
235001	-	236000	2,197.68	1428.49		298001	-	299000	2,596.15	1687.50	
236001	-	237000	2,204.00	1432.60		299001	-	300000	2,602.48	1691.61	
237001	-	238000	2,210.33	1436.71		300001	-	301000	2,608.80	1695.72	
238001	-	239000	2,216.65	1440.83		301001	-	302000	2,615.13	1699.83	
239001	-	240000	2,222.98	1444.94		302001	-	303000	2,621.45	1703.94	
240001	-	241000	2,229.30	1449.05		303001	-	304000	2,627.78	1708.05	
241001	-	242000	2,235.63	1453.16		304001	-	305000	2,634.10	1712.17	
242001	-	243000	2,241.95	1457.27		305001	-	306000	2,640.43	1716.28	
243001	-	244000	2,248.28	1461.38		306001	-	307000	2,646.75	1720.39	
244001	-	245000	2,254.60	1465.49		307001	-	308000	2,653.08	1724.50	
245001	-	246000	2,260.93	1469.60		308001	-	309000	2,659.40	1728.61	
246001	-	247000	2,267.25	1473.72		309001	-	310000	2,665.73	1732.72	
247001	-	248000	2,273.58	1477.83		310001	-	311000	2,672.05	1736.83	
248001	-	249000	2,279.90	1481.94		311001	-	312000	2,678.38	1740.94	
249001	-	250000	2,286.23	1486.05		312001	-	313000	2,684.70	1745.06	
250001	-	251000	2,292.55	1490.16		313001	-	314000	2,691.03	1749.17	
251001	-	252000	2,298.88	1494.27		314001	-	315000	2,697.35	1753.28	
252001	-	253000	2,305.20	1498.38		315001	-	316000	2,703.68	1757.39	
253001	-	254000	2,311.53	1502.49		316001	-	317000	2,710.00	1761.50	
254001	-	255000	2,317.85	1506.60		317001	-	318000	2,716.33	1765.61	
255001	-	256000	2,324.18	1510.72		318001	-	319000	2,722.65	1769.72	
256001	-	257000	2,330.50	1514.83		319001	-	320000	2,728.97	1773.83	
257001	-	258000	2,336.83	1518.94		320001	-	321000	2,735.30	1777.94	
258001	-	259000	2,343.15	1523.05		321001	-	322000	2,741.62	1782.06	
259001	-	260000	2,349.48	1527.16		322001	-	323000	2,747.95	1786.17	
260001	-	261000	2,355.80	1531.27		323001	-	324000	2,754.27	1790.28	
261001	-	262000	2,362.13	1535.38		324001	-	325000	2,760.60	1794.39	
262001	-	263000	2,368.45	1539.49		325001	-	326000	2,766.92	1798.50	
263001	-	264000	2,374.78	1543.61		326001	-	327000	2,773.25	1802.61	
264001	-	265000	2,381.10	1547.72		327001	-	328000	2,779.57	1806.72	
265001	-	266000	2,387.43	1551.83		328001	-	329000	2,785.90	1810.83	
266001	-	267000	2,393.75	1555.94		329001	-	330000	2,792.22	1814.95	
267001	-	268000	2,400.08	1560.05		330001	-	331000	2,798.55	1819.06	
268001	-	269000	2,406.40	1564.16		331001	-	332000	2,804.87	1823.17	
269001	-	270000	2,412.73	1568.27		332001	-	333000	2,811.20	1827.28	
270001	-	271000	2,419.05	1572.38		333001	-	334000	2,817.52	1831.39	
271001	-	272000	2,425.38	1576.50		334001	-	335000	2,823.85	1835.50	
272001	-	273000	2,431.70	1580.61		335001	-	336000	2,830.17	1839.61	
273001	-	274000	2,438.03	1584.72		336001	-	337000	2,836.50	1843.72	
274001	-	275000	2,444.35	1588.83		337001	-	338000	2,842.82	1847.84	
275001	-	276000	2,450.68	1592.94		338001	-	339000	2,849.15	1851.95	
276001	-	277000	2,457.00	1597.05		339001	-	340000	2,855.47	1856.06	
277001	-	278000	2,463.33	1601.16		340001	-	341000	2,861.80	1860.17	
278001	-	279000	2,469.65	1605.27		341001	-	342000	2,868.12	1864.28	
279001	-	280000	2,475.98	1609.39		342001	-	343000	2,874.45	1868.39	
280001	-	281000	2,482.30	1613.50		343001	-	344000	2,880.77	1872.50	
281001	-	282000	2,488.63	1617.61		344001	-	345000	2,887.10	1876.61	
282001	-	283000	2,494.95	1621.72		345001	-	346000	2,893.42	1880.73	
283001	-	284000	2,501.28	1625.83		346001	-	347000	2,899.75	1884.84	
284001	-	285000	2,507.60	1629.94		347001	-	348000	2,906.07	1888.95	
285001	-	286000	2,513.93	1634.05		348001	-	349000	2,912.40	1893.06	
286001	-	287000	2,520.25	1638.16		349001	-	350000	2,918.72	1897.17	
287001	-	288000	2,526.58	1642.27		350001	-	351000	2,925.05	1901.28	
288001	-	289000	2,532.90	1646.39		351001	-	352000	2,931.37	1905.39	
289001	-	290000	2,539.23	1650.50		352001	-	353000	2,937.70	1909.50	
290001	-	291000	2,545.55	1654.61		353001	-	354000	2,944.02	1913.61	

Building Permit Fees - Proposed 1/1/2024

				Plan CK					Plan CK
Total Valuation			Permit Fee	Fee	Total Valuation			Permit Fee	Fee
291001	-	292000	2,551.88	1658.72	354001	-	355000	2,950.35	1917.73
292001	-	293000	2,558.20	1662.83	355001	-	356000	2,956.67	1921.84
293001	-	294000	2,564.53	1666.94	356001	-	357000	2,963.00	1925.95
294001	-	295000	2,570.85	1671.05	357001	-	358000	2,969.32	1930.06
358001	-	359000	2,975.65	1934.17	421001	-	422000	3,374.12	2193.18
359001	-	360000	2,981.97	1938.28	422001	-	423000	3,380.44	2197.29
360001	-	361000	2,988.30	1942.39	423001	-	424000	3,386.77	2201.40
361001	-	362000	2,994.62	1946.50	424001	-	425000	3,393.09	2205.51
362001	-	363000	3,000.95	1950.62	425001	-	426000	3,399.42	2209.62
363001	-	364000	3,007.27	1954.73	426001	-	427000	3,405.74	2213.73
364001	-	365000	3,013.60	1958.84	427001	-	428000	3,412.07	2217.84
365001	-	366000	3,019.92	1962.95	428001	-	429000	3,418.39	2221.96
366001	-	367000	3,026.25	1967.06	429001	-	430000	3,424.72	2226.07
367001	-	368000	3,032.57	1971.17	430001	-	431000	3,431.04	2230.18
368001	-	369000	3,038.90	1975.28	431001	-	432000	3,437.37	2234.29
369001	-	370000	3,045.22	1979.39	432001	-	433000	3,443.69	2238.40
370001	-	371000	3,051.55	1983.51	433001	-	434000	3,450.02	2242.51
371001	-	372000	3,057.87	1987.62	434001	-	435000	3,456.34	2246.62
372001	-	373000	3,064.20	1991.73	435001	-	436000	3,462.67	2250.73
373001	-	374000	3,070.52	1995.84	436001	-	437000	3,468.99	2254.85
374001	-	375000	3,076.85	1999.95	437001	-	438000	3,475.32	2258.96
375001	-	376000	3,083.17	2004.06	438001	-	439000	3,481.64	2263.07
376001	-	377000	3,089.50	2008.17	439001	-	440000	3,487.97	2267.18
377001	-	378000	3,095.82	2012.28	440001	-	441000	3,494.29	2271.29
378001	-	379000	3,102.15	2016.40	441001	-	442000	3,500.62	2275.40
379001	-	380000	3,108.47	2020.51	442001	-	443000	3,506.94	2279.51
380001	-	381000	3,114.80	2024.62	443001	-	444000	3,513.27	2283.62
381001	-	382000	3,121.12	2028.73	444001	-	445000	3,519.59	2287.74
382001	-	383000	3,127.45	2032.84	445001	-	446000	3,525.92	2291.85
383001	-	384000	3,133.77	2036.95	446001	-	447000	3,532.24	2295.96
384001	-	385000	3,140.10	2041.06	447001	-	448000	3,538.57	2300.07
385001	-	386000	3,146.42	2045.17	448001	-	449000	3,544.89	2304.18
386001	-	387000	3,152.75	2049.28	449001	-	450000	3,551.22	2308.29
387001	-	388000	3,159.07	2053.40	450001	-	451000	3,557.54	2312.40
388001	-	389000	3,165.40	2057.51	451001	-	452000	3,563.87	2316.51
389001	-	390000	3,171.72	2061.62	452001	-	453000	3,570.19	2320.62
390001	-	391000	3,178.05	2065.73	453001	-	454000	3,576.52	2324.74
391001	-	392000	3,184.37	2069.84	454001	-	455000	3,582.84	2328.85
392001	-	393000	3,190.70	2073.95	455001	-	456000	3,589.17	2332.96
393001	-	394000	3,197.02	2078.06	456001	-	457000	3,595.49	2337.07
394001	-	395000	3,203.35	2082.17	457001	-	458000	3,601.82	2341.18
395001	-	396000	3,209.67	2086.29	458001	-	459000	3,608.14	2345.29
396001	-	397000	3,216.00	2090.40	459001	-	460000	3,614.47	2349.40
397001	-	398000	3,222.32	2094.51	460001	-	461000	3,620.79	2353.51
398001	-	399000	3,228.65	2098.62	461001	-	462000	3,627.12	2357.63
399001	-	400000	3,234.97	2102.73	462001	-	463000	3,633.44	2361.74
400001	-	401000	3,241.30	2106.84	463001	-	464000	3,639.77	2365.85
401001	-	402000	3,247.62	2110.95	464001	-	465000	3,646.09	2369.96
402001	-	403000	3,253.94	2115.06	465001	-	466000	3,652.42	2374.07
403001	-	404000	3,260.27	2119.18	466001	-	467000	3,658.74	2378.18
404001	-	405000	3,266.59	2123.29	467001	-	468000	3,665.07	2382.29
405001	-	406000	3,272.92	2127.40	468001	-	469000	3,671.39	2386.40
406001	-	407000	3,279.24	2131.51	469001	-	470000	3,677.72	2390.52
407001	-	408000	3,285.57	2135.62	470001	-	471000	3,684.04	2394.63
408001	-	409000	3,291.89	2139.73	471001	-	472000	3,690.37	2398.74
409001	-	410000	3,298.22	2143.84	472001	-	473000	3,696.69	2402.85
410001	-	411000	3,304.54	2147.95	473001	-	474000	3,703.02	2406.96
411001	-	412000	3,310.87	2152.07	474001	-	475000	3,709.34	2411.07
412001	-	413000	3,317.19	2156.18	475001	-	476000	3,715.67	2415.18
413001	-	414000	3,323.52	2160.29	476001	-	477000	3,721.99	2419.29
414001	-	415000	3,329.84	2164.40	477001	-	478000	3,728.32	2423.41
415001	-	416000	3,336.17	2168.51	478001	-	479000	3,734.64	2427.52



Building Permit Fees - Proposed 1/1/2024

				Plan CK						Plan CK	
Total Valuation			Permit Fee	Fee		Total Valuation			Permit Fee	Fee	
416001	-	417000	3,342.49	2172.62		479001	-	480000	3,740.97	2431.63	
417001	-	418000	3,348.82	2176.73		480001	-	481000	3,747.29	2435.74	
418001	-	419000	3,355.14	2180.84		481001	-	482000	3,753.62	2439.85	
419001	-	420000	3,361.47	2184.95		482001	-	483000	3,759.94	2443.96	
420001	-	421000	3,367.79	2189.07		483001	-	484000	3,766.27	2448.07	
484001	-	485000	3,772.59	2452.18		547001	-	548000	4,174.56	2713.46	
485001	-	486000	3,778.91	2456.29		548001	-	549000	4,180.96	2717.62	
486001	-	487000	3,785.24	2460.41		549001	-	550000	4,187.35	2721.78	
487001	-	488000	3,791.56	2464.52		550001	-	551000	4,193.75	2725.94	
488001	-	489000	3,797.89	2468.63		551001	-	552000	4,200.15	2730.10	
489001	-	490000	3,804.21	2472.74		552001	-	553000	4,206.55	2734.26	
490001	-	491000	3,810.54	2476.85		553001	-	554000	4,212.94	2738.41	
491001	-	492000	3,816.86	2480.96		554001	-	555000	4,219.34	2742.57	
492001	-	493000	3,823.19	2485.07		555001	-	556000	4,225.74	2746.73	
493001	-	494000	3,829.51	2489.18		556001	-	557000	4,232.14	2750.89	
494001	-	495000	3,835.84	2493.30		557001	-	558000	4,238.54	2755.05	
495001	-	496000	3,842.16	2497.41		558001	-	559000	4,244.93	2759.21	
496001	-	497000	3,848.49	2501.52		559001	-	560000	4,251.33	2763.37	
497001	-	498000	3,854.81	2505.63		560001	-	561000	4,257.73	2767.52	
498001	-	499000	3,861.14	2509.74		561001	-	562000	4,264.13	2771.68	
499001	-	500000	3,867.46	2513.85		562001	-	563000	4,270.52	2775.84	
500001	-	501000	3,873.86	2518.01		563001	-	564000	4,276.92	2780.00	
501001	-	502000	3,880.26	2522.17		564001	-	565000	4,283.32	2784.16	
502001	-	503000	3,886.66	2526.33		565001	-	566000	4,289.72	2788.32	
503001	-	504000	3,893.06	2530.49		566001	-	567000	4,296.12	2792.47	
504001	-	505000	3,899.45	2534.64		567001	-	568000	4,302.51	2796.63	
505001	-	506000	3,905.85	2538.80		568001	-	569000	4,308.91	2800.79	
506001	-	507000	3,912.25	2542.96		569001	-	570000	4,315.31	2804.95	
507001	-	508000	3,918.65	2547.12		570001	-	571000	4,321.71	2809.11	
508001	-	509000	3,925.04	2551.28		571001	-	572000	4,328.10	2813.27	
509001	-	510000	3,931.44	2555.44		572001	-	573000	4,334.50	2817.43	
510001	-	511000	3,937.84	2559.60		573001	-	574000	4,340.90	2821.58	
511001	-	512000	3,944.24	2563.75		574001	-	575000	4,347.30	2825.74	
512001	-	513000	3,950.64	2567.91		575001	-	576000	4,353.70	2829.90	
513001	-	514000	3,957.03	2572.07		576001	-	577000	4,360.09	2834.06	
514001	-	515000	3,963.43	2576.23		577001	-	578000	4,366.49	2838.22	
515001	-	516000	3,969.83	2580.39		578001	-	579000	4,372.89	2842.38	
516001	-	517000	3,976.23	2584.55		579001	-	580000	4,379.29	2846.54	
517001	-	518000	3,982.62	2588.71		580001	-	581000	4,385.68	2850.69	
518001	-	519000	3,989.02	2592.86		581001	-	582000	4,392.08	2854.85	
519001	-	520000	3,995.42	2597.02		582001	-	583000	4,398.48	2859.01	
520001	-	521000	4,001.82	2601.18		583001	-	584000	4,404.88	2863.17	
521001	-	522000	4,008.22	2605.34		584001	-	585000	4,411.28	2867.33	
522001	-	523000	4,014.61	2609.50		585001	-	586000	4,417.67	2871.49	
523001	-	524000	4,021.01	2613.66		586001	-	587000	4,424.07	2875.65	
524001	-	525000	4,027.41	2617.82		587001	-	588000	4,430.47	2879.80	
525001	-	526000	4,033.81	2621.97		588001	-	589000	4,436.87	2883.96	
526001	-	527000	4,040.20	2626.13		589001	-	590000	4,443.26	2888.12	
527001	-	528000	4,046.60	2630.29		590001	-	591000	4,449.66	2892.28	
528001	-	529000	4,053.00	2634.45		591001	-	592000	4,456.06	2896.44	
529001	-	530000	4,059.40	2638.61		592001	-	593000	4,462.46	2900.60	
530001	-	531000	4,065.80	2642.77		593001	-	594000	4,468.86	2904.76	
531001	-	532000	4,072.19	2646.93		594001	-	595000	4,475.25	2908.91	
532001	-	533000	4,078.59	2651.08		595001	-	596000	4,481.65	2913.07	
533001	-	534000	4,084.99	2655.24		596001	-	597000	4,488.05	2917.23	
534001	-	535000	4,091.39	2659.40		597001	-	598000	4,494.45	2921.39	
535001	-	536000	4,097.78	2663.56		598001	-	599000	4,500.84	2925.55	
536001	-	537000	4,104.18	2667.72		599001	-	600000	4,507.24	2929.71	
537001	-	538000	4,110.58	2671.88		600001	-	601000	4,513.64	2933.87	
538001	-	539000	4,116.98	2676.04		601001	-	602000	4,520.04	2938.02	
539001	-	540000	4,123.38	2680.19		602001	-	603000	4,526.44	2942.18	
540001	-	541000	4,129.77	2684.35		603001	-	604000	4,532.83	2946.34	

Building Permit Fees - Proposed 1/1/2024

				Plan CK					Plan CK
Total Valuation			Permit Fee	Fee	Total Valuation			Permit Fee	Fee
541001	-	542000	4,136.17	2688.51	604001	-	605000	4,539.23	2950.50
542001	-	543000	4,142.57	2692.67	605001	-	606000	4,545.63	2954.66
543001	-	544000	4,148.97	2696.83	606001	-	607000	4,552.03	2958.82
544001	-	545000	4,155.36	2700.99	607001	-	608000	4,558.42	2962.98
545001	-	546000	4,161.76	2705.15	608001	-	609000	4,564.82	2967.13
546001	-	547000	4,168.16	2709.30	609001	-	610000	4,571.22	2971.29
610001	-	611000	4,577.62	2975.45	673001	-	674000	4,980.68	3237.44
611001	-	612000	4,584.02	2979.61	674001	-	675000	4,987.08	3241.60
612001	-	613000	4,590.41	2983.77	675001	-	676000	4,993.47	3245.76
613001	-	614000	4,596.81	2987.93	676001	-	677000	4,999.87	3249.92
614001	-	615000	4,603.21	2992.09	677001	-	678000	5,006.27	3254.07
615001	-	616000	4,609.61	2996.24	678001	-	679000	5,012.67	3258.23
616001	-	617000	4,616.00	3000.40	679001	-	680000	5,019.06	3262.39
617001	-	618000	4,622.40	3004.56	680001	-	681000	5,025.46	3266.55
618001	-	619000	4,628.80	3008.72	681001	-	682000	5,031.86	3270.71
619001	-	620000	4,635.20	3012.88	682001	-	683000	5,038.26	3274.87
620001	-	621000	4,641.60	3017.04	683001	-	684000	5,044.66	3279.03
621001	-	622000	4,647.99	3021.20	684001	-	685000	5,051.05	3283.18
622001	-	623000	4,654.39	3025.35	685001	-	686000	5,057.45	3287.34
623001	-	624000	4,660.79	3029.51	686001	-	687000	5,063.85	3291.50
624001	-	625000	4,667.19	3033.67	687001	-	688000	5,070.25	3295.66
625001	-	626000	4,673.58	3037.83	688001	-	689000	5,076.64	3299.82
626001	-	627000	4,679.98	3041.99	689001	-	690000	5,083.04	3303.98
627001	-	628000	4,686.38	3046.15	690001	-	691000	5,089.44	3308.14
628001	-	629000	4,692.78	3050.31	691001	-	692000	5,095.84	3312.29
629001	-	630000	4,699.18	3054.46	692001	-	693000	5,102.24	3316.45
630001	-	631000	4,705.57	3058.62	693001	-	694000	5,108.63	3320.61
631001	-	632000	4,711.97	3062.78	694001	-	695000	5,115.03	3324.77
632001	-	633000	4,718.37	3066.94	695001	-	696000	5,121.43	3328.93
633001	-	634000	4,724.77	3071.10	696001	-	697000	5,127.83	3333.09
634001	-	635000	4,731.16	3075.26	697001	-	698000	5,134.22	3337.25
635001	-	636000	4,737.56	3079.42	698001	-	699000	5,140.62	3341.40
636001	-	637000	4,743.96	3083.57	699001	-	700000	5,147.02	3345.56
637001	-	638000	4,750.36	3087.73	700001	-	701000	5,153.42	3349.72
638001	-	639000	4,756.76	3091.89	701001	-	702000	5,159.82	3353.88
639001	-	640000	4,763.15	3096.05	702001	-	703000	5,166.21	3358.04
640001	-	641000	4,769.55	3100.21	703001	-	704000	5,172.61	3362.20
641001	-	642000	4,775.95	3104.37	704001	-	705000	5,179.01	3366.36
642001	-	643000	4,782.35	3108.53	705001	-	706000	5,185.41	3370.51
643001	-	644000	4,788.74	3112.68	706001	-	707000	5,191.80	3374.67
644001	-	645000	4,795.14	3116.84	707001	-	708000	5,198.20	3378.83
645001	-	646000	4,801.54	3121.00	708001	-	709000	5,204.60	3382.99
646001	-	647000	4,807.94	3125.16	709001	-	710000	5,211.00	3387.15
647001	-	648000	4,814.34	3129.32	710001	-	711000	5,217.40	3391.31
648001	-	649000	4,820.73	3133.48	711001	-	712000	5,223.79	3395.47
649001	-	650000	4,827.13	3137.64	712001	-	713000	5,230.19	3399.62
650001	-	651000	4,833.53	3141.79	713001	-	714000	5,236.59	3403.78
651001	-	652000	4,839.93	3145.95	714001	-	715000	5,242.99	3407.94
652001	-	653000	4,846.32	3150.11	715001	-	716000	5,249.38	3412.10
653001	-	654000	4,852.72	3154.27	716001	-	717000	5,255.78	3416.26
654001	-	655000	4,859.12	3158.43	717001	-	718000	5,262.18	3420.42
655001	-	656000	4,865.52	3162.59	718001	-	719000	5,268.58	3424.58
656001	-	657000	4,871.92	3166.75	719001	-	720000	5,274.98	3428.73
657001	-	658000	4,878.31	3170.90	720001	-	721000	5,281.37	3432.89
658001	-	659000	4,884.71	3175.06	721001	-	722000	5,287.77	3437.05
659001	-	660000	4,891.11	3179.22	722001	-	723000	5,294.17	3441.21
660001	-	661000	4,897.51	3183.38	723001	-	724000	5,300.57	3445.37
661001	-	662000	4,903.90	3187.54	724001	-	725000	5,306.96	3449.53
662001	-	663000	4,910.30	3191.70	725001	-	726000	5,313.36	3453.69
663001	-	664000	4,916.70	3195.86	726001	-	727000	5,319.76	3457.84
664001	-	665000	4,923.10	3200.01	727001	-	728000	5,326.16	3462.00
665001	-	666000	4,929.50	3204.17	728001	-	729000	5,332.56	3466.16

Building Permit Fees - Proposed 1/1/2024

				Plan CK						Plan CK	
Total Valuation			Permit Fee	Fee		Total Valuation			Permit Fee	Fee	
666001	-	667000	4,935.89	3208.33		729001	-	730000	5,338.95	3470.32	
667001	-	668000	4,942.29	3212.49		730001	-	731000	5,345.35	3474.48	
668001	-	669000	4,948.69	3216.65		731001	-	732000	5,351.75	3478.64	
669001	-	670000	4,955.09	3220.81		732001	-	733000	5,358.15	3482.80	
670001	-	671000	4,961.48	3224.96		733001	-	734000	5,364.54	3486.95	
671001	-	672000	4,967.88	3229.12		734001	-	735000	5,370.94	3491.11	
672001	-	673000	4,974.28	3233.28		735001	-	736000	5,377.34	3495.27	
736001	-	737000	5,383.74	3499.43		799001	-	800000	5,786.80	3761.42	
737001	-	738000	5,390.14	3503.59		800001	-	801000	5,793.20	3765.58	
738001	-	739000	5,396.53	3507.75		801001	-	802000	5,799.59	3769.74	
739001	-	740000	5,402.93	3511.91		802001	-	803000	5,805.99	3773.89	
740001	-	741000	5,409.33	3516.06		803001	-	804000	5,812.39	3778.05	
741001	-	742000	5,415.73	3520.22		804001	-	805000	5,818.79	3782.21	
742001	-	743000	5,422.12	3524.38		805001	-	806000	5,825.18	3786.37	
743001	-	744000	5,428.52	3528.54		806001	-	807000	5,831.58	3790.53	
744001	-	745000	5,434.92	3532.70		807001	-	808000	5,837.98	3794.69	
745001	-	746000	5,441.32	3536.86		808001	-	809000	5,844.38	3798.85	
746001	-	747000	5,447.72	3541.02		809001	-	810000	5,850.78	3803.00	
747001	-	748000	5,454.11	3545.17		810001	-	811000	5,857.17	3807.16	
748001	-	749000	5,460.51	3549.33		811001	-	812000	5,863.57	3811.32	
749001	-	750000	5,466.91	3553.49		812001	-	813000	5,869.97	3815.48	
750001	-	751000	5,473.31	3557.65		813001	-	814000	5,876.37	3819.64	
751001	-	752000	5,479.70	3561.81		814001	-	815000	5,882.76	3823.80	
752001	-	753000	5,486.10	3565.97		815001	-	816000	5,889.16	3827.96	
753001	-	754000	5,492.50	3570.13		816001	-	817000	5,895.56	3832.11	
754001	-	755000	5,498.90	3574.28		817001	-	818000	5,901.96	3836.27	
755001	-	756000	5,505.30	3578.44		818001	-	819000	5,908.36	3840.43	
756001	-	757000	5,511.69	3582.60		819001	-	820000	5,914.75	3844.59	
757001	-	758000	5,518.09	3586.76		820001	-	821000	5,921.15	3848.75	
758001	-	759000	5,524.49	3590.92		821001	-	822000	5,927.55	3852.91	
759001	-	760000	5,530.89	3595.08		822001	-	823000	5,933.95	3857.07	
760001	-	761000	5,537.28	3599.24		823001	-	824000	5,940.34	3861.22	
761001	-	762000	5,543.68	3603.39		824001	-	825000	5,946.74	3865.38	
762001	-	763000	5,550.08	3607.55		825001	-	826000	5,953.14	3869.54	
763001	-	764000	5,556.48	3611.71		826001	-	827000	5,959.54	3873.70	
764001	-	765000	5,562.88	3615.87		827001	-	828000	5,965.94	3877.86	
765001	-	766000	5,569.27	3620.03		828001	-	829000	5,972.33	3882.02	
766001	-	767000	5,575.67	3624.19		829001	-	830000	5,978.73	3886.18	
767001	-	768000	5,582.07	3628.34		830001	-	831000	5,985.13	3890.33	
768001	-	769000	5,588.47	3632.50		831001	-	832000	5,991.53	3894.49	
769001	-	770000	5,594.86	3636.66		832001	-	833000	5,997.92	3898.65	
770001	-	771000	5,601.26	3640.82		833001	-	834000	6,004.32	3902.81	
771001	-	772000	5,607.66	3644.98		834001	-	835000	6,010.72	3906.97	
772001	-	773000	5,614.06	3649.14		835001	-	836000	6,017.12	3911.13	
773001	-	774000	5,620.46	3653.30		836001	-	837000	6,023.52	3915.29	
774001	-	775000	5,626.85	3657.45		837001	-	838000	6,029.91	3919.44	
775001	-	776000	5,633.25	3661.61		838001	-	839000	6,036.31	3923.60	
776001	-	777000	5,639.65	3665.77		839001	-	840000	6,042.71	3927.76	
777001	-	778000	5,646.05	3669.93		840001	-	841000	6,049.11	3931.92	
778001	-	779000	5,652.44	3674.09		841001	-	842000	6,055.50	3936.08	
779001	-	780000	5,658.84	3678.25		842001	-	843000	6,061.90	3940.24	
780001	-	781000	5,665.24	3682.41		843001	-	844000	6,068.30	3944.40	
781001	-	782000	5,671.64	3686.56		844001	-	845000	6,074.70	3948.55	
782001	-	783000	5,678.04	3690.72		845001	-	846000	6,081.10	3952.71	
783001	-	784000	5,684.43	3694.88		846001	-	847000	6,087.49	3956.87	
784001	-	785000	5,690.83	3699.04		847001	-	848000	6,093.89	3961.03	
785001	-	786000	5,697.23	3703.20		848001	-	849000	6,100.29	3965.19	
786001	-	787000	5,703.63	3707.36		849001	-	850000	6,106.69	3969.35	
787001	-	788000	5,710.02	3711.52		850001	-	851000	6,113.08	3973.51	
788001	-	789000	5,716.42	3715.67		851001	-	852000	6,119.48	3977.66	
789001	-	790000	5,722.82	3719.83		852001	-	853000	6,125.88	3981.82	
790001	-	791000	5,729.22	3723.99		853001	-	854000	6,132.28	3985.98	

Building Permit Fees - Proposed 1/1/2024

				Plan CK						Plan CK	
Total Valuation			Permit Fee	Fee		Total Valuation			Permit Fee	Fee	
791001	-	792000	5,735.62	3728.15		854001	-	855000	6,138.68	3990.14	
792001	-	793000	5,742.01	3732.31		855001	-	856000	6,145.07	3994.30	
793001	-	794000	5,748.41	3736.47		856001	-	857000	6,151.47	3998.46	
794001	-	795000	5,754.81	3740.63		857001	-	858000	6,157.87	4002.62	
795001	-	796000	5,761.21	3744.78		858001	-	859000	6,164.27	4006.77	
796001	-	797000	5,767.60	3748.94		859001	-	860000	6,170.66	4010.93	
797001	-	798000	5,774.00	3753.10		860001	-	861000	6,177.06	4015.09	
798001	-	799000	5,780.40	3757.26		861001	-	862000	6,183.46	4019.25	
862001	-	863000	6,189.86	4023.41		925001	-	926000	6,592.92	4285.40	
863001	-	864000	6,196.26	4027.57		926001	-	927000	6,599.32	4289.56	
864001	-	865000	6,202.65	4031.72		927001	-	928000	6,605.71	4293.71	
865001	-	866000	6,209.05	4035.88		928001	-	929000	6,612.11	4297.87	
866001	-	867000	6,215.45	4040.04		929001	-	930000	6,618.51	4302.03	
867001	-	868000	6,221.85	4044.20		930001	-	931000	6,624.91	4306.19	
868001	-	869000	6,228.24	4048.36		931001	-	932000	6,631.31	4310.35	
869001	-	870000	6,234.64	4052.52		932001	-	933000	6,637.70	4314.51	
870001	-	871000	6,241.04	4056.68		933001	-	934000	6,644.10	4318.67	
871001	-	872000	6,247.44	4060.83		934001	-	935000	6,650.50	4322.82	
872001	-	873000	6,253.84	4064.99		935001	-	936000	6,656.90	4326.98	
873001	-	874000	6,260.23	4069.15		936001	-	937000	6,663.29	4331.14	
874001	-	875000	6,266.63	4073.31		937001	-	938000	6,669.69	4335.30	
875001	-	876000	6,273.03	4077.47		938001	-	939000	6,676.09	4339.46	
876001	-	877000	6,279.43	4081.63		939001	-	940000	6,682.49	4343.62	
877001	-	878000	6,285.82	4085.79		940001	-	941000	6,688.89	4347.78	
878001	-	879000	6,292.22	4089.94		941001	-	942000	6,695.28	4351.93	
879001	-	880000	6,298.62	4094.10		942001	-	943000	6,701.68	4356.09	
880001	-	881000	6,305.02	4098.26		943001	-	944000	6,708.08	4360.25	
881001	-	882000	6,311.42	4102.42		944001	-	945000	6,714.48	4364.41	
882001	-	883000	6,317.81	4106.58		945001	-	946000	6,720.87	4368.57	
883001	-	884000	6,324.21	4110.74		946001	-	947000	6,727.27	4372.73	
884001	-	885000	6,330.61	4114.90		947001	-	948000	6,733.67	4376.89	
885001	-	886000	6,337.01	4119.05		948001	-	949000	6,740.07	4381.04	
886001	-	887000	6,343.40	4123.21		949001	-	950000	6,746.47	4385.20	
887001	-	888000	6,349.80	4127.37		950001	-	951000	6,752.86	4389.36	
888001	-	889000	6,356.20	4131.53		951001	-	952000	6,759.26	4393.52	
889001	-	890000	6,362.60	4135.69		952001	-	953000	6,765.66	4397.68	
890001	-	891000	6,369.00	4139.85		953001	-	954000	6,772.06	4401.84	
891001	-	892000	6,375.39	4144.01		954001	-	955000	6,778.45	4406.00	
892001	-	893000	6,381.79	4148.16		955001	-	956000	6,784.85	4410.15	
893001	-	894000	6,388.19	4152.32		956001	-	957000	6,791.25	4414.31	
894001	-	895000	6,394.59	4156.48		957001	-	958000	6,797.65	4418.47	
895001	-	896000	6,400.98	4160.64		958001	-	959000	6,804.05	4422.63	
896001	-	897000	6,407.38	4164.80		959001	-	960000	6,810.44	4426.79	
897001	-	898000	6,413.78	4168.96		960001	-	961000	6,816.84	4430.95	
898001	-	899000	6,420.18	4173.12		961001	-	962000	6,823.24	4435.10	
899001	-	900000	6,426.58	4177.27		962001	-	963000	6,829.64	4439.26	
900001	-	901000	6,432.97	4181.43		963001	-	964000	6,836.03	4443.42	
901001	-	902000	6,439.37	4185.59		964001	-	965000	6,842.43	4447.58	
902001	-	903000	6,445.77	4189.75		965001	-	966000	6,848.83	4451.74	
903001	-	904000	6,452.17	4193.91		966001	-	967000	6,855.23	4455.90	
904001	-	905000	6,458.56	4198.07		967001	-	968000	6,861.63	4460.06	
905001	-	906000	6,464.96	4202.23		968001	-	969000	6,868.02	4464.21	
906001	-	907000	6,471.36	4206.38		969001	-	970000	6,874.42	4468.37	
907001	-	908000	6,477.76	4210.54		970001	-	971000	6,880.82	4472.53	
908001	-	909000	6,484.16	4214.70		971001	-	972000	6,887.22	4476.69	
909001	-	910000	6,490.55	4218.86		972001	-	973000	6,893.61	4480.85	
910001	-	911000	6,496.95	4223.02		973001	-	974000	6,900.01	4485.01	
911001	-	912000	6,503.35	4227.18		974001	-	975000	6,906.41	4489.17	
912001	-	913000	6,509.75	4231.34		975001	-	976000	6,912.81	4493.32	
913001	-	914000	6,516.15	4235.49		976001	-	977000	6,919.21	4497.48	
914001	-	915000	6,522.54	4239.65		977001	-	978000	6,925.60	4501.64	
915001	-	916000	6,528.94	4243.81		978001	-	979000	6,932.00	4505.80	

Building Permit Fees - Proposed 1/1/2024

				Plan CK						Plan CK	
Total Valuation			Permit Fee	Fee		Total Valuation			Permit Fee	Fee	
916001	-	917000	6,535.34	4247.97		979001	-	980000	6,938.40	4509.96	
917001	-	918000	6,541.74	4252.13		980001	-	981000	6,944.80	4514.12	
918001	-	919000	6,548.13	4256.29		981001	-	982000	6,951.19	4518.28	
919001	-	920000	6,554.53	4260.45		982001	-	983000	6,957.59	4522.43	
920001	-	921000	6,560.93	4264.60		983001	-	984000	6,963.99	4526.59	
921001	-	922000	6,567.33	4268.76		984001	-	985000	6,970.39	4530.75	
922001	-	923000	6,573.73	4272.92		985001	-	986000	6,976.79	4534.91	
923001	-	924000	6,580.12	4277.08		986001	-	987000	6,983.18	4539.07	
924001	-	925000	6,586.52	4281.24		987001	-	988000	6,989.58	4543.23	
988001	-	989000	6,995.98	4547.39		1051001	-	1052000	7,322.02	4759.31	
989001	-	990000	7,002.38	4551.54		1052001	-	1053000	7,326.94	4762.51	
990001	-	991000	7,008.77	4555.70		1053001	-	1054000	7,331.86	4765.71	
991001	-	992000	7,015.17	4559.86		1054001	-	1055000	7,336.77	4768.90	
992001	-	993000	7,021.57	4564.02		1055001	-	1056000	7,341.69	4772.10	
993001	-	994000	7,027.97	4568.18		1056001	-	1057000	7,346.61	4775.29	
994001	-	995000	7,034.37	4572.34		1057001	-	1058000	7,351.52	4778.49	
995001	-	996000	7,040.76	4576.50		1058001	-	1059000	7,356.44	4781.69	
996001	-	997000	7,047.16	4580.65		1059001	-	1060000	7,361.36	4784.88	
997001	-	998000	7,053.56	4584.81		1060001	-	1061000	7,366.27	4788.08	
998001	-	999000	7,059.96	4588.97		1061001	-	1062000	7,371.19	4791.27	
999001	-	1000000	7,066.35	4593.13		1062001	-	1063000	7,376.11	4794.47	
1000001	-	1001000	7,071.27	4596.33		1063001	-	1064000	7,381.02	4797.66	
1001001	-	1002000	7,076.19	4599.52		1064001	-	1065000	7,385.94	4800.86	
1002001	-	1003000	7,081.10	4602.72		1065001	-	1066000	7,390.86	4804.06	
1003001	-	1004000	7,086.02	4605.91		1066001	-	1067000	7,395.77	4807.25	
1004001	-	1005000	7,090.94	4609.11		1067001	-	1068000	7,400.69	4810.45	
1005001	-	1006000	7,095.85	4612.31		1068001	-	1069000	7,405.61	4813.64	
1006001	-	1007000	7,100.77	4615.50		1069001	-	1070000	7,410.52	4816.84	
1007001	-	1008000	7,105.69	4618.70		1070001	-	1071000	7,415.44	4820.04	
1008001	-	1009000	7,110.60	4621.89		1071001	-	1072000	7,420.36	4823.23	
1009001	-	1010000	7,115.52	4625.09		1072001	-	1073000	7,425.27	4826.43	
1010001	-	1011000	7,120.44	4628.28		1073001	-	1074000	7,430.19	4829.62	
1011001	-	1012000	7,125.35	4631.48		1074001	-	1075000	7,435.11	4832.82	
1012001	-	1013000	7,130.27	4634.68		1075001	-	1076000	7,440.02	4836.02	
1013001	-	1014000	7,135.19	4637.87		1076001	-	1077000	7,444.94	4839.21	
1014001	-	1015000	7,140.10	4641.07		1077001	-	1078000	7,449.86	4842.41	
1015001	-	1016000	7,145.02	4644.26		1078001	-	1079000	7,454.77	4845.60	
1016001	-	1017000	7,149.94	4647.46		1079001	-	1080000	7,459.69	4848.80	
1017001	-	1018000	7,154.85	4650.66		1080001	-	1081000	7,464.61	4851.99	
1018001	-	1019000	7,159.77	4653.85		1081001	-	1082000	7,469.52	4855.19	
1019001	-	1020000	7,164.69	4657.05		1082001	-	1083000	7,474.44	4858.39	
1020001	-	1021000	7,169.60	4660.24		1083001	-	1084000	7,479.36	4861.58	
1021001	-	1022000	7,174.52	4663.44		1084001	-	1085000	7,484.27	4864.78	
1022001	-	1023000	7,179.44	4666.63		1085001	-	1086000	7,489.19	4867.97	
1023001	-	1024000	7,184.35	4669.83		1086001	-	1087000	7,494.11	4871.17	
1024001	-	1025000	7,189.27	4673.03		1087001	-	1088000	7,499.02	4874.37	
1025001	-	1026000	7,194.19	4676.22		1088001	-	1089000	7,503.94	4877.56	
1026001	-	1027000	7,199.10	4679.42		1089001	-	1090000	7,508.86	4880.76	
1027001	-	1028000	7,204.02	4682.61		1090001	-	1091000	7,513.77	4883.95	
1028001	-	1029000	7,208.94	4685.81		1091001	-	1092000	7,518.69	4887.15	
1029001	-	1030000	7,213.86	4689.01		1092001	-	1093000	7,523.61	4890.34	
1030001	-	1031000	7,218.77	4692.20		1093001	-	1094000	7,528.52	4893.54	
1031001	-	1032000	7,223.69	4695.40		1094001	-	1095000	7,533.44	4896.74	
1032001	-	1033000	7,228.61	4698.59		1095001	-	1096000	7,538.36	4899.93	
1033001	-	1034000	7,233.52	4701.79		1096001	-	1097000	7,543.27	4903.13	
1034001	-	1035000	7,238.44	4704.99		1097001	-	1098000	7,548.19	4906.32	
1035001	-	1036000	7,243.36	4708.18		1098001	-	1099000	7,553.11	4909.52	
1036001	-	1037000	7,248.27	4711.38		1099001	-	1100000	7,558.02	4912.72	
1037001	-	1038000	7,253.19	4714.57		1100001	-	1101000	7,562.94	4915.91	
1038001	-	1039000	7,258.11	4717.77		1101001	-	1102000	7,567.86	4919.11	
1039001	-	1040000	7,263.02	4720.96		1102001	-	1103000	7,572.77	4922.30	
1040001	-	1041000	7,267.94	4724.16		1103001	-	1104000	7,577.69	4925.50	

Building Permit Fees - Proposed 1/1/2024

				Plan CK					Plan CK
Total Valuation			Permit Fee	Fee	Total Valuation			Permit Fee	Fee
1041001	-	1042000	7,272.86	4727.36	1104001	-	1105000	7,582.61	4928.69
1042001	-	1043000	7,277.77	4730.55	1105001	-	1106000	7,587.52	4931.89
1043001	-	1044000	7,282.69	4733.75	1106001	-	1107000	7,592.44	4935.09
1044001	-	1045000	7,287.61	4736.94	1107001	-	1108000	7,597.36	4938.28
1045001	-	1046000	7,292.52	4740.14	1108001	-	1109000	7,602.27	4941.48
1046001	-	1047000	7,297.44	4743.34	1109001	-	1110000	7,607.19	4944.67
1047001	-	1048000	7,302.36	4746.53	1110001	-	1111000	7,612.11	4947.87
1048001	-	1049000	7,307.27	4749.73	1111001	-	1112000	7,617.02	4951.07
1049001	-	1050000	7,312.19	4752.92	1112001	-	1113000	7,621.94	4954.26
1050001	-	1051000	7,317.11	4756.12	1113001	-	1114000	7,626.86	4957.46
1114001	-	1115000	7,631.77	4960.65	1177001	-	1178000	7,941.53	5161.99
1115001	-	1116000	7,636.69	4963.85	1178001	-	1179000	7,946.44	5165.19
1116001	-	1117000	7,641.61	4967.05	1179001	-	1180000	7,951.36	5168.38
1117001	-	1118000	7,646.52	4970.24	1180001	-	1181000	7,956.28	5171.58
1118001	-	1119000	7,651.44	4973.44	1181001	-	1182000	7,961.19	5174.78
1119001	-	1120000	7,656.36	4976.63	1182001	-	1183000	7,966.11	5177.97
1120001	-	1121000	7,661.27	4979.83	1183001	-	1184000	7,971.03	5181.17
1121001	-	1122000	7,666.19	4983.02	1184001	-	1185000	7,975.94	5184.36
1122001	-	1123000	7,671.11	4986.22	1185001	-	1186000	7,980.86	5187.56
1123001	-	1124000	7,676.02	4989.42	1186001	-	1187000	7,985.78	5190.76
1124001	-	1125000	7,680.94	4992.61	1187001	-	1188000	7,990.69	5193.95
1125001	-	1126000	7,685.86	4995.81	1188001	-	1189000	7,995.61	5197.15
1126001	-	1127000	7,690.77	4999.00	1189001	-	1190000	8,000.53	5200.34
1127001	-	1128000	7,695.69	5002.20	1190001	-	1191000	8,005.44	5203.54
1128001	-	1129000	7,700.61	5005.40	1191001	-	1192000	8,010.36	5206.73
1129001	-	1130000	7,705.53	5008.59	1192001	-	1193000	8,015.28	5209.93
1130001	-	1131000	7,710.44	5011.79	1193001	-	1194000	8,020.19	5213.13
1131001	-	1132000	7,715.36	5014.98	1194001	-	1195000	8,025.11	5216.32
1132001	-	1133000	7,720.28	5018.18	1195001	-	1196000	8,030.03	5219.52
1133001	-	1134000	7,725.19	5021.37	1196001	-	1197000	8,034.94	5222.71
1134001	-	1135000	7,730.11	5024.57	1197001	-	1198000	8,039.86	5225.91
1135001	-	1136000	7,735.03	5027.77	1198001	-	1199000	8,044.78	5229.11
1136001	-	1137000	7,739.94	5030.96	1199001	-	1200000	8,049.69	5232.30
1137001	-	1138000	7,744.86	5034.16	1200001	-	1201000	8,054.61	5235.50
1138001	-	1139000	7,749.78	5037.35	1201001	-	1202000	8,059.53	5238.69
1139001	-	1140000	7,754.69	5040.55	1202001	-	1203000	8,064.44	5241.89
1140001	-	1141000	7,759.61	5043.75	1203001	-	1204000	8,069.36	5245.08
1141001	-	1142000	7,764.53	5046.94	1204001	-	1205000	8,074.28	5248.28
1142001	-	1143000	7,769.44	5050.14	1205001	-	1206000	8,079.19	5251.48
1143001	-	1144000	7,774.36	5053.33	1206001	-	1207000	8,084.11	5254.67
1144001	-	1145000	7,779.28	5056.53	1207001	-	1208000	8,089.03	5257.87
1145001	-	1146000	7,784.19	5059.72	1208001	-	1209000	8,093.94	5261.06
1146001	-	1147000	7,789.11	5062.92	1209001	-	1210000	8,098.86	5264.26
1147001	-	1148000	7,794.03	5066.12	1210001	-	1211000	8,103.78	5267.46
1148001	-	1149000	7,798.94	5069.31	1211001	-	1212000	8,108.69	5270.65
1149001	-	1150000	7,803.86	5072.51	1212001	-	1213000	8,113.61	5273.85
1150001	-	1151000	7,808.78	5075.70	1213001	-	1214000	8,118.53	5277.04
1151001	-	1152000	7,813.69	5078.90	1214001	-	1215000	8,123.44	5280.24
1152001	-	1153000	7,818.61	5082.10	1215001	-	1216000	8,128.36	5283.43
1153001	-	1154000	7,823.53	5085.29	1216001	-	1217000	8,133.28	5286.63
1154001	-	1155000	7,828.44	5088.49	1217001	-	1218000	8,138.19	5289.83
1155001	-	1156000	7,833.36	5091.68	1218001	-	1219000	8,143.11	5293.02
1156001	-	1157000	7,838.28	5094.88	1219001	-	1220000	8,148.03	5296.22
1157001	-	1158000	7,843.19	5098.08	1220001	-	1221000	8,152.94	5299.41
1158001	-	1159000	7,848.11	5101.27	1221001	-	1222000	8,157.86	5302.61
1159001	-	1160000	7,853.03	5104.47	1222001	-	1223000	8,162.78	5305.81
1160001	-	1161000	7,857.94	5107.66	1223001	-	1224000	8,167.69	5309.00
1161001	-	1162000	7,862.86	5110.86	1224001	-	1225000	8,172.61	5312.20
1162001	-	1163000	7,867.78	5114.05	1225001	-	1226000	8,177.53	5315.39
1163001	-	1164000	7,872.69	5117.25	1226001	-	1227000	8,182.44	5318.59
1164001	-	1165000	7,877.61	5120.45	1227001	-	1228000	8,187.36	5321.79
1165001	-	1166000	7,882.53	5123.64	1228001	-	1229000	8,192.28	5324.98

Building Permit Fees - Proposed 1/1/2024

				Plan CK					Plan CK
Total Valuation			Permit Fee	Fee	Total Valuation			Permit Fee	Fee
1166001	-	1167000	7,887.44	5126.84	1229001	-	1230000	8,197.20	5328.18
1167001	-	1168000	7,892.36	5130.03	1230001	-	1231000	8,202.11	5331.37
1168001	-	1169000	7,897.28	5133.23	1231001	-	1232000	8,207.03	5334.57
1169001	-	1170000	7,902.19	5136.43	1232001	-	1233000	8,211.95	5337.76
1170001	-	1171000	7,907.11	5139.62	1233001	-	1234000	8,216.86	5340.96
1171001	-	1172000	7,912.03	5142.82	1234001	-	1235000	8,221.78	5344.16
1172001	-	1173000	7,916.94	5146.01	1235001	-	1236000	8,226.70	5347.35
1173001	-	1174000	7,921.86	5149.21	1236001	-	1237000	8,231.61	5350.55
1174001	-	1175000	7,926.78	5152.40	1237001	-	1238000	8,236.53	5353.74
1175001	-	1176000	7,931.69	5155.60	1238001	-	1239000	8,241.45	5356.94
1176001	-	1177000	7,936.61	5158.80	1239001	-	1240000	8,246.36	5360.14



**ISLAND COUNTY PLANNING & COMMUNITY DEV.**

**WORK SESSION AGENDA**

**MEETING DATE: 10/18/2023**

---

**To: Janet St. Clair, Chair**  
**Board of Island County Commissioners**

**From: Mary Engle, Director**

---

**Amount of time requested for agenda discussion. 45 minutes**

**Division: Permitting**

**Agenda Item No.: 1**

**Subject: Public Benefits Rating System (PBRS) application 171/23 PBRS**

**Description:** Mr. and Mrs. Pastron, the registered agents for the Will and Sherrie Pastron Living Trust, have submitted a Public Benefits Rating System (PBRS) application to enter four parcels; R33216-110-1310, R33216-099-1510, R33216-105-0950, and S8550-00-00002-0, into the PBRS tax program. The application was deemed complete on June 9, 2023. Planning and Community Development is requesting this application be scheduled for a public hearing on December 5, 2023 no earlier than 10:00a.m.

**Attachment: 171/23 PBRS Staff Report and Recommendation, 171/23 PBRS Tax Agreement**

**Request:** *(Check boxes that apply)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular                                       |
| <input type="checkbox"/> None/Informational         | <input type="checkbox"/> Discussion  |
| <input type="checkbox"/> Signature Request          | <input checked="" type="checkbox"/> Other: <u>To Schedule a Public Hearing</u> |

**IT Review:** Not Applicable

**Budget Review:** Not Applicable

*(Continued on next page)*



**DIVISION: Long Range Planning**

**Agenda Item No.: 2**

**Subject:** Amending Island County Code Chapter 17.03.035 – Use Tables, 17.03.140 – Rural Service (RS) Zone, 17.03.155 – Mixed use and Non-Residential Areas of More Intensive Rural Development, and 17.03 Appendix A. – Rural Areas of Intensive Development (RAID)

**Description:** On June 25, 2019, the Island County Board of County Commissioners adopted amendments to 17.03 ICC (Ordinance No. C-53-19). According to the Island County Planning Commission Finding of Fact and Legislative Intent, the objective was to migrate four separate sections of ICC into one consolidated table to clearly denote applicable zones and conditions.

In 2022 Long Range Planning worked to correct minor errors from the migration to the table and clean up the code. These amendments are here before the Board in Ordinance No. C- -23, PLG-003-23. One other footnote was added, as it was referenced in the table but did not exist, explaining the permitting path for Overnight Lodging in the Camano Gateway Village zone. A final change to the name of a Non-residential RAID was also made renaming the “Midget Market” RAID to the “Liberty Market” RAID. The owners have been notified and have no objections.

**Attachment: Ordinance No. C- -23, PLG-003-23**

**Request:** *(Check boxes that apply)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input type="checkbox"/> None/Informational         | <input type="checkbox"/> Discussion      |
| <input type="checkbox"/> Signature Request          | <input type="checkbox"/> Other: _____    |

**IT Review Complete:** ☐ Not Applicable

**Budget Review Complete:** ☐ Not Applicable



## Island County Planning and Community Development

*Mary Engle, Director*

Physical Address: 1 NE 6<sup>th</sup> St, Coupeville, WA 98239 Mailing Address: 1 NE 7<sup>th</sup> St, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: [PlanningDept@islandcountywa.gov](mailto:PlanningDept@islandcountywa.gov) | <https://www.islandcountywa.gov/207/Planning-Community-Development>

Will and Sherrie Pastron Living Trust  
907 Utsalady Rd  
Camano Island WA 98292

August 29, 2023

**File No:** 171/23

**Agent:** Will and Sherrie Pastron Living Trust

**Property Owner:** Will and Sherrie Pastron Living Trust

**Assessor's Parcel Number:** R33216-110-1310, R33216-099-1510, R33216-105-0950, S8550-00-00002-0

### **Summary of Application and Recommendation:**

---

Mr. and Mrs. Pastron, the registered agents for the Will and Sherrie Pastron Living Trust, have submitted a Public Benefits Rating System (PBRs) application on May 24, 2023, and it was deemed complete on June 9, 2023. The application was for 6 parcels, upon staff review it was identified that R33216-031-1310 was deemed invalid due to not meeting a minimum, 5-acre requirement and R33216-100-1110 did not provide any Priority resource points. The property owner is proposing the remaining 4 parcels be eligible to classify into the PBRs program.

The subject parcels are accessed via Utsalady Rd, a local county collector road. The parcels are contiguous and under same ownership.

### **Recommendation: Conditional Approval**

### **Preliminary Information:**

Property Owner:  
Will and Sherrie Pastron Living Trust  
907 Utsalady Rd  
Camano Island WA 98292

Property Address:  
Same as owner

**STAFF REPORT FOR  
APPLICATION FOR OPEN SPACE LAND CLASSIFICATION  
Island County Public Benefit Rating System (PBRs)  
171/23 PBRs – Pastron**

**FINDINGS OF FACT**

The Island County Planning and Community Development Department considered the 171/23 PBRs Application for Open Space Classification under the Public Benefit Rating System (PBRs) program and finds the following:

- **PROPOSAL**

On May 24, 2023, Island County received an application from Will and Sherrie Pastron for 6 parcels eligibility into PBRs.

- **SITE DESCRIPTION**

Location: North end of Camano Island located off Utsalady Rd. R33216-110-1310, R33216-099-1510, R33216-105-0950, S8550-00-00002-0

Area & Site Condition: R33216-105-0950, R33216-099-1510 are vacant parcels. S8550-00-00002-0 R33216-110-1310, R33216-099-1510 are improved parcels.

Access: The subject property is accessed via Utsalady Rd, a local county collector road located on Camano Island.

- **BACKGROUND**

These properties are under same ownership and contiguous.

	Parcel A	Parcel B	Parcel C	Parcel D
Parcel number	R33216-110-1310	R33216-105-0950	S8550-00-00002-0	R33216-099-1510
Current taxes	\$18,243.69	\$2535.98	\$3436.75	\$4906.60
Acres	11.1	2.66	4.26	5.99
PBRs	70%	70%	70%	70%

- **LAND USE STANDARDS**

- a. 3 of the properties are zoned Rural: R33216-110-1310, R33216-099-1510
- b. 2 of the properties are zoned Airport: R33216-105-0950, S8550-00-00002-0

- **LEGAL AUTHORITY AND REQUIREMENTS**

- a. ICC 3.40.010 states that the Open Space Tax Act, RCW 84.34, provides an opportunity for landowners to apply for a reduction in property taxes for certain categories of open space, agriculture and timber lands.

- **BASIS FOR ASSESSMENT / ANALYSIS**

See attachment A: Eligibility by parcel

- **CONCLUSION**

The Applicant has demonstrated that 24.01 acres of their 4 contiguous properties qualify for entry into Island County's PBRS program.

**RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusion, it is recommended that 171/23 Be approved for PBRS under the following tax reductions and conditions:

S8550-00-00002-0 of the 5.26 acres only 4.26 acres are eligible 70%

R33216-105-0950 of the 5.00 acres only 2.66 acres are eligible 70%

R33216-110-1310 of the 13.6 acres only 11.1 acres are eligible 70%

R33216-099-1510 of the 6.99 acres only 5.99 acres are eligible 70%

1. Final determinations about exemptions, back taxes, and penalties described in WAC 458-30 and RCW 84.34 shall be made by the Island County Assessor.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
4. There shall be no development or ground disturbing activities on the portion of the site that is classified as open space and received points from PBRS without prior approval from Island County.
5. There shall be no development on the portion of the subject property prior to review and approval of all appropriate land use and building permits. Approval of this application shall not be construed as approval of any structures or facilities.
6. The land shall be used only in accordance with the following additional restrictions:
  - a. **Privately owned trails and corridors** eligible lands must be used as a public trail or corridor that remains in private ownership. Public access on the trail from a public road or public trail is required.
  - b. **Resources and Rural Agricultural Lands:** The portion of the property in PBRS must follow the eligibility requirements under ICC 3.40.250.A.
  - c. **Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites:** The portion of the property in PBRS must follow the eligibility requirements under ICC 3.40.250.E.

Attachments:

A: Eligibility by Parcel

B: Application Materials

## Attachment A: Eligibility by Parcel

- **BASIS FOR ASSESSMENT / ANALYSIS PARCEL R33216-110-1310**

a. High Priority Resource – 5 Points Each

5 Privately owned trails and corridors

5 Natural shoreline environments

This property is eligible due to its natural shoreline environments and associated wetland area.

5 Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites: this property contains an estuary

b. 0 Medium priority

c. 0 Low priority

d. Bonus System

5 Public priority Natural shoreline systems, saltwater tidal flats accretion beaches that serve a diversity of ecological functions.

3 Contiguous Parcels

5 Approved Rural Stewardship plan

5 Properties near current use land, this property lies across the street from the Danielson farm that is in Farm and Agriculture.

**Qualifying acres: 11.1**

**TOTAL: 33 out of 57 Points = 70%**

- **BASIS FOR ASSESSMENT / ANALYSIS PARCEL R33216-105-0950**

a. High Priority Resource – 5 Points Each

5 Privately owned trails and corridors

5 Natural shoreline environments

This property is eligible due to its natural shoreline environments and associated wetland area.

5 Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites: this property contains an estuary

b. 0 Medium priority

c. 0 Low priority

d. Bonus System

5 Public Priority:

This property contains significant undisturbed natural communities and ecosystems, Natural Shoreline, saltwater tidal flats and accretion beaches that serve a diversity of ecological functions.

3 Contiguous Parcels

5 Approved Rural Stewardship plan

5 Properties near or adjacent to public or current use land

Danielson Farm which is and has been in the Farm and Agricultural exemption program for many years lies south across Utsalday Rd.

Qualifying acres: **2.66**

**TOTAL: 33 out of 57 Points = 70%**

- **BASIS FOR ASSESSMENT / ANALYSIS PARCEL S8550-00-00002-0**

- a. High Priority Resource – 5 Points Each

- 5 Privately owned trails and corridors

- 5 Natural shoreline environments

- This property is eligible due to its natural shoreline environments and associated wetland area.

- 5 Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites: this property contains an estuary

- b. 0 Medium priority

- c. 0 Low priority

- d. Bonus System

- 5 Public Priority

- This property contains significant undisturbed natural communities and Ecosystems, Natural Shoreline, saltwater tidal flats and accretion beaches That serve a diversity of ecological functions

- 3 Contiguous Parcels

- 5 Approved Rural Stewardship plan

- 5 Properties near of adjacent to public or current use land

- This property borders the County Historical English Boom park.

**Qualifying acres 4.26**

**TOTAL: 33 out of 57 Points = 70%**



- **BASIS FOR ASSESSMENT / ANALYSIS PARCEL R33216-099-1510**

a. High Priority Resource – 5 Points Each

5 Privately owned trails and corridors

5 Natural shoreline environments

This property is eligible due to its natural shoreline environments and associated wetland area.

5 Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites: this property contains an estuary

b. 0 Medium priority

c. 0 Low priority

d. Bonus System

5 Public priority Natural shoreline systems, saltwater tidal flats accretion beaches that serve a diversity of ecological functions.

3 Contiguous Parcels

5 Approved Rural Stewardship plan

5 Properties near current use land, this property lies across the street from the Danielson farm that is in Farm and Agriculture.

Qualifying acres: **5.99**

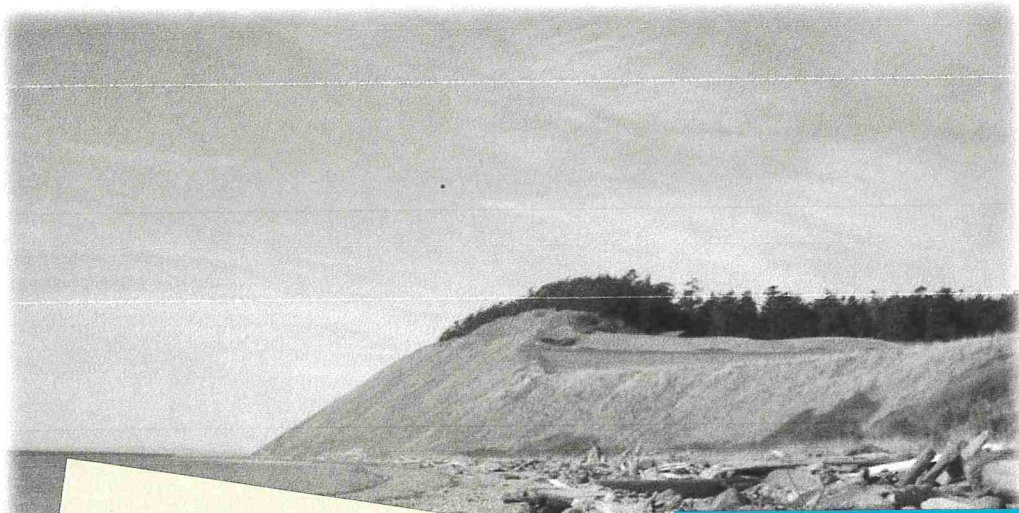
**TOTAL: 33 out of 57 Points= 70%**

## Attachment B: Application Materials

Original

# PUBLIC BENEFIT RATING SYSTEM

## APPLICATION PACKET



Will  
310 729 7100  
me-RCVD 5/24/23

UNIT

Permit  
has been  
created  
171/23

INGTON

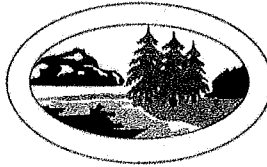
rd Camano Annex

Y 18 2023

rd County  
v Development

(Rev. 01/2023)

# ISLAND COUNTY PUBLIC BENEFIT RATING SYSTEM APPLICATION



~OPEN SPACE LAND CLASSIFICATION IN ACCORDANCE WITH 84.34 RCW & ICC 3.40~

CONTACT INFORMATION	
Agent <sup>1</sup> Name:	
Agent Mailing Address:	
Agent Phone Number:	
Agent Email Address:	
Applicant <sup>2</sup> Name:	Will and Sherrie Pastron Living Trust
Applicant Mailing Address:	907 Utsalady Rd., Camano Island, WA 98282
Applicant Phone Number:	310-729-7100
Applicant Email Address:	willpastron@verizon.net

<sup>1</sup>An Applicant Authorization Form is required if an applicant uses an agent to apply on their behalf.  
<sup>2</sup>The applicant is considered to be the property owner, unless otherwise noted.

PROPERTY INFORMATION	
Property Address <sup>3</sup> :	857, 877, 885, 901, 907 Utsalady Rd., Camano Island, WA 98282 (note: 857 is erroneously identified as 87 on Assessor maps and data). Utsalady Rd. & Rekdal Rd.
Name of Access Road:	Utsalady Rd. and N. Moore Rd., English Boom County Park trail
This is a:	<input checked="" type="checkbox"/> Public Road - Access Permit Number: <input type="checkbox"/> Private Road
Within City/Town Limits?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, City/Town:
Presently in Current Use Program?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Program:
Applicant's Interest in Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Purchasing through contract <input type="checkbox"/> Other, Please explain:

Tax Parcel Number(s)	Total Acreage	Acreage for PBRS	
S8550-00-00002-0	5.26 ✓	5.26 4 26	Bldg = Shop 2 structures Bldg = Sre 35.15
R33216-110-1310	13.60 ✓	12.60 11.6	
R33216-105-0950	5.00 ✓	5.00	
R33216-100-1110	5.00 ✓	4.00	
R33216-099-1510	6.99 ✓	6.99	
R33216-031-1310	3.30 ✓	3.30	
Total Acreage	39.15	37.15	

<sup>3</sup>If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.

## AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I (we) am (are) aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34 and ICC 3.40.

I (we) also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me (us) and to the best of my (our) knowledge it is a true, correct, and complete statement. (All owners of the property must print and sign below)

Willard Pastron

Print Name

→

Signature

Sherrie Pastron

Print Name

→

Signature

Print Name

→

Signature

Print Name

→

Signature

State of Washington

County of Snohomish

On This day personally appeared before me Willard Pastron and

Sherrie Pastron to me proven to be the individual(s) described in  
and who executed the within and foregoing instrument, and acknowledged that they signed the  
same as thru free and voluntary act and deed, for the uses and purposes therein mentioned.

[Signature]  
(Notary Signature)

Lisa Gomez  
(Printed Notary Name)

5/17/23  
(Date)

LISA GOMEZ  
Notary Public  
State of Washington  
Commission # 164942  
My Comm. Expires Jul 14, 2026

Stanwood  
(Residing at)

7/14/2026  
(My commission Expires)

# PROPERTY INFORMATION

## I. GENERAL

- A. Describe all present and proposed uses of the proposed open space land on your parcel(s). Attach additional sheets if necessary.

~~When we first visited Camano Island, we were taken by it's natural beauty. We bought a home here, and intend to stay forever. We have since dug our roots in deeper by purchasing five adjoining parcels. Our goal is to maintain and restore the six parcels, as much as possible, to their original natural state. We have already planted over 600 native trees and 500 native shrubs. Our plans call for the planting of one to two thousand more native trees. We have cleared invasive tees, shrubs, blackberries and the excessive undergrowth. We feel these six parcels are an important piece of the natural character of the north end of Camano Island, and we aim to be good stewards of this land.~~

- B. Describe all present and proposed uses of the non-open space land on your parcel(s).

~~Two single family homes, shop and related structures.~~

- C. Describe all existing and planned improvements such as buildings, drainage systems, wells, and roads. Indicate distance of the improvements from the proposed open space land.

~~Two single family homes (each on its own parcel), shop (only structure on it's parcel), two pump houses, three wells, driveway, septic system, landscaped area. Home on parcel R33216-110-1310 (near bluff) is 50' or more from top of critical slope, ±260' from wetlands, ±75' from woods. Home on parcel R33216-100-1110 is in the hay field, approximately 100' from the woods.~~

~~Exhibit: •Drawing of all parcels~~

- D. Is the land subject to lease or other agreement, such as an easement, which permits any other use than its present use?

☐ Yes – If yes, attach copies of all leases, options, easements, & similar agreements.  
☒ No

# PROPERTY INFORMATION

## II. RESOURCE INVENTORY

Identify which of the following priority resources, as defined in the *Basis for Assessment for Island County Public Benefit Rating System* document, are contained on your property. Remember to include justifications for each category on the next page or a separate sheet of paper.

### Priority Resource Points

30 points maximum from no more than 6 Priority Resource categories per ICC 3.40.030.

High Priority Resource (5 Points)	
Resource and Rural Agricultural Lands	5
Integrated Forest Management Plan	
Privately Owned Trails and Corridors	5
"Natural" Shoreline Environments	
Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites	5
Historic Landmark/Archaeological Site	5
Private Lands within Designated National Preserves	
Active or Passive Recreation Area	
Medium Priority Resource (3 Points)	
"Conservancy" Shoreline Environment	
Flood Hazard Buffer Area	
Geologic Hazard Buffer Area	
Scenic Natural Resources, Viewpoint, or View Corridors	3
Urban Growth Area Open Space	
Public Lands Buffer	3
Category C or D Wetlands	
Low Priority Resource (1 Point)	
Artificial/Category E Wetlands	
<b>Total Priority Resource Points</b>	26

### Bonus System Points

38 points maximum per ICC 3.40.030(D).

Public Priority (5 pts)	5
Voluntary Resource or Critical Area Restoration (5 pts)	
Surface Water Quality Buffer Areas (1, 3, 5 pts)	
Drainage Area (5 pts)	
Contiguous Parcels Under Separate Ownership (3 pts)	2
Conservation/Historic Easement in Perpetuity (5 pts)	
Properties with an Approved Rural Stewardship Plan (5 pts)	5
Properties near or adjacent to a public or current use classified land (2, 4, or 5 pts)	5

### Bonus System Cont. – Public Access<sup>1</sup>

Unlimited Public Access (5 pts)	
Limited Public Access/Sensitive Area (5 pts)	
Privately Owned Tideland Access (5 pts)	
Limited Public Access (3 pts)	
No Public Access (0 pts)	
<b>Total Bonus System Points</b>	17

<sup>1</sup>Public access is not required as a condition of enrollment into the PBRS program; although, public access is *highly* encouraged. If proposing public access, describe on a separate sheet of paper how the land can be accessed by the public.

<b>TOTAL PRIORITY RESOURCE AND BONUS SYSTEM POINTS</b>	<b>43</b>
--	-----------

<b>Qualifies for the Super Bonus Category? (circle one)</b>	<input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No
---	---

Corresponding Tax Reduction  
(for reference purposes only)

Public Benefit Rating Points	Tax Reduction
0-4	0% of assessed value
5-9	20% of assessed value
10-14	30% of assessed value
15-19	40% of assessed value
20-24	50% of assessed value
25-29	60% of assessed value
30-34	70% of assessed value
35-39	80% of assessed value
40-57	90% of assessed value



## PROPERTY INFORMATION

### III. PRIORITY RESOURCE AND BONUS SYSTEM JUSTIFICATION

For each of the priority resource and bonus system points you choose above, please fill out one explanation section below. You should also submit additional supporting documentations, as applicable. If you require additional sections, please copy this page or use a separate sheet of paper. Please review the *Basis for Assessment for Island County Public Benefit Rating System* document for more information.

**Priority Resource:** Resource and Rural Agricultural Lands **Resource Acreage:** 7.25 **Points:** 5

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~This area is comprised of one entire parcel and portions of two additional parcels. It is currently used as a hay field, and has been for at least 50 years. We have it "hayed" (cut and baled) every year.~~

~~Acreage calculation:~~

~~R33216-031-1310, 3.3ac~~

~~R33216-100-1110, hay portion 2.3ac(3.3ac - 1ac for house)~~

~~R33216-105-0950, hay portion 1.65ac~~

~~Total acreage in hay 7.25ac~~

~~Exhibits: •Hay Field Map,•Pictures~~

**Priority Resource:** Privately Owned Trails and Corridors **Resource Acreage:** 11.4\* **Points:** 5

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~Trail begins at Historic English Boom County Park parking area. Public portion of trail ends at our property line and continues across our property for approximately two tenths of a mile.~~

~~Trail crosses of the following parcels:~~

~~S8550-00-00002-0, R33216-105-0950, R33216-110-1310, R33216-099-1510~~

~~Exhibits: •Google Earth map with notes, •Survey by Metron and Associates (8-4-22)~~

~~\* Portion of the trail on our parcels (private portion) is approximately 965 feet long.~~

**Priority Resource:** Significant Fish and Wildlife Habitat Conservation Areas **Resource Acreage:** 11.4 **Points:** 5

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~Class A Wetland. A portion of four of our parcels encompass the Historic English Boom wetland area. This wetland is a Category A wetland as indicated in the document titled 'Types of Wetlands In Island County' by Island County Planning & Community Development. The example of a Delta Estuary, Category A wetland is the "English Boom, Camano Island" (highlighted on exhibit).~~

~~Exhibits:~~

~~•Types of Wetlands In Island County, Delta Estuary, Category A Wetland highlighted.~~

~~•Wetland Acreage Map.~~



# PROPERTY INFORMATION

## III. PRIORITY RESOURCE AND BONUS SYSTEM JUSTIFICATION

For each of the priority resource and bonus system points you choose above, please fill out one explanation section below. You should also submit additional supporting documentations, as applicable. If you require additional sections, please copy this page or use a separate sheet of paper. Please review the *Basis for Assessment for Island County Public Benefit Rating System* document for more information.

**Priority Resource:** Historic Landmark/Archaeological Site **Resource Acreage:** 11.4 **Points:** 5

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

Island County's 'Historic English Boom Park' is directly abject to our property, and portions of our properties include the historic English Boom area. The English Boom is mentioned in many books\* about the area including entire chapters covering the English Boom and it's history; modern era activity began there in the 1920's. It is listed in the Stanwood Area Historical Society's list of Historic Buildings and Places. Island County has posted signs reading "Historic Site: English Boom". The interpretive kiosk sign at the entrance to the park has a sign reading "English Boom Preserve, an historical park".

\*Example books: 'Exploring Camano Island, History and Guide' - p59 English Boom Historic Park, 'Camano Island, Life and Times in Island Paradise' - p14 English Boom.

Exhibits: •Pictures, •Stanwood Historical Society, Historic Buildings and Places web-page

**Priority Resource:** Scenic Natural Resources, Viewpoint, or View Corridors **Resource Acreage:** 37.15 **Points:** 3

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

We believe that our entire 37.15(PBRS land) acres qualifies as a Scenic Natural Resource and/or View Corridor. Nearly the entirely property (six parcels) is comprised of natural features: hay fields, woods, bluff and slope, and wetlands; they contribute to the natural aesthetic character of the county. The wetland portion is also part of the historic English Boom area.

The hay fields and woods are clearly visible to the public from Utsalady Road. At 900 feet wide, the woods, bluff, slope and wetlands are a visual part of the Historic English Boom County Park, its walking trail and, of course, Skagit Bay. These lands are an important part of the natural character of this area.

Exhibit: •Pictures of the property.

**Priority Resource:** Public Lands Buffer **Resource Acreage:** 37.15 **Points:** 3

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

Our parcels are 'buffer lands'—public lands boarder both the south and north ends of the parcels: to the south is Utsalady Rd, to the north is Historic English Boom County Park, it's walking trail and Skagit Bay. The property is enrolled in the Rural Stewardship Plan and we are seeking to be enrolled in PBRS.

# PROPERTY INFORMATION

## III. PRIORITY RESOURCE AND BONUS SYSTEM JUSTIFICATION

For each of the priority resource and bonus system points you choose above, please fill out one explanation section below. You should also submit additional supporting documentations, as applicable. If you require additional sections, please copy this page or use a separate sheet of paper. Please review the *Basis for Assessment for Island County Public Benefit Rating System* document for more information.

**Priority Resource:** Bonus - Public Priority **Resource Acreage:** 11.4 **Points:** 5

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~We believe that the English Boom wetland portion of our parcels are a~~  
~~"community natural lands priorities of county residents". It is a:~~  
~~'Significant undisturbed natural communities and ecosystems', and/or~~  
~~'Natural shoreline systems' (it is a Delta Estuary, Category A wetland).~~

**Priority Resource:** Bonus - Contiguous Parcels Under Separate Ownership **Resource Acreage:** 37.15 **Points:** 2

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~As noted in the Property Information section of this application, we propose to~~  
~~enroll all six of our contiguous parcels in the PBRS. Our parcels have multiple~~  
~~'open space resources'. All of our parcels, except one, have the same 'open~~  
~~space resources', however, the one parcel has the same 'open space resource'~~  
~~as two of our other parcels.~~

**Priority Resource:** Bonus - Properties with an Approved Rural Stewardship Plan **Resource Acreage:** n/a **Points:** 5

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~Approved Rural Stewardship Plan attached (covers all six parcels).~~

~~Exhibit: Rural Stewardship Plan, approved.~~

# PROPERTY INFORMATION

## III. PRIORITY RESOURCE AND BONUS SYSTEM JUSTIFICATION

For each of the priority resource and bonus system points you choose above, please fill out one explanation section below. You should also submit additional supporting documentations, as applicable. If you require additional sections, please copy this page or use a separate sheet of paper. Please review the *Basis for Assessment for Island County Public Benefit Rating System* document for more information.

**Priority Resource:** Properties near or adjacent to public lands **Resource Acreage:** 29.85\* **Points:** 5\*\*

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~We have four parcels that are adjacent to Historic English Boom County Park, a~~  
~~Public Property. One parcel borders the park, the others are varying distances~~  
~~from the eastern edge of the park. Below is a list of the parcel numbers, total parcel~~  
~~PBRS acreage, distance from park edge, possible points:~~

~~S8550-00-00002-0, 5.26ac, 0', 5 points~~

~~R33216-105-0950, 5.00ac, 200', 4 points~~

~~R33216-110-1310, 12.60ac, 300', 4 points~~

~~R33216-099-1510, 6.99ac, 700', 4 points~~

~~\*Total acreage 29.85, \*\*highest points 5~~

~~Exhibit: East boarder of park and our parcels~~

**Priority Resource:** Super Bonus Category **Resource Acreage:** 11.4\* **Points:** 10%

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

~~We will allow limited public access (due to resource sensitivity) to the existing trail~~  
~~located on our property for the purposes of walking and nature appreciation only,~~  
~~via a trail easement in perpetuity (form to be determined), with the following~~  
~~limitations: access is limited to the trail and it's immediate environs only. There~~  
~~shall be no public access to the wetlands, or any other portion of our parcels. No~~  
~~picnicking, camping, sports, consumption of liquor, or hunting will be allowed.~~  
~~During the hours between sunrise to sunset only.~~

~~\* Portion of the trail on our parcels (private portion) is approximately 965 feet long.~~

**Priority Resource:** \_\_\_\_\_ **Resource Acreage:** \_\_\_\_\_ **Points:** \_\_\_\_\_

**Please explain the reason(s) you believe your property qualifies for this priority resource:**

---

---

---

---

---

---

---

---

---

---

ISLAND COUNTY  
PUBLIC BENEFIT RATING SYSTEM  
ANNUAL AFFIDAVIT



**SUBMIT BY  
DECEMBER 31<sup>ST</sup>  
OF EACH YEAR**

**File Number:** \_\_\_\_\_

**OWNER INFORMATION**

<b>Contact Person:</b>	Will Pastron	<b>Phone Number:</b>	310-729-7100
<b>Mailing Address:</b>	907 Utsalady Rd Camano Island, WA 98282	<b>Email:</b>	willpastron@verizon.net

**PARCEL DATA**

Tax Parcel Number(s)	Total Acres in Parcel	Acres in PBRS
S8550-00-00002-0	5.26	5.26
R33216-110-1310	13.60	12.60
R33216-105-0950	5.00	5.00
R33216-100-1110	5.00	4.00
R33216-099-1510	6.99	6.99
R33216-031-1310	3.30	3.30

As owner(s) of the land described in this affidavit, I (we) hereby indicate by my (our) signature(s) that:

I (we) declare under the penalties of perjury under the laws of the State of Washington, that the above-listed property is being used consistent with the requirements of the open space classification, RCW 84.34, and the Island County Public Benefit Rating System, ICC 3.40 and the signed agreement between me (us) and the County.

I (we) am (are) aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34 (all owners of the property must sign).

**Will Pastron**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

**Sherrie Pastron**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

State of Washington  
County of \_\_\_\_\_

**On This day personally appeared before me** \_\_\_\_\_

\_\_\_\_\_ to me proven to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
(Printed Notary Name)

\_\_\_\_\_  
(Date)

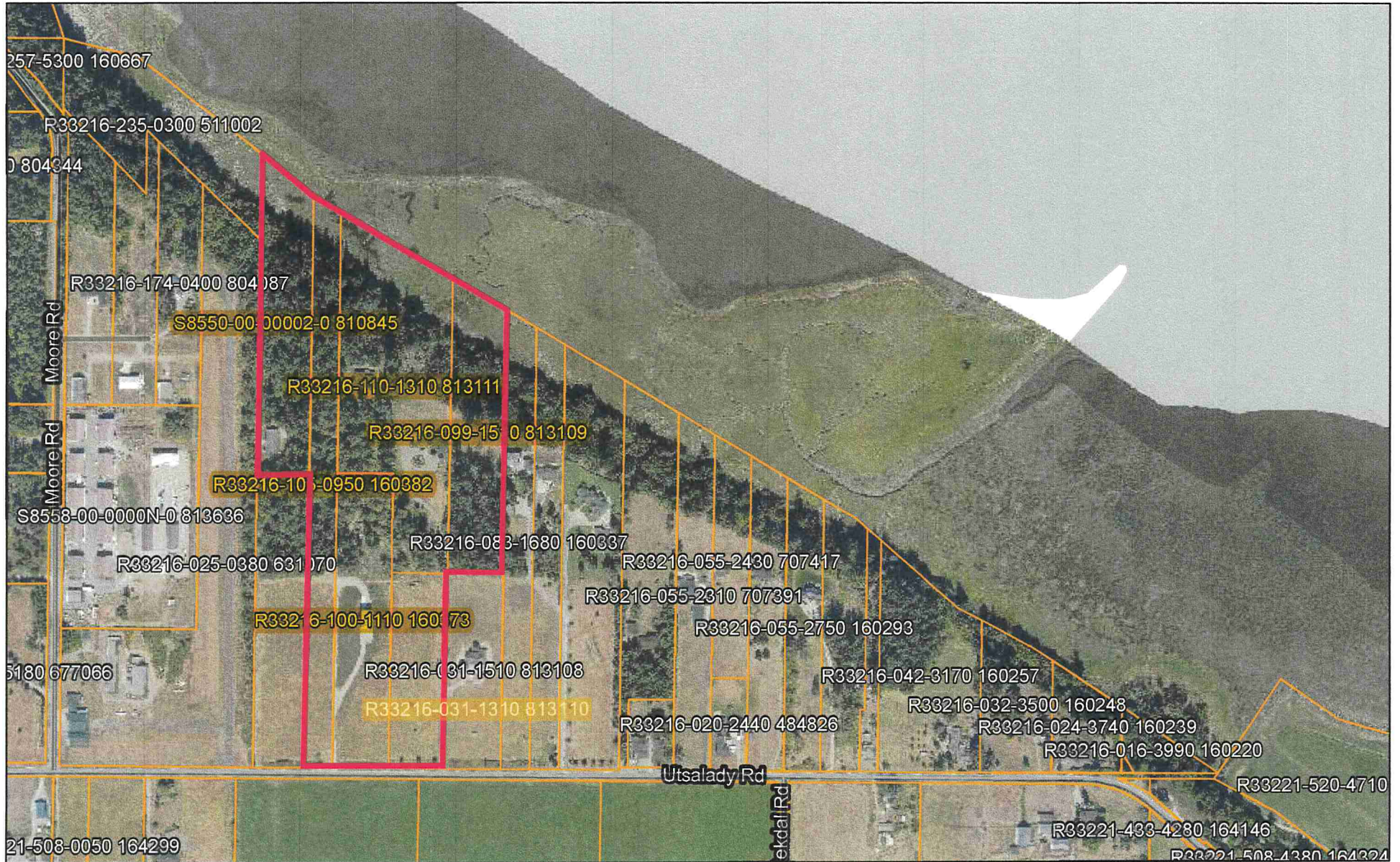
\_\_\_\_\_  
(Residing at)

\_\_\_\_\_  
(My commission Expires)

**Mail completed form to:** Island County Planning & Community Development, PO BOX 5000, Coupeville, WA 98239



# Island County Parcel Viewer Map



5/9/2023, 3:40:29 PM

1:9,028

Parcels Roads

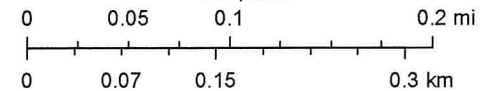
Local



Parcels

Collector and Arterial

Private



Esri Community Maps Contributors, Island County, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

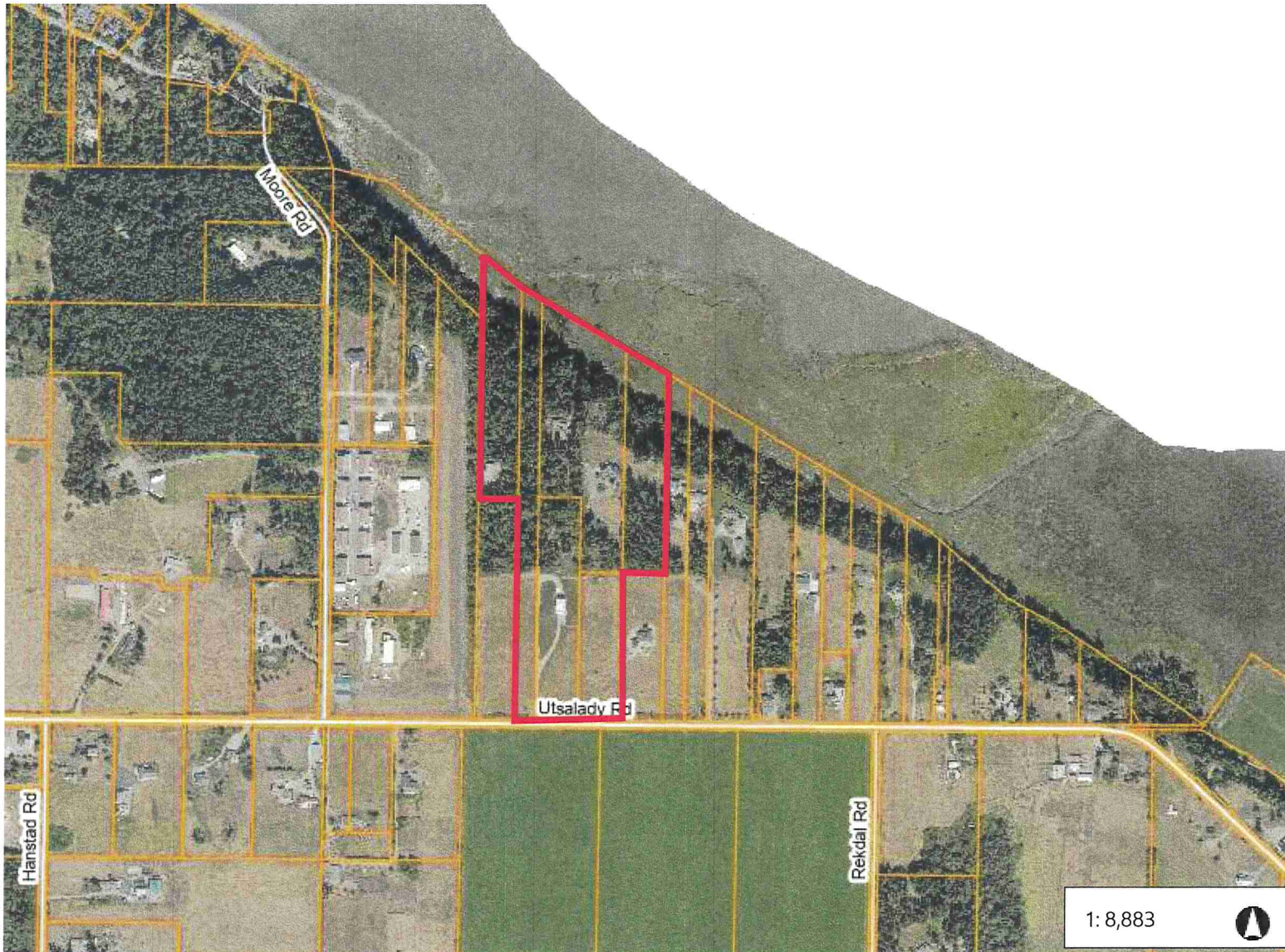
Island County Parcel Viewer Map Export

DO NOT USE AS A LEGAL DOCUMENT, ACCURACY NOT GUARANTEED





# ICGeoMap



## Legend

- Parcels
- Roads
  - Highway
  - Collector and Arterial
  - Local
  - Private

## Notes

1,480.4 0 740.22 1,480.4 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

DO NOT USE AS A LEGAL DOCUMENT. ACCURACY IS NOT GUARANTEED.

Parcel number: S8550-00-00002-0

Address (if any): 857 Utsalady Rd., Camano Island, WA 98282

Legal description:

Unit 2 of Island Time, a condominium, according to the Declaration thereof recorded on December 14, 2010 under Auditor's File No. 4286815, records of Island County, Washington, according to the Survey Map and Set of Plans as filed on December 14, 2010 under Auditor's File No. 4286814, records of Island County, Washington.

Situate in the County of Island, State of Washington.

Parcel number: R33216-110-1310

Address (if any): 907 Utsalady Rd., Camano Island, WA 98282

Legal description:

Lot 2 of Short Plat No. SHP-F 226/17 as recorded December 18, 2017 under Auditor's File No. 4435858; being a portion of Government Lot 2 and 3 and a portion of the Southwest Quarter of the Southwest Quarter, all in Section 16, Township 32 North, Range 3 East of the Willamette Meridian; Together with the West 204.0 feet of the East 313.73 feet of the Southwest Quarter and the West 204.0 feet of the East 313.73 feet of Government Lot 3, Section 16, Township 32 North, Range 3 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Southwest corner of Section 16; thence South 88° 14' 49" East along the South line of said Section 16, a distance of 1213.50 feet; thence North 1° 58' 20" East, parallel with the West line of said Section 16, a distance of 20.00 feet to the North line of the county road known as Utsalady Road, and the True Point of Beginning for this description; thence North 88° 14' 49" West, along said road, a distance of 204.00 feet; thence North 1° 58' 20" East a distance of 2141.81 feet, more or less, to the line of ordinary high tide of Skagit Bay; thence South 60° 07' 48" East, along said line of ordinary high tide, a distance of 230.83 feet, more or less, to a point which bears North 1° 58' 20" East from the True Point of Beginning; thence South 1° 58' 20" West a distance of 2333.03 feet, more or less, to the True Point of Beginning. Except the South 1068.01 feet thereof. All containing 590,792 square feet, more or less. Situate in the County of Island, State of Washington.



Parcel number: R33216-105-0950

Address (if any): 877 Utsalady Rd., Camano Island, WA 98282

Legal description:

The West 100.10 feet of the East 413.83 feet of the Southwest Quarter and the West 100.10 feet of the East 413.83 feet of Government Lot 3, Section 16, Township 32 North, Range 3 E.W.M., being more particularly described as follows: Beginning at the Southwest corner of Section 16; thence South  $89^{\circ}26'26''$  East along the South line of said Section 1009.50 feet; thence North  $0^{\circ}46'12''$  East, parallel with the West line of Section 16, 20.0 feet to the North line of the county road known as Utsalady Road and the true point of beginning of this description; thence North  $89^{\circ}26'26''$  West along the North line of said road 100.10 feet; thence North  $0^{\circ}46'12''$  East 2220 feet, more or less, to the line of ordinary high tide of Skagit Bay; thence Easterly along said line of ordinary high tide to a point which bears North  $0^{\circ}46'12''$  East from the true point of beginning; thence South  $0^{\circ}46'12''$  West 2140 feet, more or less, to the true point of beginning. Situate in the County of Island, State of Washington.

Parcel number: R33216-100-1110

Address (if any): 885 Utsalady Rd., Camano Island, WA 98282

Legal description:

The South 1068.01 feet of the following described tract of land:

The West 204.0 feet of the East 313.73 feet of the Southwest Quarter and the West 204.0 feet of the East 313.73 feet of Government Lot 3, Section 16, Township 32 North, Range 3 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Southwest corner of Section 16; thence South  $88^{\circ} 14' 49''$  East along the South line of said Section 16, a distance of 1213.50 feet; thence North  $1^{\circ} 58' 20''$  East, parallel with the West line of said Section 16, a distance of 20.00 feet to the North line of the county road known as Utsalady Road, and the True Point of Beginning for this description; thence North  $88^{\circ} 14' 49''$  West, along said road, a distance of 204.00 feet; thence North  $1^{\circ} 58' 20''$  East a distance of 2141.81 feet, more or less, to the line of ordinary high tide of Skagit Bay; thence South  $60^{\circ} 07' 48''$  East, along said line of ordinary high tide, a distance of 230.83 feet, more or less, to a point which bears North  $1^{\circ} 58' 20''$  East from the True Point of Beginning; thence South  $1^{\circ} 58' 20''$  West a distance of 2333.03 feet, more or less, to the True Point of Beginning.

All containing 217,802 square feet, more or less.

Situate in the County of Island, State of Washington.

Parcel number: R33216-099-1510

Address (if any): none

Legal description:

Lot 2, Island County Short Plat NO SHP-F 227/17, recorded December 14, 2017  
under Auditor's File No. 4435708, records of Island County, Washington.  
Situate in Island County, Washington.

Parcel number: R33216-031-1310

Address (if any): 901 Utsalady Rd., Camano Island, WA 98282

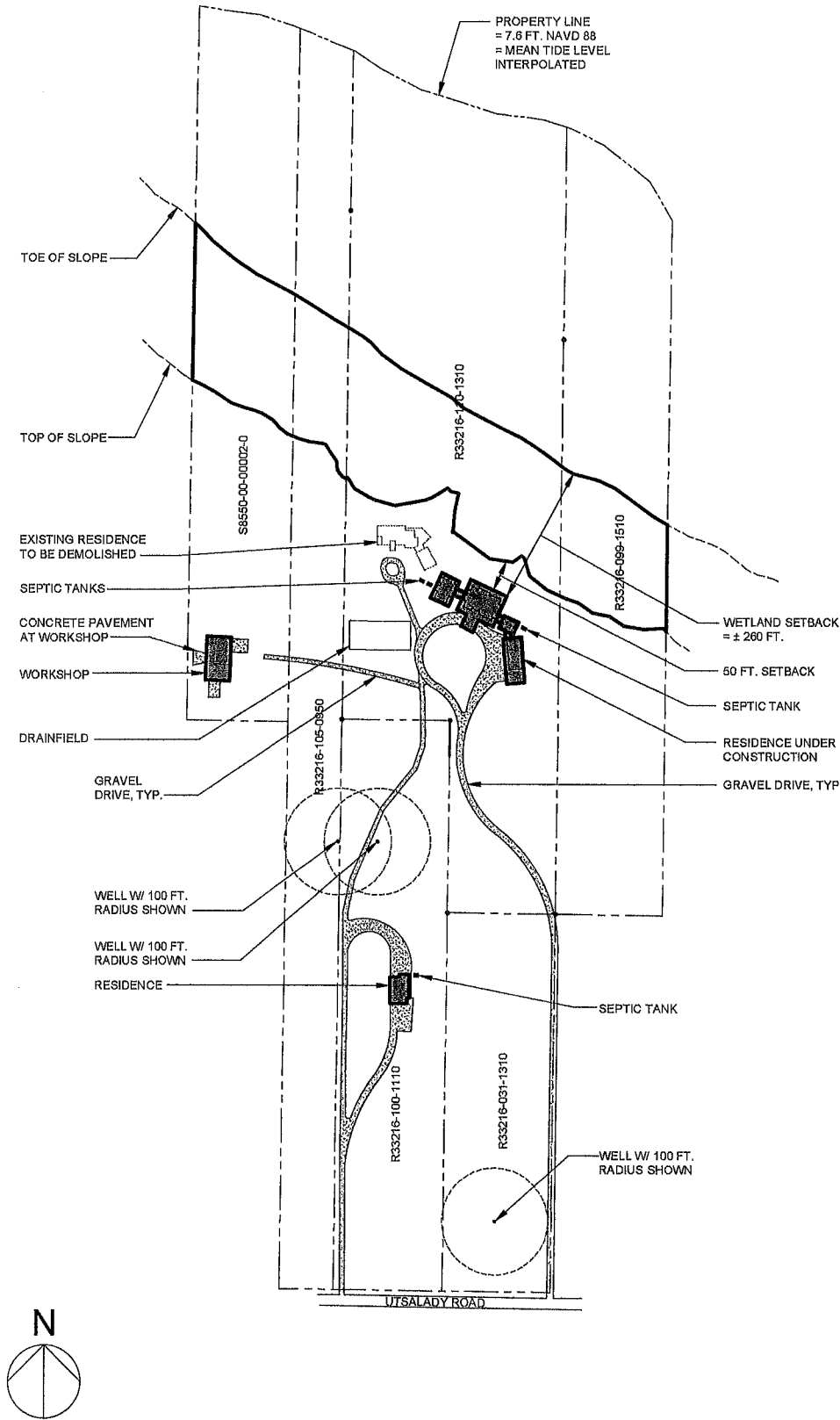
Legal description:

Lots 1 of Short Plat No. SHP-F 226/17 as recorded December 18, 2017 under Auditor's File No. 4435858; being a portion of Government Lot 2 and 3 and a portion of the Southwest Quarter of the Southwest Quarter, all in Section 16, Township 32 North, Range 3 E.W.M.

Situate in the County of Island, State of Washington.

# GOALS ASSESSMENT MAP

## SKAGIT BAY



OWNER: WILL AND SHERRIE PASTRON LIVING TRUST

CAMANO ISLAND, WA

9/12/22

0 50' 100' 200' 400'

Resource:

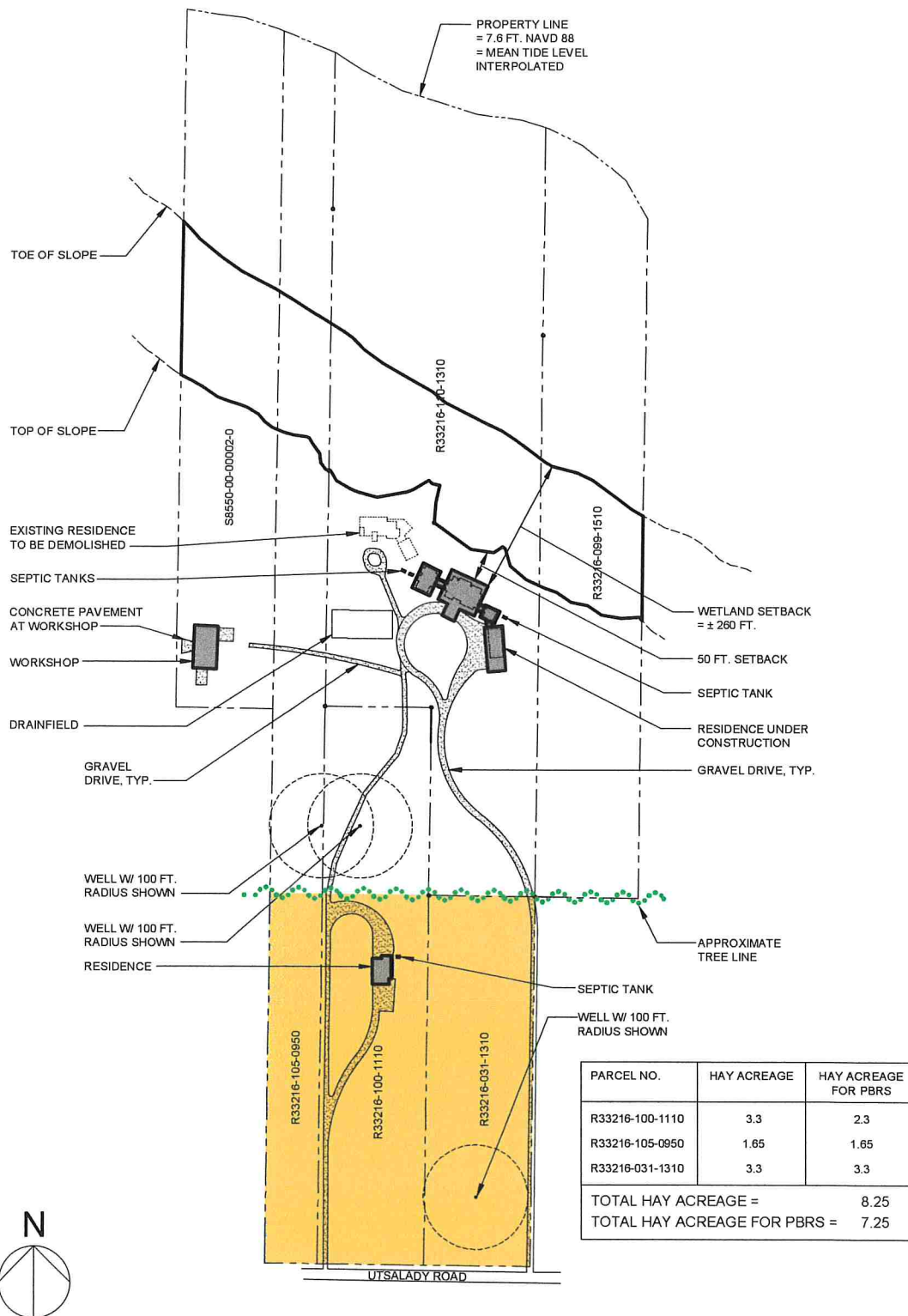
Resource and Rural Agricultural Lands

Exhibits:

Hay Field Map

Pictures

## SKAGIT BAY



OWNER: WILL AND SHERRIE PASTRON LIVING TRUST

CAMANO ISLAND, WA

4/24/23

0 50' 100' 200' 400'







Resource:

Privately Owned Trails and Corridors

Exhibits:

Google Earth map with notes

Survey by Metron and Associates with trail



**Legend**

English Boom Trail County Park

English Boom County Park:  
Parking and Interpretive Kiosk

English Boom Trail County Park

Begin public  
trail

Begin trail on  
private property

Trail

End of public  
trail

Approximate location  
of property line

Pastron house

**English Boom Trail**

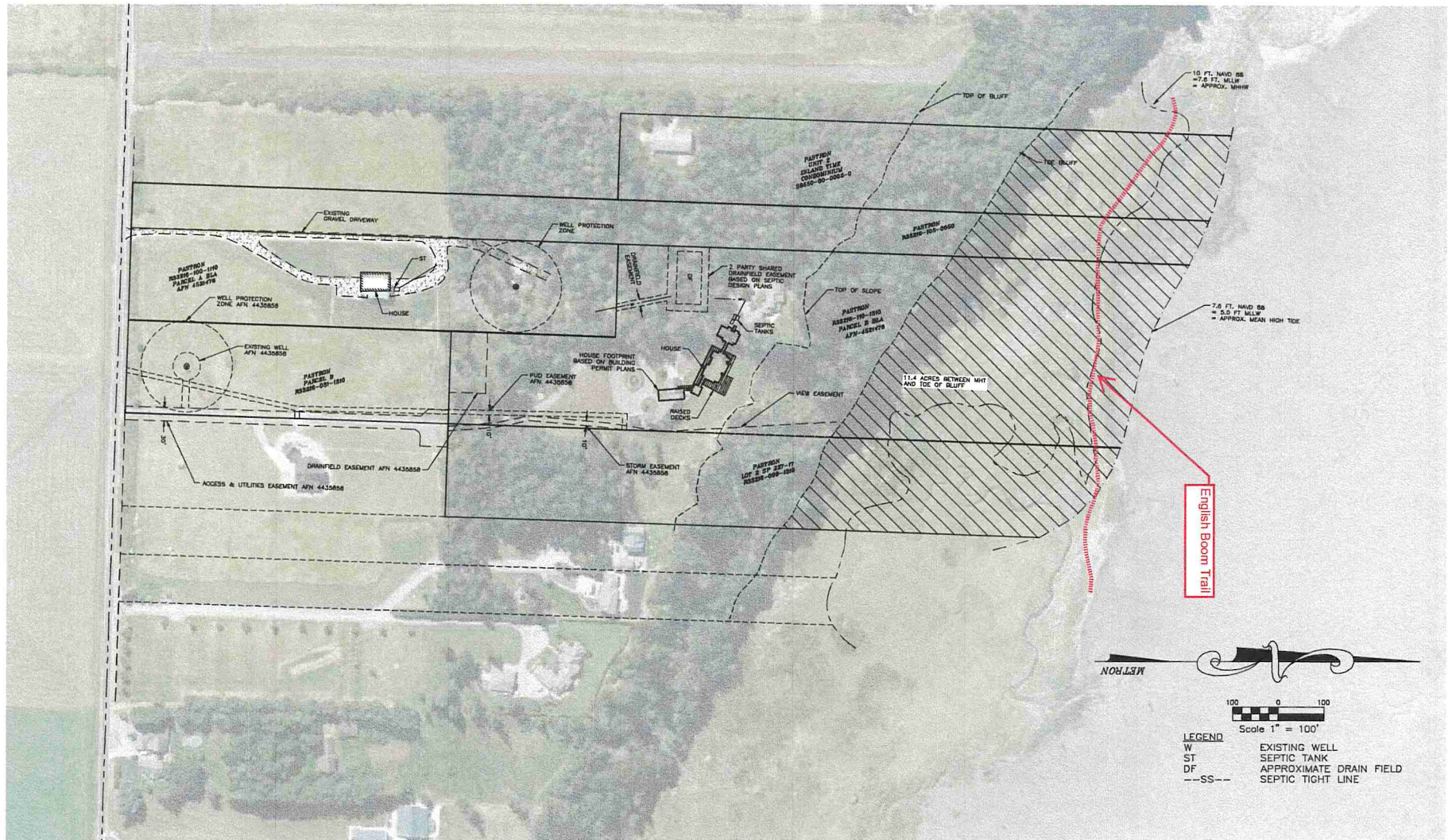
Public and private portions

Google Earth



1000 ft





Scale 1" = 100'

LEGEND  
 W EXISTING WELL  
 ST SEPTIC TANK  
 DF APPROXIMATE DRAIN FIELD  
 --SS-- SEPTIC TIGHT LINE

REV 03 TEB 8-4-22

<b>METRON</b> and ASSOCIATES INC. LAND SURVEYS, MAPS, AND LAND USE PLANNING 307 N. OLYMPIC AVENUE, SUITE 203 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822 Copyright reserved 2008 © Metron and Associates, Inc.	PROJECT: <b>PASTRON PROPERTY MAP          CAMANO ISLAND, WASHINGTON</b> A PORTION OF THE SW1/4 OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 3 EAST, WM. ISLAND COUNTY, WASHINGTON	SHEET NAME: <b>PARCEL LOCATIONS</b> <table border="1"> <tr> <td>DRAWN BY: TEB</td><td>APPROVED BY: T.E.B. DATE:</td><td>PROJECT NO:</td></tr> <tr> <td>DATE: MAY 2021</td><td>SCALE: 1" = 100'</td><td>19012</td></tr> <tr> <td>FIELD BOOK:</td><td>DWG FILE: 19012.PM.DWG</td><td>SHEET:</td></tr> <tr> <td></td><td></td><td>1 OF 1</td></tr> </table>	DRAWN BY: TEB	APPROVED BY: T.E.B. DATE:	PROJECT NO:	DATE: MAY 2021	SCALE: 1" = 100'	19012	FIELD BOOK:	DWG FILE: 19012.PM.DWG	SHEET:			1 OF 1
DRAWN BY: TEB	APPROVED BY: T.E.B. DATE:	PROJECT NO:												
DATE: MAY 2021	SCALE: 1" = 100'	19012												
FIELD BOOK:	DWG FILE: 19012.PM.DWG	SHEET:												
		1 OF 1												

Resource:

Significant Fish and Wildlife Habitat Conservation Areas

Exhibits:

Types of Wetlands In Island County, Delta Estuary, Category A Wetland highlighted.

Wetland Acreage Map.





# Types of Wetlands in Island County

Island County Planning & Community Development



Near Freeland, South Whidbey

## Ponded Wetlands

A non-Estuarine wetland with visible evidence of surface water forming a continuous area of at least one acre during most of the growing season for a normal year. (Category D)



Pondilla Lake, North Whidbey

## Large Ponded Wetlands

A ponded wetland with visible evidence of at least five (5) acres of standing surface water at any time during most of the growing season for a normal year. (Category B)



Camano Island

## Mature Forested Wetland

A wetland that is comprised predominantly of Sitka Spruce, Western Red Cedar, Red Alder or Western Hemlock in which a majority of the trees have diameters exceeding 18 inches measured at 4.5 feet above ground level. (Category A)



North Whidbey

## Native Plant Wetland

A wetland with visible evidence that at least a majority of its vegetated surface area is covered by native species. (Category D)



South Whidbey

## Non-Native Wetland

A wetland that is dominated by non-native plants and is not considered to fit one of the other wetland definitions. (Category E)



Near Freeland, South Whidbey

## Bog

A wetland comprised of plants that are listed as bog species and have acidic conditions, low nutrient levels, soils classified as peat or muck and are fed largely by precipitation. (Category A)



Race Lagoon, Central Whidbey

## Coastal Lagoon

A shallow water body adjacent to marine water that is partly or completely separated from Puget Sound by a barrier beach. A Coastal Lagoon receives periodic influxes of salt water which may occur from storm surges or flow through porous beach sediments. The water in a Coastal Lagoon is saline or brackish during most of the year. (Category A)



Near Miller Lake, South Whidbey

## Anadromous Fish Stream Wetland

A wetland that has an outlet that connects the wetland directly to an Anadromous Fish stream or is within 500 feet of an Anadromous Fish stream in an uphill direction. (Category B)



English Boom, Camano Island

## Delta Estuary Wetland

A wetland located directly adjacent to or within a Delta Estuary. Delta Estuaries are areas of sediment deposits from the Skagit or Stillaguamish Rivers where the surrounding marine water is measurably diluted by fresh water. (Category A)



Salt Marsh, Camano Island

## Other Estuarine Wetlands

Tidal wetlands containing emergent vegetation that are usually semi-enclosed by land but have open or partly obstructed access to Puget Sound. (Category C)



Near Freeland, South Whidbey

## Mosaic Wetland

Visible evidence of a group of one or more wetlands within 100 ft of at least one other wetland or within 500 ft of a lake. (Category C)

Island County Planning & Community Development

1 NE 6<sup>th</sup> Street – PO Box 5000, Coupeville, WA 98239-5000

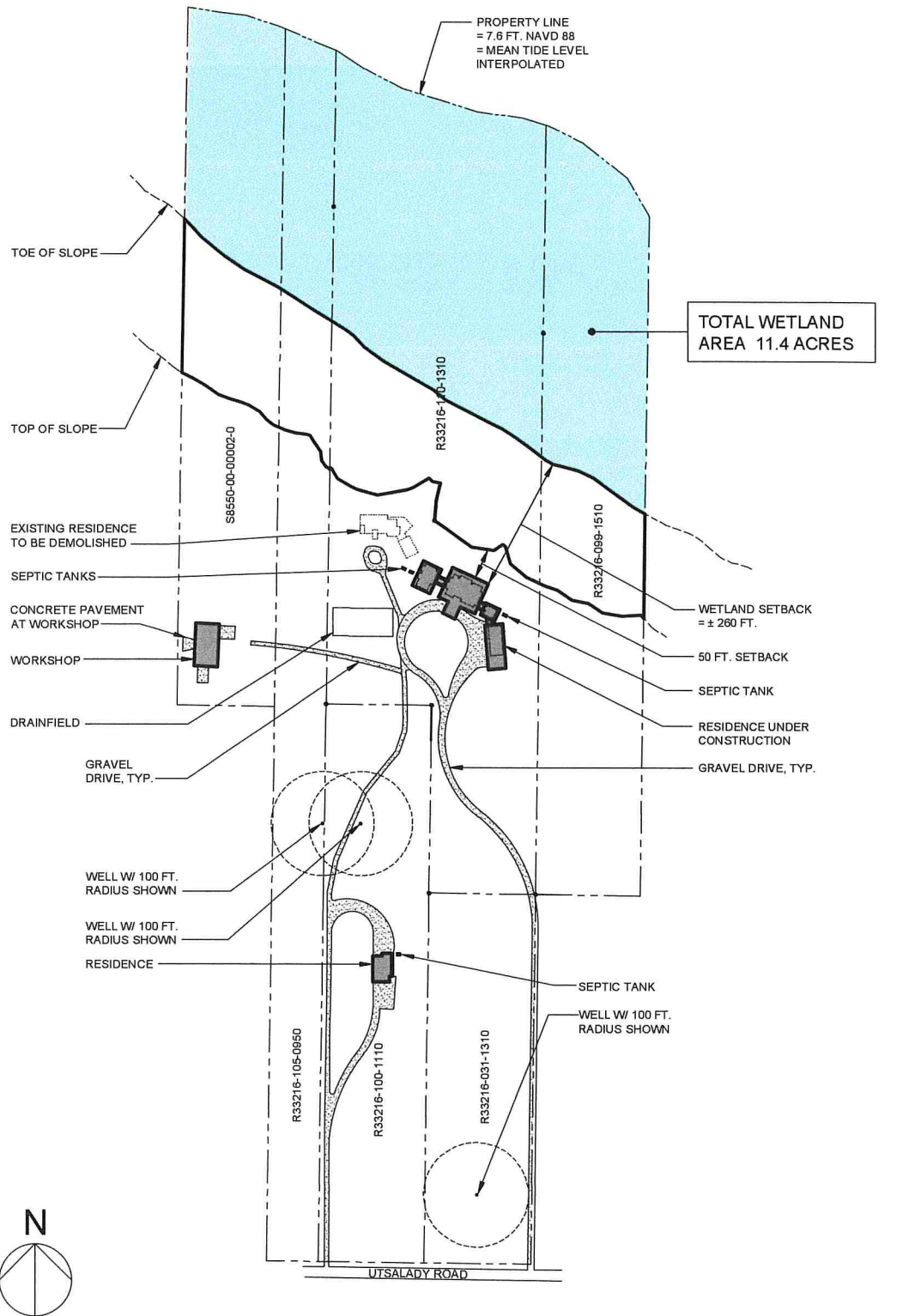
360-679-7339 (North-Central Whidbey), 360-321-5111 x7339 (South Whidbey), 360-387-3443 (Camano)

[www.islandcounty.net/planning/CAO.htm](http://www.islandcounty.net/planning/CAO.htm)



# WETLAND ACREAGE MAP

## SKAGIT BAY



OWNER: WILL AND SHERRIE PASTRON LIVING TRUST

CAMANO ISLAND, WA

4/24/23



Resource:

Historic Landmark/Archaeological Site

Exhibits:

Pictures.

Stanwood Historical Society, Historic Buildings and Places web-page.







HOME ABOUT CONTACT EXHIBITS HISTORIC BUILDINGS & PLACES

HISTORY & RESEARCH HELP MEMBERSHIP THANK YOU TO OUR COMMUNITY !

## STANWOOD AREA HISTORICAL SOCIETY, STANWOOD, WASHINGTON



P. O. Box 69 ~~~ 27112 102nd Ave. N. W., Stanwood, Washington ~~~ [www.sahs-fncc.org](http://www.sahs-fncc.org) Photographer: G. D. Horton, circa 1886, Stanwood Stillaguamish River Waterfront

## Historic Buildings & Places

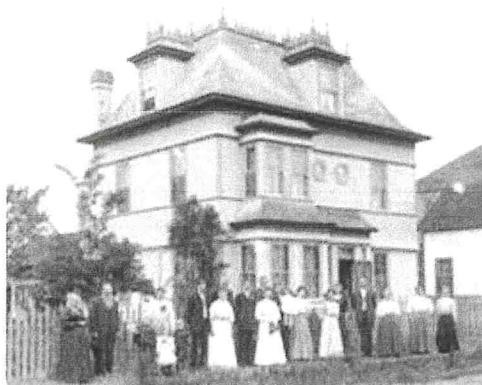
### Historic Places of the Stanwood and Camano Island Area

#### D. O. Pearson House,

Stanwood

(National Register of Historic Places).

The D. O. Pearson House was the home of the first mayor of Stanwood. He arrived in the area when it was still called Centreville and established the town's first general store in 1877. As Postmaster, he renamed the town Stanwood for his wife, Clara. Stanwood was her maiden name. The house was built in 1890. It was placed on the National and State Registers of Historic Places in 1973. It is a three-story Second Empire Victorian Home with a mansard roof and roof cresting (or widow's walk) and is open as a Period House Museum. The story is told in this [article](#) (pdf 4 mb) about the history of the D. O. Pearson House.



1907 Wedding Portrait of the Pearson Family.

Photographer: John T. Wagness

#### Little White Church on the Hill,

#### Museum Exhibit & Research

##### Hours:

Wednesdays 1 p.m. – 4 p.m.

Saturdays 1 p.m. – 4 p.m.

Contact us for an appointment at other times.

**RENT THE FLOYD**  
*The Cultural Center of Stanwood*

- Weddings • Ceremonies • Shows
- Funerals • Lectures • Dances
- Reunions • Concerts • Plays

**Call 360-629-6110**

Rent the Floyd for weddings, meetings, family occasions, luncheons, dinners, parties, and other community events!

STANWOOD CAMANO ARTS  
ADVOCACY COMMISSION LEGACY  
COLLECTION ART CARDS  
PROJECT: A COLLABORATION

N. V. King Building

[Mercantile Building & East Stanwood Busy Corner](#)

[Pastime Confectionery](#)

Rygg Building (formerly Scandia Bakery and a Meat Market)

[American Legion Building](#)

[Condensery Building](#)

[Twin City Gun Club \(former Stanwood Library building\)](#)

[Anderson Mansion](#)

[Taftezon Memorial](#) and **Our Saviour's Lutheran Church Cemetery**,

Snohomish County

Camano Island, Island County

[Barnum Point Island County Park](#)

[Hutchison County Park](#)

Iverson Beach County Park – Shoreline of Livingston Bay and one of the first homesteads on Camano Island

[English Boom County Park](#) – Click link for 1972 photograph of the remaining pilings and oil tank platform used in the 1940s by the English Boom Company. Only a few of these pilings remain. The historical display at the park tells of this interesting aspect of the logging and steamboat history of the area. Photograph was taken by local news photographer Howard Hansen.

[Utsalady Point Park](#) (Photograph of sign of this pocket park honoring one of the earliest mill communities on Puget Sound)

[Leque Island](#) more to read after link [\(pdf\)](#).

Other Historic Places

on Camano Island

include:

Cama Home

Camano Island Inn

(former boarding house/resort/nursing home small hotel)

Elger [Algers] Bay

Schoolhouse (private residence)

**Camano Pioneer Cemetery**



Camano Pioneer Cemetery at Terry's Canyon on Camano Island. South Camano Grange photograph during cleanup project 1989

*Photographs courtesy South Camano Grange via the Stanwood Area Historical Society. Taken in 1949 during a Grange Island cleanup project.*

Resource:

Scenic Natural Resources, Viewpoint, or View Corridors

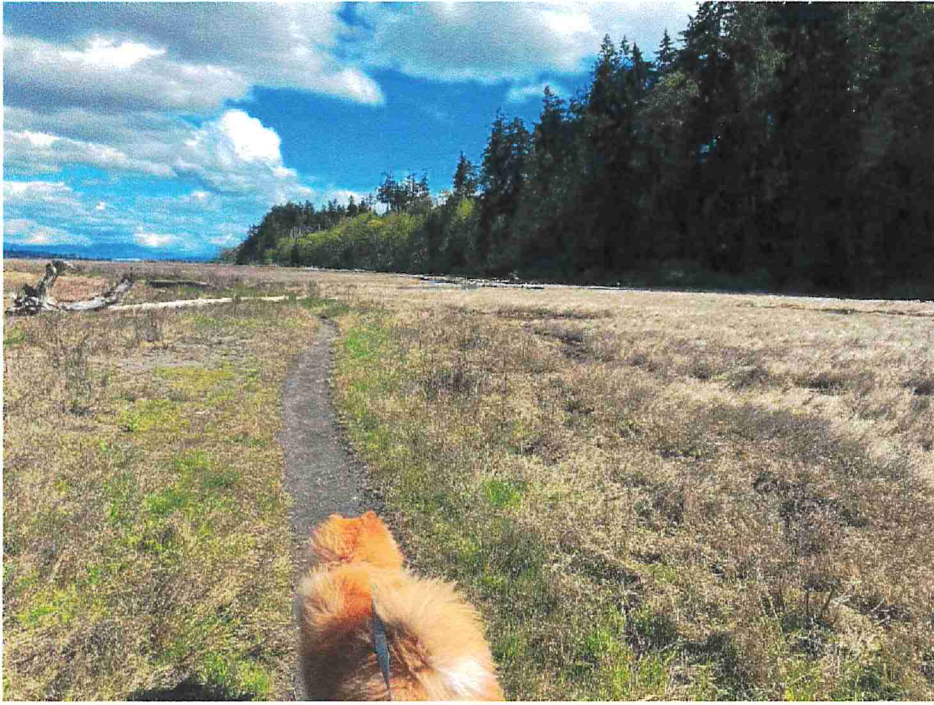
Exhibits:

Pictures.









Resource:

Bonus – Properties with an Approved Rural Stewardship Plan

Exhibits:

Approved Rural Stewardship Plan.





## Island County Planning and Community Development

P.O. Box 5000, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | www.islandcountywa.gov

### STAFF REPORT & DECISION RURAL STEWARDSHIP PLAN – TYPE I 006/23 RSP – Will and Sherrie Pastron

#### I – PROPOSAL

The applicants, Will and Sherrie Pastron, are proposing to enter six parcels into Island County's Rural Stewardship Program.

#### II – GENERAL INFORMATION

Permit Type	Rural Stewardship Plan – Type I Ministerial Decision
Permit Number	006/23 RSP
Date of Complete Application	1/24/2023
Decision	Approved with conditions
Applicant	Will and Sherrie Pastron
Date of Approval	4/04/2023

#### III – SITE DATA

Affected Parcel Number(s)	R33216-031-1310, R33216-110-1310, R33216-100-1110, R33216-105-0950, R33216-099-1510, S8550-00-00002-0
Address	907 Utsalady Rd, Camano Island WA
Property Owner(s)	Will and Sherrie Pastron
Location	Camano Island
Total Area	3.3 acres (R33216-031-1310) + 13.6 acres (R33216-110-1310) + 5 acres (R33216-100-1110) + 5 acres (R33216-105-0950) + 6.99 acres (R33216-099-1510) + 5.26 acres (S8550-00-00002-0) Total Area: 39.15 acres
Zone Designation	Rural & Airport
Allowable Density	Rural: 1 dwelling unit per 5 acres Airport: Lot size requirements shall be the minimum lot size required by County Health Department requirements.
Development	None
Associated Permits	None

#### IV – PROGRAM COMPLIANCE

Local Government Review Items	Complies (Y/N)	Comments
Property is at least one (1) acre in size.	Y	Each parcel is over 1 acre and 39.15 acres combined
Property is located in unincorporated Island County.	Y	The subject parcels are located in the Rural Zone/Airport.
Rural Stewardship Plan meets mandatory requirements and at least the minimum number of selective practices.	Y	The subject parcels meet mandatory requirements

Application includes completed applicable worksheets (field, land, & wetland buffer).	Y	Wetland buffer worksheets submitted
Applicant goals are consistent with the intent of the Rural Stewardship Program	Y	The Applicant is proposing to preserve and enhance wildlife habitat.

### **V – FINDINGS**

1. Planning & Community Development Department has evaluated the applicant's Rural Stewardship Plan application as a Type I decision pursuant to Island County Code.
2. The proposal complies with all the review items listed in section IV of this report and per ICC 17.02B.410.E..

### **VI – DECISION**

Application 006/23 RSP is hereby **APPROVED** by Island County Planning and Community Development this 4<sup>th</sup> day of April 2023. Parcels R33216-031-1310, R33216-110-1310, R33216-100-1110, R33216-105-0950, R33216-099-1510, and S8550-00-00002-0 are now enrolled in Island County's Rural Stewardship Program and subject to the plans and conditions outlined in the RSP application submitted by Will and Sherrie Pastron.

  
Renee Zavaz Silva, Critical Areas Planner

### **VII -- APPEALS**

Per Island County Code 16. 19.190, a Type I decision is a final county land use decision not subject to administrative appeal, except the applicant may appeal a denial of a Type I application to the Hearing Examiner.

To file a written statement of appeal to the hearing examiner, the written statement of appeal must be received within fourteen (14) days following the mailing of the director's decision by either personally delivering the written statement of appeal to the office of the director that issued the decision, or by mailing the written statement of appeal to the following address: Island County Hearing Examiner, P.O. Box 5000, Coupeville, WA 98239.

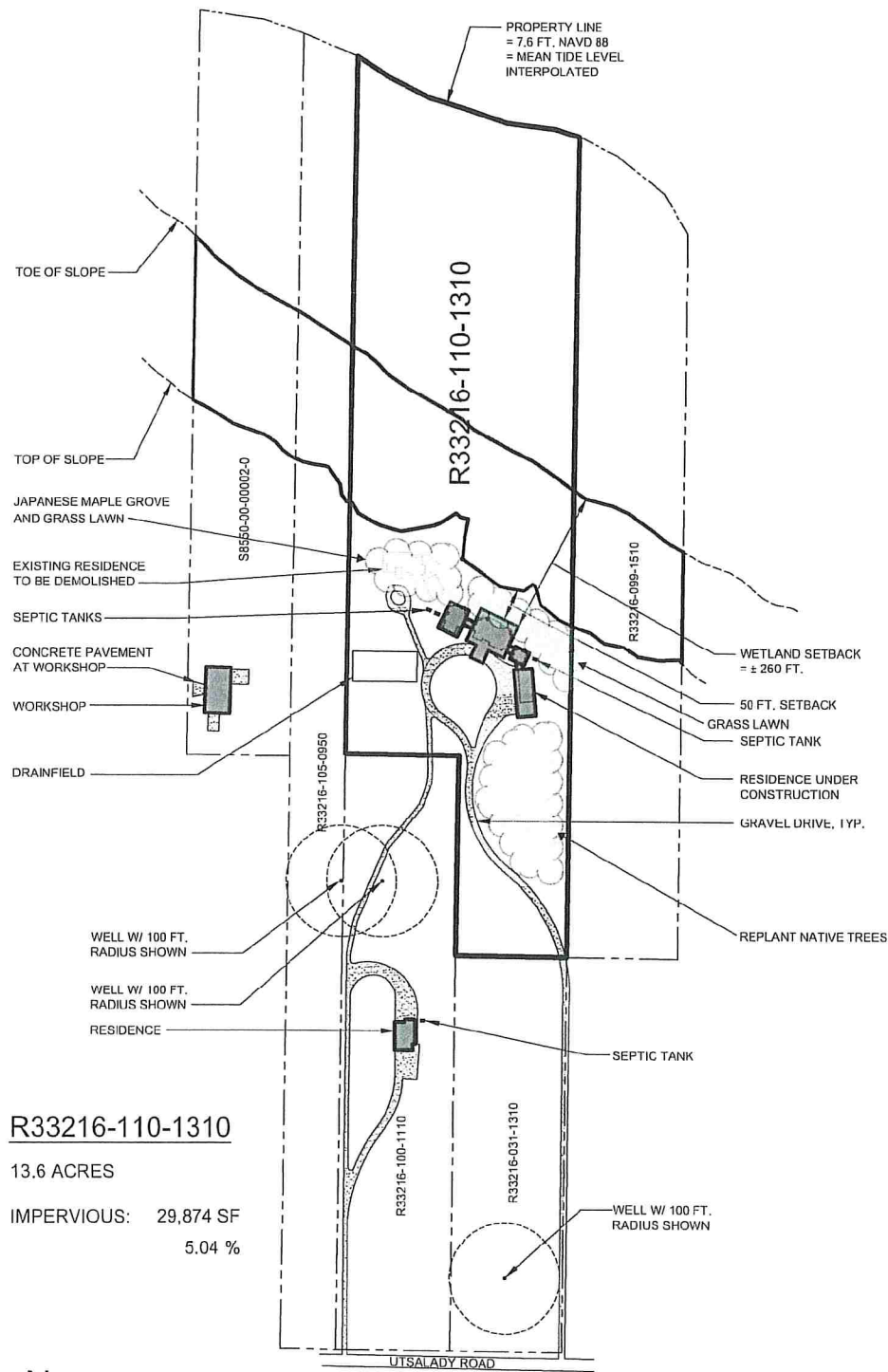
Attachments:

Site Plan



# GOALS ASSESSMENT MAP

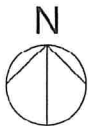
SKAGIT BAY



**R33216-110-1310**

13.6 ACRES

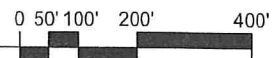
IMPERVIOUS: 29,874 SF  
5.04 %



OWNER: WILL AND SHERRIE PASTRON LIVING TRUST

CAMANO ISLAND, WA

9/12/22



Island County Planning  
& Community Development

**APPROVED PLOT PLAN**

to be kept on site with plans

4/04/23

Date

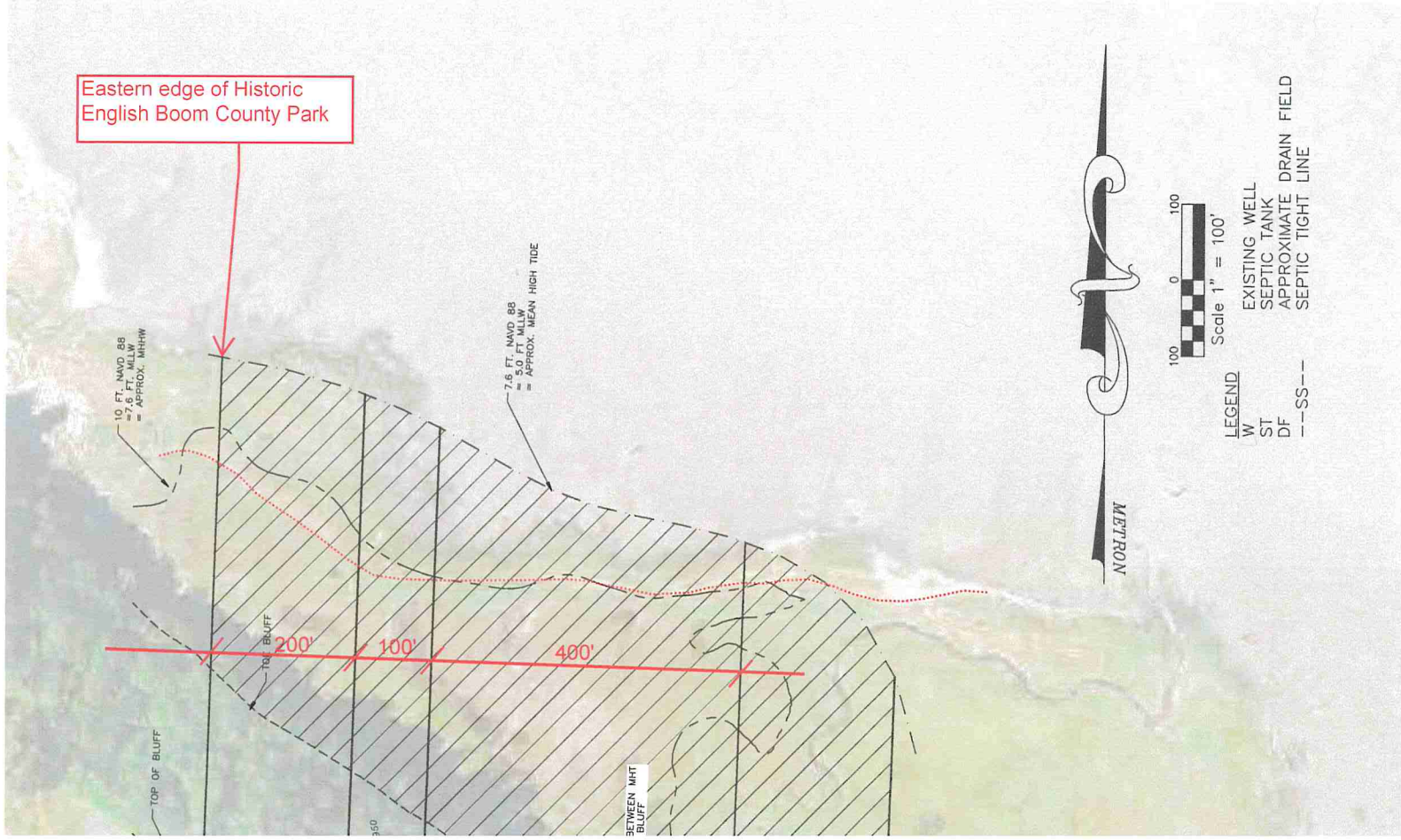
*Donna Love*  
Signature

Resource:

Properties near or adjacent to Public Lands

Exhibits:

Map showing east boarder of park and our parcels (with distances).



PROJECT:	REV 03 FEB 8-4-22		
ING	SHEET NAME:		
PASTRON PROPERTY MAP CAMANO ISLAND, WASHINGTON		PARCEL LOCATIONS	
A PORTION OF THE SW1/4 OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M. ISLAND COUNTY, WASHINGTON		DRAWN BY: TEB	PROJECT NO. 19012
		DATE: MAY 2021	APPROVED BY: T.E.B. DATE: SCALE: 1" = 100'
		FIELD BOOK:	SHEET: 1 OF 1
		DWG FILE: 19012 PM.DWG	

LEGEND  
 W EXISTING WELL  
 ST SEPTIC TANK  
 DF APPROXIMATE DRAIN FIELD  
 ---SS--- SEPTIC TIGHT LINE

Scale 1" = 100'



**When Recorded Return to:**

Island County Planning and Community Development  
1 NE 7<sup>th</sup> St  
Coupeville, WA 98239

**RE-RECORDING**  
**Open Space Taxation Agreement**  
**Public Benefit Rating System (PBRs) - Chapter 3.40 ICC**

**Grantor:** Island County

**Grantee(s):** Will and Sherrie Pastron Living Trust

**Assessor's Property Tax Parcel Number(s):** R33216-110-1310, R33216-099-1510, R33216-105-0950, & S8550-00-00002-0, Section 16, Township 32 North, Range 3 East W.M.

**Abbreviated Legal Description(s):**

**Parcel: R33216-110-1310**

R3 T 32 S 16 LOT B BLA 142-21 AF#4521478

**Parcel: R33216-099-1510**

LOT 2 SP 227-17.33216-086-1510 AF# 4435708

**Parcel: R33216-105-0950**

5 - W100.10' OF E413.83' OF SW SW & W100.10' OF E413.83' OF GL3 DESC: BG SWCR  
SEC 16 S89°E1009.50' N20' TO NLN CO RD TPB N89°W ALG SD RD 100.10' N2220' M/L TO  
HITDLN ELY ALG SD LN TP N FR TPB S2140' M/L TPB

**Parcel: S8550-00-00002-0**

ISLAND TIME CONDO UNIT 2

**Full Legal Description(s):** See Attachment "A"

**Planning File Number:** 171/23 PBRS

The application for PBRS classification has been:

- |  |   |
|--|---|
| <input type="checkbox"/> Approved in Whole | <input checked="" type="checkbox"/> Approved with Condition |
| <input type="checkbox"/> Denied in Whole   | <input type="checkbox"/> Denied in Part                     |

**Point Value Earned:** 33

**Percent Tax Reduction Earned:** Seventy (70%)

The parties, in consideration of the mutual covenants and conditions set forth herein, do agree to the following:

1. This agreement shall be effective on the date the legislative body receives this signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
2. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
3. Final determinations about exemptions, back taxes, and penalties described in WAC 458-30 and RCW 84.34 shall be made by the Island County Assessor.
4. The 70% tax reduction shall be afforded in the following manner:

Tax Parcel Number(s)	Legal Acreage	Acreage in PBRS
R33216-110-1310	13.6	11.1
R33216-099-1510	6.99	5.99
R33216-105-0950	5	2.66
S8550-00-00002-0	5.26	4.26
<b>TOTAL</b>	<b>30.85</b>	<b>24.01</b>

5. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
6. There shall be no development or ground disturbing activities on the portion of the site that is classified as open space without prior approval from Island County.
7. There shall be no development on the portion of the subject property prior to review and approval of all appropriate land use and building permits. Approval of this application shall not be construed as approval of any structures or facilities.
8. The land shall be used only in accordance with the following additional restrictions:
  - a. **Resources and Rural Agricultural Lands:** The portion of the property in PBRS must follow the eligibility requirements under ICC 3.40.250.A.
  - b. **Scenic Natural Resources, Viewpoints, or View Corridors:** The portion of the property in PBRS must follow the eligibility requirements under ICC 3.40.260.D.
  - c. **Scenic Natural Resources, Viewpoints, or View Corridors:** The portion of the property in the PBRS must follow the eligibility requirements under ICC 3.40.260.D
9. **Changes in Use:** If the property owner changes the use of the classified land, the owner must notify the County assessor of the change within sixty (60) days. The assessor shall then impose an additional tax equal to the difference between the tax paid on current use value and the tax that would have been paid on that land had it not been so classified, payable for the seven (7) years last past,

plus interest on this additional tax at the same rate as charged on delinquent property taxes, plus a penalty of twenty (20) percent of the total amount.

10. **Monitoring:** The Planning and Community Development Department shall monitor the property to determine the continuing compliance with all of the conditions under which open space classification was granted and the current uses of the property. Where the Planning and Community Development Department determines that the land is no longer being used for the purpose for which the classification was granted or there has been a change in use, it will report its findings within thirty (30) days to the county assessor.
11. **Annual Affidavit:** Monitoring of lands for continuing eligibility for current use assessment as open space lands shall include an affidavit, to be submitted annually by the landowner, of continuing compliance with the terms and conditions under which open space classification was granted and the current uses of the property. The requisite form and contents of the affidavit required for monitoring shall be described more fully in the county guidelines implementing this chapter. The failure of the owner to submit the affidavit of compliance shall be grounds for the county to reevaluate the property under the PBRs.
12. **Withdrawal:** After eight (8) years of the initial ten-year period has passed, the landowner may request that all or part of his/her land be withdrawn from the classification. The landowner must submit the request to withdraw classification to the assessor at least two (2) years prior to the date upon which it is to be removed from the current use assessment classification. The request to withdraw classification may be revoked at any time until the land is withdrawn from classification. After withdrawal, the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
13. **Partial Withdrawal:** If a portion of a parcel is removed from classification the remaining portion must meet the same requirements, as did the entire parcel when the land was originally granted classification. Following withdrawal from classification, future valuation of such land as open space resource property under the public benefit rating system is contingent upon reapplication and approval under this chapter. After withdrawal, the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
14. **Removal of Land Not Subject to Additional Tax, Interest, and Penalties:** Removal of the subject property from the PBRs program is not subject to additional tax, interest, and penalties in the following instances:
  - a. The property is transferred to a government entity in exchange for other land located in the State of Washington;
  - b. The property is taken by power of eminent domain or transferred in anticipation of the exercise of such power;
  - c. The property is sold or transferred within two (2) years of the death of the owner of at least fifty-percent interest in the land;
  - d. A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of an act of the landowner which changes the use of such property;
  - e. Official action by the state, county or city disallows the present use of such land;
  - f. The property is transferred to a church, such that the land would qualify for a property tax exemption; or
  - g. Acquisition of property interests by state agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 for the purpose of protecting, preserving, maintaining, improving, restoring, limiting the future use of, or otherwise conserving, selected open space land as defined in Chapter 84.34 RCW for public use and enjoyment.
15. **Transfer of Lands Between Current Use Taxation Classifications:** Reclassified between the following current use assessment resource categories pursuant to RCW 84.34.070 are not considered withdrawals and are not subject to the additional tax interest and penalties:

- a. Reclassification of this property to farm and agricultural lands (RCW 84.34) or designated forest lands (RCW 84.33); or
  - b. Reclassification from open space designated farm and agricultural conservation land under RCW 84.34.020(8) to farm and agricultural land under RCW 84.34.020(2) if the land was previously classified as farm and agricultural land.
16. ***Sale of Open Space Classified Land:*** When classified open space land is sold, the seller or transferor becomes liable at the time of sale for the additional tax, interest, and penalty of all or a portion of classified lands, unless the new owner signs the notice of continuance which is attached to or shown on the excise tax affidavit. The county auditor shall not accept an instrument of conveyance on any classified land unless the notice of continuance has been signed or the additional tax has been paid.
17. ***Breach:*** After the effective date of this agreement, any change in use of the land, except as identified in sections 12, 13, 14, or 15 above, shall be considered a breach of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW, ICC 3.40, and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property may be annulled or canceled at any time by the Legislature.

Granting Authority:

Dated: \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON**

\_\_\_\_\_  
Janet St. Clair, Chair

\_\_\_\_\_  
Jill Johnson, Member

\_\_\_\_\_  
Melanie Bacon, Member

As owner(s) of the herein described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Owner(s)

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Must be signed by all owners)

Date signed agreement received by Legislative Authority \_\_\_\_\_



## **Attachment “A”**

Parcel number: R33216-110-1310

Address (if any): 907 Utsalady Rd., Camano Island, WA 98282

Legal description:

Lot 2 of Short Plat No. SHP-F 226/17 as recorded December 18, 2017 under Auditor's File No. 4435858; being a portion of Government Lot 2 and 3 and a portion of the Southwest Quarter of the Southwest Quarter, all in Section 16, Township 32 North, Range 3 East of the Willamette Meridian; Together with the West 204.0 feet of the East 313.73 feet of the Southwest Quarter and the West 204.0 feet of the East 313.73 feet of Government Lot 3, Section 16, Township 32 North, Range 3 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Southwest corner of Section 16; thence South 88° 14' 49" East along the South line of said Section 16, a distance of 1213.50 feet; thence North 1° 58' 20" East, parallel with the West line of said Section 16, a distance of 20.00 feet to the North line of the county road known as Utsalady Road, and the True Point of Beginning for this description; thence North 88° 14' 49" West, along said road, a distance of 204.00 feet; thence North 1° 58' 20" East a distance of 2141.81 feet, more or less, to the line of ordinary high tide of Skagit Bay; thence South 60° 07' 48" East, along said line of ordinary high tide, a distance of 230.83 feet, more or less, to a point which bears North 1° 58' 20" East from the True Point of Beginning; thence South 1° 58' 20" West a distance of 2333.03 feet, more or less, to the True Point of Beginning. Except the South 1068.01 feet thereof. All containing 590,792 square feet, more or less. Situate in the County of Island, State of Washington.

Parcel number: R33216-099-1510

Address (if any): none

Legal description:

Lot 2, Island County Short Plat NO SHP-F 227/17, recorded December 14, 2017  
under Auditor's File No. 4435708, records of Island County, Washington.  
Situate in Island County, Washington.

Parcel number: R33216-105-0950

Address (if any): 877 Utsalady Rd., Camano Island, WA 98282

Legal description:

The West 100.10 feet of the East 413.83 feet of the Southwest Quarter and the West 100.10 feet of the East 413.83 feet of Government Lot 3, Section 16, Township 32 North, Range 3 E.W.M., being more particularly described as follows: Beginning at the Southwest corner of Section 16; thence South  $89^{\circ}26'26''$  East along the South line of said Section 1009.50 feet; thence North  $0^{\circ}46'12''$  East, parallel with the West line of Section 16, 20.0 feet to the North line of the county road known as Utsalady Road and the true point of beginning of this description; thence North  $89^{\circ}26'26''$  West along the North line of said road 100.10 feet; thence North  $0^{\circ}46'12''$  East 2220 feet, more or less, to the line of ordinary high tide of Skagit Bay; thence Easterly along said line of ordinary high tide to a point which bears North  $0^{\circ}46'12''$  East from the true point of beginning; thence South  $0^{\circ}46'12''$  West 2140 feet, more or less, to the true point of beginning. Situate in the County of Island, State of Washington.

Parcel number: S8550-00-00002-0

Address (if any): 857 Utsalady Rd., Camano Island, WA 98282

Legal description:

Unit 2 of Island Time, a condominium, according to the Declaration thereof recorded on December 14, 2010 under Auditor's File No. 4286815, records of Island County, Washington, according to the Survey Map and Set of Plans as filed on December 14, 2010 under Auditor's File No. 4286814, records of Island County, Washington.

Situate in the County of Island, State of Washington.

## BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF AMENDING CHAPTER  
 17.03 ICC DEVELOPMENT REGULATIONS IN  
 SECTION 17.03.035 – USE TABLES,  
 SECTION 17.03.140 – RURAL SERVICE (RS)  
 ZONE, SECTION 17.03.155 – MIXED-USE  
 AND NON-RESIDENTIAL AREAS OF MORE  
 INTENSIVE RURAL DEVELOPMENT, and  
 SECTION 17.03 APPENDIX A. – RURAL  
 AREAS OF INTENSIVE DEVELOPMENT  
 (RAID).

ORDINANCE NO. C- -23  
 PLG-003-23

**WHEREAS**, Island County conducts planning activities in accordance with Chapter 36.70 RCW, the Planning Enabling Act; and

**WHEREAS**, the planning process and the Island County Comprehensive Plan are further governed by Chapter 36.70A RCW, the Growth Management Act (GMA) and, specifically, RCW 36.70A.040 which requires the adoption of a comprehensive plan and development regulations that are consistent with and implement the comprehensive plan; and

**WHEREAS**, the proposed amendments in this ordinance are consistent with Chapter 36.70 of the Revised Code of Washington (RCW) (The Planning Enabling Act) which provides that the County, by ordinance, may establish zoning classifications, within each of which, specific controls are identified, and which will regulate the use of buildings, structures, and land as between agriculture, industry, business, residence, and other purposes; and

**WHEREAS**, the proposed amendments in this ordinance are consistent with the provisions of Chapter 36.70A RCW - The Growth Management Act (GMA), which requires that development regulations be consistent with the adopted Comprehensive Plan; and

**WHEREAS**, the proposed amendments in this ordinance are consistent with the Housing Element of Island County's Comprehensive Plan, Goal 2, to promote the development of different housing types in appropriate locations where public transit and community services are readily available; and

**WHEREAS**, Island County Planning and Community Development (PCD) has proposed a Docket and Work Plan for 2022 to the Board of Island County Commissioners; and

**WHEREAS**, pursuant to this plan, the planning staff seeks to amend Chapter 17.03 ICC regarding the development regulations pertaining to Island County's Rural Service RAIDs (Rural Areas of Intensive Development); and

**WHEREAS**, this ordinance will amend land use regulations in the Rural Service RAID, including but not limited to, and generally described as the following:

- within a Rural Service RAID the gross square footage of the residential component of the parcel shall not exceed twice the gross square footage of the non-residential component;
- within a Rural Service RAID, a mixed use with a residential component, the minimum permitted density shall be two (2) dwelling units. Maximum residential density shall be the maximum permitted by County Health Department requirements.
- within a Rural Service RAID no residential unit shall exceed 1,200 square feet; and
- the height restriction within a Rural Service RAID shall be increased to thirty-five (35) feet.

**WHEREAS**, minor edits to Table 17.03.035.C. RAID Uses were made for consistency with ICC, and

**WHEREAS**, the "Midget Market" RAID on North Whidbey was renamed to the "Liberty Market" RAID, and

**WHEREAS**, a SEPA Determination of Non-Significance was issued for the project of amending the development regulations in Rural Service RAIDs using the optional process established by WAC 197-11-355, and

**WHEREAS**, where the project was publicly noticed and property owners within 300' of Rural Service RAIDs were notified of the proposed project on August 17, 2022, so that all comments could be heard and added to the record. Two comments were received and are attached hereto as Attachment Exhibit C; and

**WHEREAS**, the project was publicly noticed with a comment period held from September 7, 2022, through September 21, 2022; and

**WHEREAS**, the Island County Planning Commission held public hearings on September 26, 2022, and January 23, 2023, to review and deliberate on the proposed changes to Chapter 17.03 ICC related to Rural Service RAIDs and minor edits to the Use Table 17.03.035; and

**WHEREAS**, on January 23, 2023, the Island County Planning Commission voted to recommend that the BOCC adopt revisions to Chapter 17.03 ICC; and

**WHEREAS**, the amendments to Chapter 17.03 ICC, recommended by the Island County Planning Commission, are attached hereto as Exhibit A, in which material to be deleted appears as strikethrough text, and material to be added appears as underlined text, and which includes corrections to non-substantive clerical errors; and

**WHEREAS**, the Planning Commission's signed Findings of Fact and Recommendation on Amendments to Chapter 17.03 ICC are attached hereto as Attachment Exhibit B and incorporated by reference in these recitals as if set forth fully herein,

**NOW, THEREFORE,**

**IT IS HEREBY ORDAINED** that the Board of Island County Commissioners amends the following subsection, section, table and Appendix of Chapter 17.03 ICC:

ICC 17.03.035.C, ICC 17.03.140, ICC 17.03.155A, and Chapter 17.03 ICC Appendix A as set forth in Exhibit A of this Ordinance; and

**BE IT FURTHER ORDAINED** that the revisions to Chapter 17.03 ICC shall have immediate effect.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023 following a public hearing.

BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

\_\_\_\_\_  
Janet St. Clair, Chair

\_\_\_\_\_  
Jill Johnson, Member

\_\_\_\_\_  
Melanie Bacon, Member

ATTEST:

\_\_\_\_\_  
Jennifer Roll,  
Clerk of the Board



APPROVED AS TO FORM:



---

Gregory M. Banks  
Prosecuting Attorney and  
Island County Code Reviser

## **EXHIBIT A**

### **Amendments to ICC 17.03**

TITLE XVII – ZONING

Chapter 17.03 – Island County Zoning Code

...

ICC 17.03.035.C is amended to read as follows:

...

C. **Rural Areas of More Intensive Development (RAID) Use Table.** Uses in the RAID zoning districts - Rural Residential (RR), Rural Center (RC), Rural Village (RV), Rural Service (RS), Camano Gateway Village (CGV), Airport (AP), and Light Manufacturing (LM) – shall be as shown in Table 17.03.035C.

Table 17.03.035.C. RAID Uses		ZONING DISTRICT							ICC References	APZ		
Type I Permitted Use - Ministerial Decision	APZ Overlay	Rural Residential	Rural Center**	Rural Village	Camano Gateway Village****	Rural Service***	Light manufacturing	Airport				
Type II Conditional Use - Administrative Decision	Prohibited											
Type III Conditional Use - Quasi-Judicial Decision	May be Permitted											
Prohibited = X	* Not identified	17.03.070	17.03.120	17.03.130	17.03.135	17.03.140	17.03.145	17.03.150				
RESIDENTIAL USES		RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE	APZ I	APZ II
Accessory Dwelling Unit, Attached and Detached		P/I				X			17.03.180.I	No	No	Yes
Accessory uses or buildings		P/I <sup>(1)</sup>	P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>	P/I	P/I	P/I C/II <sup>(3)</sup>		No	Yes	Yes
Duplex, triplex or fourplex		P/I								*		
Group home		P/I C/II <sup>(4)</sup>	P/I <sup>(2,6)</sup> C/II	P/I C/II <sup>(3)</sup>					17.03.180.L(4),(5)	No	No	No

Mixed use		P/I C/II <sup>(2, 6)</sup>	P/I <sup>(20)</sup> C/II <sup>(3)</sup>	P/I C/II <sup>(3, 5)</sup>	P/I <sup>(7,21)</sup> C/II <sup>(21,22)</sup>				No	No	No
Mobile homes	P/I							17.03.180.N	No	Yes	Yes
Multi-family		P/I C/II <sup>(2, 6)</sup>							*		
Single family	P/I	X	P/I C/II <sup>(3)</sup>				P/I C/II <sup>(2)</sup>	17.03.180.O	No	Yes	Yes
COMMERCIAL AND RECREATIONAL USES	RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE	APZ I	APZ II
Home occupation	P/I							17.03.180.K	No	No	Yes
Airport facilities							P/I C/II <sup>(2)</sup>		*		
Banking and financial services		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>						No	No	Yes <sup>(17)</sup>
Bed and breakfast inn	C/II							17.03.180.B	No	No	No
Bed and breakfast room	P/I							17.03.180.J	No	No	Yes
Cultural center		P/I C/II <sup>(2)</sup>	P/I <sup>(7)</sup> C/II <sup>(3, 7)</sup>						No	No	No
Eating and drinking establishment		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I <sup>(8)</sup> C/II <sup>(3,8)</sup>	P/I		P/I C/II <sup>(2)</sup>		No	No	No
Entertainment uses		P/I C/II <sup>(2)</sup>							*		
Finance, real estate and banking services		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>					No	No	Yes <sup>(17)</sup>
Helipads	X								*		
Junk and salvage yards		X					C/II	17.03.180.M	*		
Light manufacturing		P/I C/II <sup>(2)</sup>				P/I	P/I C/II <sup>(2)</sup>		*		
Marijuana producer and/or processor	X				P/I C/II	P/I C/II	P/I C/II	17.03.180.BB	No	Yes	Yes

Marijuana retail		C/II <sup>(2)</sup>	C/II <sup>(3)</sup>	C/II <sup>(3)</sup>	C/II			17.03.180.BB	No	No	No
Mini storage		P/I C/II <sup>(2)</sup>						17.03.180.C	No	Yes	Yes
Office uses		P/I C/II <sup>(2)</sup>		P/I C/II <sup>(3)</sup>					*		
Overnight lodging		P/I C/II <sup>(2)</sup>		P/I <sup>(20)</sup> C/II <sup>(3, 20)</sup>  C/III <sup>(20)</sup>				17.03.180.AA	*		
Public/community boat launch	C/II								No	Yes	Yes
Remote tasting room		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>	P/I		P/I C/II <sup>(2)</sup>		*		
Research and development uses		P/I C/II <sup>(2)</sup>				P/I	P/I C/II <sup>(2)</sup>		*		
Retail sales and services		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I <sup>(9)</sup> C/II <sup>(3, 9, 10)</sup>	P/I				No	No	No
Special event, rural commercial event	P/I <sup>(11)</sup>	P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>	C/II		P/I C/II <sup>(2)</sup>	17.03.180.EE	*		
Storage, outdoor and mini storage		P/I C/II <sup>(2)</sup>				P/I	P/I C/II <sup>(2)</sup>	17.03.180.M	No	Yes	Yes
Temporary uses	P/I	P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>			P/I C/II <sup>(2)</sup>	17.03.180.V, 17.03.200	No	No	Yes
Veterinary clinic		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>					No	No	No
Warehouses		P/I C/II <sup>(2)</sup>				P/I	P/I C/II <sup>(2)</sup>		*		
AGRICULTURE AND FORESTRY USES	RR	RC	RV	CGV	RS	LM	AP	See Also...	CLEAR ZONE	APZ I	APZ II
Agricultural products—Growing, harvesting, managing and selling	P/I								Yes	Yes	Yes
Livestock husbandry (lots smaller than 2.5 acres require an AMP)	P/I								No	Yes	Yes
Lumberyards				P/I C/II <sup>(3)</sup>					*		

Winery, Cidery, Brewery, Distillery facilities		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>	P/I		P/I C/II <sup>(2)</sup>	17.03.180.DD	*		
INSTITUTIONAL USES UTILITIES	RR	RC**	RV	CGV****	RS***	LM	AP	See Also...	CLEAR ZONE	APZ I	APZ II
Church	C/III <sup>(12)</sup>	P/I C/II <sup>(2)</sup>							No	No	No
Communication tower	P/I <sup>(14)</sup>	P/I <sup>(14)</sup> C/II	P/I <sup>(14)</sup>	P/I <sup>(14)</sup>	P/I <sup>(14)</sup>	P/I <sup>(14)</sup> C/II	P/I <sup>(14)</sup>	17.03.180.L.8	No	No	Yes
Day care centers	P/I	P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>		P/I			17.03.180.L.6	No	No	No
Day care nursery (6 or fewer persons)	P/I							17.03.180.L.4	No	No	No
Essential public facilities		C/III	C/III	X		C/III	C/III	17.03.180.CC	No	No	No
Fire station	C/II <sup>(13)</sup>	P/I C/II	P/I C/II	P/I C/II		P/I C/II	P/I C/II	17.03.180.L.9	No	No	Yes
Government services		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I C/II <sup>(3)</sup>		P/I			No	No	Yes <sup>(19)</sup>
Health care facilities		P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>	P/I <sup>(15)</sup> C/II <sup>(3, 15)</sup>					No	No	No
Schools	P/I <sup>(16)</sup>	P/I C/II <sup>(2)</sup>							No	No	No
Small day care center (7 to 12 persons)	C/II								No	No	No
Utilities (Major)		C/III	C/III	X		C/III	C/III	17.03.180.A.11	No	Yes	Yes
Utilities (Minor)	P/I	P/I C/II <sup>(2)</sup>	P/I C/II <sup>(3)</sup>			P/I	P/I C/II <sup>(2)</sup>	17.03.180.A.11	No	Yes	Yes
Water tank	P/I C/II	P/I			P/I	P/I	P/I	17.03.180.L.3	No	Yes	Yes

\* Use is currently not identified in the Accident Potential Zone 17.03.180.Z

\*\* In the Rural Center Zone structures greater than 50,000 square feet gross floor area are prohibited

\*\*\* In the Rural Service Zone permitted uses are limited to 4,000 square feet gross floor area. The residential component of the mixed-use shall not be included in the 4,000 square feet of gross floor area. In no case shall the residential component have more than two (2) times the square footage of the non-residential uses.

\*\*\*\* In the Camano Gateway Village structures greater than 10,000 square feet are prohibited

Table Notes: 1) Including lots without existing permitted uses in the RR zone (structures limited to < 800 square feet on lots < 2.5 acres) 2) Any permitted use that exceeds 12,000 square feet gross floor area is a Type II Conditional Use	10) Sales of outdoor bulk goods such as bark, topsoil, and rock. 11) <del>RR</del> <u>Rural residential</u> is limited to Special Events per 17.03.180.EE 12) On RR <del>zoned</del> property located within a Residential RAID contiguous to a Mixed Use RAID or Non-municipal UGA, except that a community meeting is not required if seating capacity is no more than 150 or fewer persons or a 2,000 square foot assembly area is
--	---

3) Any permitted use that exceeds 4,000 square feet gross floor area require a Type II Conditional Use 4) Group homes (seven (7) to twelve (12) persons) 17.03.180.L(5) 5) Any permitted use that exceeds 8 dwelling units 6) No more than 6 dwelling units 7) Including associated overnight lodging. 8) Except that drive-through food service is prohibited 9) Small scale retail sales and services such as boutiques, clothing stores, bakeries, ice cream shops, food markets, beauty salons, craft stores, and art galleries, except that convenience services such as gas stations, convenience stores, grocery stores and box stores are prohibited.	proposed. 13) Always a Conditional use in the Rural Residential 14) Limited to the standards for roof-mounted wireless communication antenna arrays found in 17.03.180.L.8.c 15) Camano Gateway Village is limited to Small scale health care services 16) Public and private (1 to 6 students) consolidate with schools 17) Less than or equal to .22 Floor Area Ratio 18) Less than or equal to .24 Floor Area Ratio 19) With residential not to exceed eight (8) dwelling units per lot or parcel in a mixed-use building 20) <del>Not to exceed 20 units per acre</del> 1 to 8 units processed as a Type 1 Ministerial Use, 9 to 20 units processed as a Type II Conditional Use, 21 to 40 units processed as a Type III Conditional Use. 21) A dwelling unit shall not exceed 1,200 square feet gross floor area. A garage shall not be included in the 1,200 square feet gross floor area, but it shall not exceed 480 square feet gross floor area. 22) Minimum permitted density shall be two (2) dwelling units. Maximum residential density shall be the maximum permitted by County Health Department requirements
---	---



ICC 17.03.140 is amended to read as follows:

**17.03.140 - Rural Service (RS) Zone.**

The Rural Service (RS) Zone is applied to isolated existing mixed-use, retail or retail service businesses located in the Rural Zone that typically are not permitted or conditional uses in that zone. This zone permits a very limited range of mixed-use or non residential uses that provide convenience shopping and services to a localized geographic area. Mixed-use structures are encouraged. All uses within a Rural Service Zone must comply with land use standards, including non-residential, landscape and screening design guidelines set forth in section 17.03.180.

- A. Designation criteria and areas. Isolated mixed-use or non-residential uses on lots less than two and one-half (2.5) acres existing on July 1, 1990 may be designated RS. Specific areas are listed in section 17.03.155 and depicted in the zoning atlas. Specific conditions can be found in Appendix A.
- B. Lot/density. Lot size requirements shall be the minimum lot size required by County Health Department requirements but shall not exceed two and one-half (2.5) acres.
- C. Setbacks and height. Setback and height requirements shall be as follows:

1. Setbacks—Minimum ten (10) feet.

2. Height—~~One and one-half (1½) stories not to exceed twenty-five (25) including rooftop mechanical equipment.~~ Two (2) stories not to exceed thirty-five (35) feet, excluding rooftop mechanical equipment, elevator shafts, features that are designed to hide roof top mechanical equipment, railings, umbrellas, vegetation or rooftop accessories that promote green roof technology, and the use of rooftop gathering space. Other exceptions to the height standard can be made for non-useable rooftop structures that enhance architectural creativity and preserve rural character.

...

ICC 17.03.155A is amended to read as follows:

**17.03.155 – Mixed-use and non-residential areas of more intensive rural development**

17.03.155A	
Mixed Use Areas of More Intensive Rural Development	
<b>General Name</b>	<b>Zone</b>
Rural Center (RAID)	section 17.03.120
1. Bayview	
2. Clinton	
3. Ken's Korner	
<b>Rural Village (RAID)</b>	section 17.03.130
1. Camano Country Club [10]	
3. Camano Plaza	
4. Coronet Bay	
5. Deception Pass	
6. Elger Bay	
7. Greenbank	
<b>Camano Gateway Village (RAID)</b>	section 17.03.135
1. Camano Gateway	

2. Terry's Corner

Rural Service (RAID) section 17.03.140

- 1. Bailey's Store
- 2. Camano Marine
- 3. ~~Huntington's Grocery~~ Ebey's Bowl
- 4. ~~Midget Market~~ Huntington's Grocery
- 5. ~~Maxwelton Store~~ Liberty Market
- 6. Old San de Fuca Store
- 7. Second Chance Thrift and Bike Shops (Camano)
- 8. Soundview Shopper
- 9. Tyee Grocery and Art Antiques
- 10.Utsalady Store

NOTE:

- 1. See Appendix A for special conditions that may apply to specific mixed use RAIDs. See Appendix B for illustrations of non-residential design guidelines. Appendix "B", "Urban Growth Areas, Transition Areas and Joint Planning Areas," may be obtained from the Island County Planning Department.
- 2. Specific logical outer boundaries are established in the Island County Zoning Atlas and shown in Appendix A.

...

Chapter 17.03 ICC, Appendix A is amended as follows:

Appendix A. Rural Areas of Intensive Development (RAID)<sup>1</sup>

RAID	ZONING	STANDARDS
Clinton		1. For all property within the RR Zone, the base density shall not exceed three (3) dwelling units per acre.
		2. For all land divisions and residential development greater than one (1) single family residence per existing 14,500-square foot lot or smaller the lot layout, location of streets, other improvements and building sites shall not preclude future urban development. The application for development

<sup>1</sup>Ord. No. C-12-17 [PLG-001-17], Exh. A, 2-7-2017, repealed former Appendix A and enacted new provisions as herein set out. Former Appendix A pertained to RAID and Rural Service Zone specific conditions, and derived from Ord. No. C-123-98 [PLG-037-98], adopted Sept. 29, 1998, vol. 43, p. 6; Res. No. C-133-98 [PLG-043-98], adopted Oct. 19, 1998, vol. 43, p. 38; Interim Ord. No. C-119-99 [PLG-032-99], adopted Nov. 8, 1999, vol. 44, p. 110; Ord. No. C-62-00 [PLG-015-00], adopted July 17, 2000, vol. 44, p. 469; Ord. No. C-104-00 [PLG-032-00], adopted Nov. 6, 2000, vol. 45, p. 64; and Ord. No. C-117-00 [PLG-033-00], adopted Dec. 11, 2000, vol. 45, p. 114.

		must be accompanied by a site plan showing ultimate development of the lot or parcel at a density of at least four (4) dwelling units per acre.
		3. For all development in the Rural Center (RC) Zone no building may exceed 14,000 square feet of gross floor area and multifamily uses shall not exceed twelve (12) units per acre.
		4. For all non-residential development and residential development greater than one (1) single family residence per existing lot within the Clinton RAID boundaries as a condition of county approval, a development agreement must be executed in a form prescribed by the county. The development agreement must include provisions wherein the applicant agrees to participate on a fair pro-rata share basis in costs of future public facilities that are approved through the LID or ULID process.
Coronet Bay		Overnight lodging will be allowed as a permitted use.
Holmes Harbor		1. The maximum number of dwelling units permitted in Holmes Harbor shall not exceed the equivalent unit capacity established in the general comprehensive sewer plan approved by Island County.
		2. Any new development, at a base density of up to three (3) dwelling units/acre, including development on existing lots, shall mitigate or arrange for the mitigation of the development's surface water impacts by contributing a pro rata, "fair" share fee to complete the improvements set forth in the Island County Comprehensive Stormwater and Flood Hazard Management Plan.
		3. No further subdivision of the following assessor's parcel numbers shall be allowed: R22903-501-4580, R22903-459-4580, R22903-435-4480, R22903-422-4480, R22903-412-4480, R22903-400-4480 and R22903-366-4480.
Mutiny Sands		For those parcels north of the plat of Mutiny Sands, defined on the north by Bush Point Road and on the east by Mutiny Bay Road, a density of one (1) dwelling unit per three (3) acres shall be applicable.
Ken's Corner	Rural Center	See [section] 17.03.120
Camano Country Club	Rural Village	See [section] 17.03.130
Camano Plaza	Rural Village	See [section] 17.03.130
Deception Pass	Rural Village	See [section] 17.03.130
Elger Bay	Rural Village	See [section] 17.03.130
Greenbank	Rural Village	See [section] 17.03.130
Bayview	Rural Center	See [section] 17.03.120
Camano Gateway	Camano Gateway Village	See [section] 17.03.135
Terry's Corner	Camano Gateway Village	See [section] 17.03.135

Bailey's Store	Rural Service	See [section] 17.03.140
Camano Marine	Rural Service	See [section] 17.03.140
<del>Huntington's Grocery</del> <u>Ebey's Bowl</u>	Rural Service	See [section] 17.03.140
<del>Midget Market</del> <u>Huntington's Grocery</u>	Rural Service	See [section] 17.03.140
<del>Maxwelton Store</del> <u>Liberty Market</u>	Rural Service	See [section] 17.03.140
Old San de Fuca store	Rural Service	See [section] 17.03.140
Second Chance Thrift (Camano)	Rural Service	See [section] 17.03.140
Soundview Shopper	Rural Service	See [section] 17.03.140
Tyee Grocery	Rural Service	See [section] 17.03.140
Utsalady Store	Rural Service	See [section] 17.03.140

(Ord. No. C-12-17 [PLG-001-17], Exh. A, 2-7-2017; Ord. No. C-49-19 [PLG-004-19], Exh. D, 6-18-2019)

## **EXHIBIT B**

### **Findings of Fact and Recommendation on Amendments to Chapter 17.03 ICC**



## Island County Planning and Community Development

---

P.O. Box 5000, Coupeville, WA 98239  
Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306  
Email: PlanningDept@islandcountywa.gov | www.islandcountywa.gov

### ~ FINDINGS OF FACT AND LEGISLATIVE INTENT ~

**To:** Board of Island County Commissioners  
**From:** Island County Planning Commission  
**Date:** September 26, 2022  
**Subject:** 17.03 Amendments - RAID Uses

#### SUMMARY/BACKGROUND

The Board of Island County Commissioners (BOCC) has identified code updates to the Rural Service RAID (Rural Areas of Intensive Development) as a priority and has placed it on the work plan for Planning and Community Development in 2022. Goals for this project include the following:

- To identify ways that would permit more residential development within Island County's Rural Service RAID; and
- To address allowable land uses and associated conditions:
  - Section 17.03.035 - Use Tables;
  - Section 17.03.140 – Rural Service (RS) Zone; and
  - Section 17.03 Appendix A. – Rural Areas of Intensive Development (RAID)

Proposed changes and DRAFT documents have been provided at Planning Commission and BOCC sessions throughout July and August of 2022.

The planning staff has made every effort to ensure the proposed development regulations are consistent with Chapter 36.70A of the Revised Code of Washington (RCW) (The Planning Enabling Act) which provides the county, by ordinance, may establish classification, within each of which, specific controls are identified, and which will regulate the use of buildings, structures, and land as between agriculture, industry, business, residence, and other purposes.

#### RURAL SERVICE ZONE RAIDS

Rural Service areas are Island County's smallest Rural Areas of Intensive Development (RAID). According to Island County Code (ICC) 17.03.140, "The Rural Service (RS) Zone is applied to isolated existing mixed-use, retail or retail service businesses located in the Rural Zone that typically are not permitted or conditional uses in that zone. This zone permits a very limited range of mixed-use or non-residential uses that provide convenience shopping and services to a localized geographic area. Mixed-use structures are encouraged."



#### ORDINANCE NO. C-53-19

On June 25, 2019, the Island County Board of County Commissioners adopted amendments to 17.03 ICC (Ordinance No. C-53-19). According to the Island County Planning Commission *Finding of Fact and Legislative Intent*, the objective was to migrate four separate sections of ICC into one consolidated table to clearly denote applicable zones and conditions. In doing so, use code was not to become more restricted and that changes were only made when needed to resolve conflicts or inconsistencies between the four sections.

Previous to the amendment, ICC 17.03.140.A.3 stated “Mixed-use (with residential not to exceed six (6) dwelling units per lot or parcel in a mixed-use building. The residential component of the mixed-use shall not be included in the 4,000 square foot size limit).” It is the planning staff’s belief that this line of code was unintentionally left out during the migration process.

Other minor amendments have been made to Table 17.03.035.C RAID Uses to correct errors with the numbering of footnotes that occurred during the migration to a Use Table under Ordinance No. C-53-19. One footnote was added, as it was referenced in the table but did not exist, explaining the permitting path for Overnight Lodging in the Camano Gateway Village zone.

A final change to the name of a Non-residential RAID was also made renaming the “Midget Market” RAID to the “Liberty Market” RAID. The owners have been notified and have no objections.

#### FINDINGS OF FACT

1. Island County Planning and Community Development have proposed a Docket and Work Plan for 2022 to the Board of Island County Commissioners.
2. Pursuant to this plan, the planning staff seeks to amend 17.03 ICC regarding the development regulations pertaining to Island County’s Rural Service RAIDs.
3. The Planning Commission finds that the amendments to 17.03 ICC to simplify what uses are permitted in County zoning districts were not consistent with the existing regulations and that an error occurred when migrating sections of Island County code into one consolidated table.
4. The Planning Commission finds that the proposed amendments are consistent with the provisions of Chapter 36.70A RCW which requires that development regulations be consistent with the adopted Comprehensive Plan.
5. The Planning Commission finds that Rural Service RAIDs are an adequate space to absorb residential development to mitigate sprawl and preserve the County’s rural character while maintaining the function and essence of Rural Service RAIDs.
6. The Planning Commission finds that within a Rural Service RAID the gross square footage of the residential component of the parcel shall not exceed twice the gross square footage of the non-residential component.
7. The Planning Commission finds that no parcel within a Rural Service RAID shall exceed more than six (6) residential units per parcel.
8. The Planning Commission finds that within a Rural Service RAID no residential unit shall exceed 1,200 square feet.

9. The Planning Commission finds that to be more consistent with other zones and RAIDs within Island County, the height restriction in Rural Service RAIDs shall be increased to thirty-five (35) feet.
10. The Planning Commission finds that minor amendments are necessary to align Table 17.03.035.C with county code.
11. The Planning Commission finds that the “Midget Market” RAID will be renamed the “Liberty Market” RAID.
12. A SEPA Determination of Non-significance was issued using the optional process established by WAC 197-11-355.
13. The project was publicly noticed with a comment period held from September 7, 2022, through September 21, 2022. Neighbors within 300’ of Rural Service RAIDs were notified of the proposed project on August 17, 2022, so that all comments could be heard and added to the record. Two comments were received.

#### CONCLUSION

The Island County Planning Commission has reviewed the proposed changes to Island County Code 17.03 and hereby recommends that the Board of County Commissioners adopt an ordinance to incorporate the proposed amendments, attached hereto as Attachment A into Island County Code.

Respectfully submitted through the Island County Planning Department to the Board of Island County commissioners, pursuant to RCW 36.70.430, this 23 day of JAN, 2023 by,



Steve Schwalbe

Chair, Island County Planning Commission

## **EXHIBIT C**

### **Public Comment**

**From:** [Gretchen Luxenberg](#)  
**To:** [Joshua Pitts](#)  
**Subject:** Island County Rural Service Zones proposed changes  
**Date:** Monday, August 29, 2022 6:40:37 PM

---

\*\*\*\*\* This email is from outside the Island County network. Please use caution when clicking on links, opening attachments, or replying. \*\*\*\*\*

Hello Josh,

Please consider the following comments for the above proposed changes as they apply to the Rural Service Zones within Ebey's Landing NHR.

Island County is seeking to change the zoning regulations for two areas within the National Historical Reserve. The one in San de Fuca doesn't concern me as the historical integrity and character of that area has been compromised over the past several decades due to insensitive infill and development. San de Fuca no longer has the "feel" of a little village along the Penn Cove shoreline like it did when the Reserve was first created. Despite a handful of contributing buildings in the area the context has been lost for these places and sprawl has prevailed.

The other rural service area, however, is located where the Ebey Bowl still stands, and in Ebey's Prairie, the heart of the Reserve. This acreage retains its rural character and is surrounded by protected agricultural lands through the efforts and funding of both the American taxpayer and the Whidbey Camano Land Trust (scenic and conservation easements). To suggest that this area could have upwards of six dwelling units, and up to 1200 square feet per unit, and not have adverse effects on the integrity of the cultural landscape, is misguided thinking and a troubling precedent.

There are no housing developments in this area. There are single homes with outbuildings farther east on Terry Road and are not groupings or clusters of houses. They are farm complexes with outbuildings and retain their rural, open character. To place upwards of 6 houses in this small acreage will appear out of place and truly be insensitive. It will look like suburban sprawl. The County is charged with preserving and protecting the open spaces of the Reserve and this does not move that mission forward. Any new residential developments at the Ebey bowl need sensitive design to appear as though it has followed the pattern of development that is seen elsewhere on Terry Road (east) for residential development. Six houses is simply too much. The density for additional housing should be considered for where the old garage that stood on the NE corner of South Main and Terry Roads, a contributing structure that was allowed to be demolished. The Reserve lost an important part of its historical narrative when that structure came down, but this becomes the appropriate location for more dense development in Prairie Center, a place where new denser housing, should be permitted. Any development in the Ebey Bowl area will be visible from the main hwy as one approaches Main street, another reason not to allow the higher rooflines for the (possibly) 6 houses that could be built at the Ebey Bowl property. The County should take into consideration the views to and across these protected lands so decisions and changes to zoning and development regulations do not have adverse effects on the very lands it is charged with preserving. This means taking into consideration the views from main roads, side roads, overlooks, to and across the lands within the Reserve when considering changes to density and zoning and increasing height for new buildings. You cannot just look at maps and think the proposals will not have visual, aesthetic and other impacts, direct and indirect.

In summary, I am against the proposed increase in height for new buildings coming into the area of the Ebey Bowl and against such a dense housing proposal in same area.

thank you for your consideration.

Gretchen Luxenberg  
Freeland, WA

AUG 26 2022

Community Development

## NOTICE of APPLICATION with SEPA

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. **The public comment period as described below may be the only opportunity to comment on the environmental impacts of the following proposal.**

**File:** Rural Service zoning code update, **Applicant:** Island County, **Location:** Island County Rural Service zones

**Proposal:** Island County Planning & Community Development (PCD) seeks to change the zoning regulations for Rural Service zones with no change to Comprehensive Plan designation. As part of the 2022 work plan, Island County Planning is proposing to change the zoning regulations within Rural Service zones. This update is to clarify ambiguous and unclear language in the current code. The update is proposing to increase the allowed gross square footage of residential use to two times the gross square footage of non-residential use (4,000 gross square feet). The parcels will be limited to six dwelling units, each not permitted to exceed 1,200 square feet. Additionally, Island County Planning is proposing increasing the maximum height from twenty-five feet to thirty-five feet. A total of ten Rural Service zones exist in Island County. Rural Service zones average two and one-half acres.

**Staff Contact:** Josh Pitts, j.pitts@islandcountywa.gov

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review & condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

**PUBLIC COMMENTS:** must be received by 4:30 p.m. on **August 31, 2022;** mail to Island County Planning Department, PO Box 5000, Coupeville WA 98239; deliver to 1 NE 6<sup>th</sup> Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

**PUBLIC HEARING DATE:** Sept 26, 2022, 2PM.

To request notice of hearings or receive a copy of the decision or information on appeals, contact us at the above address.

I'D LIKE TO KNOW IF THE LOCATION FOR THE PUBLIC HEARING IS AT THE PLANNING COMMISSION OFFICE & I'D LIKE TO RECEIVE A COPY OF THE DECISION. <sup>QUESTION AND</sup> MY CONCERN IS THAT, ALTHOUGH I AGREE THIS MAY BE NECESSARY FOR INCREASED ISLAND POPULATION, WHAT MEASURES ARE BEING TAKEN TO COORDINATE WITH OTHER ISLAND & STATE AGENCIES TO MITIGATE INCREASED TRAFFIC ISSUES. IT'S GOTTEN WORSE AND IS OUT OF CONTROL!

M. LEE WOODFIN  
LEE.WOODFIN@GMAIL.COM  
26224 STATE RT. 20  
COUPEVILLE, WA. 98239

CELL# 206-321-7910

THANK YOU,  
M. Lee Woodfin

**From:** [Jim Deanne](#)  
**To:** [John Lanier](#)  
**Subject:** Re: Ordinance No. C-53-19  
**Date:** Monday, December 19, 2022 1:20:00 PM

---

John,

Thank you! Anything to standardize helps reduce waste and cost to build.

Jim Deanne  
206-459-8401

Please excuse the brevity of this message and any typographical errors. Sent from my iPhone

On Dec 19, 2022, at 12:13 PM, John Lanier <[J.Lanier@islandcountywa.gov](mailto:J.Lanier@islandcountywa.gov)> wrote:

Hi Jim,  
No promises, of course, but I will look into it.

Best regards,  
**John Lanier**  
**Long Range Planner**  
Island County Planning & Community Development  
1 NE 6<sup>th</sup> Street, PO Box 5000  
Coupeville, WA 98239  
Phone: 360.678.7811  
[www.IslandCountyWA.gov](http://www.IslandCountyWA.gov)

Email is subject to public disclosure requirements per RCW 42.56

---

**From:** Jim Deanne <[JDeanne@msn.com](mailto:JDeanne@msn.com)>  
**Sent:** Monday, December 19, 2022 11:31 AM  
**To:** John Lanier <[J.Lanier@islandcountywa.gov](mailto:J.Lanier@islandcountywa.gov)>  
**Subject:** Re: Ordinance No. C-53-19

John,

Thank you for the update. Any chance of having garage size adjusted to 480asf to allow for a 20'x24' footprint which will enable a 16' door with 4' Braced Wall Panels on either side of the door using traditional framing for shear? It would reduce engineering/construction expense and allow for 2 cars in a garage which will be important as we move to fully electric vehicles in the future (warming/defrosting up an vehicle greatly reduces range).

Thank you,

Jim Deanne  
206-459-8401

Please excuse the brevity of this message and any typographical errors. Sent from my iPhone

On Dec 19, 2022, at 11:13 AM, John Lanier <[J.Lanier@islandcountywa.gov](mailto:J.Lanier@islandcountywa.gov)> wrote:

Hi Jim,  
I just want to keep you updated. Legal wants to see this go back to the Planning Commission one last time. This should be on January 23, then back to the Board for final approval, I'm figuring by March. I just found out, and want to keep you in the loop.

Best regards,  
**John Lanier**  
**Long Range Planner**  
Island County Planning & Community Development  
1 NE 6<sup>th</sup> Street, PO Box 5000  
Coupeville, WA 98239  
Phone: 360.678.7811  
[www.IslandCountyWA.gov](http://www.IslandCountyWA.gov)

Email is subject to public disclosure requirements per RCW 42.56

---

**From:** Jim Deanne <[JDeanne@msn.com](mailto:JDeanne@msn.com)>  
**Sent:** Friday, December 16, 2022 9:58 AM  
**To:** John Lanier <[J.Lanier@islandcountywa.gov](mailto:J.Lanier@islandcountywa.gov)>  
**Subject:** Re: Ordinance No. C-53-19

Thanks John!

I hope you and yours have a great holiday season.

Jim Deanne  
206-459-8401

Please excuse the brevity of this message and any typographical errors. Sent from my iPhone

On Dec 16, 2022, at 9:50 AM, John Lanier <[J.Lanier@islandcountywa.gov](mailto:J.Lanier@islandcountywa.gov)> wrote:

Hi Jim,  
I received your email, and will get that draft ordinance to you by the end of next week. If anything happens, I will let you know.

Best regards,  
**John Lanier**  
**Long Range Planner**  
Island County Planning & Community Development  
1 NE 6<sup>th</sup> Street, PO Box 5000  
Coupeville, WA 98239  
Phone: 360.678.7811  
[www.IslandCountyWA.gov](http://www.IslandCountyWA.gov)

Email is subject to public disclosure requirements per RCW 42.56

---

**From:** Jim Deanne <[JDeanne@msn.com](mailto:JDeanne@msn.com)>  
**Sent:** Friday, December 16, 2022 9:48 AM  
**To:** John Lanier <[J.Lanier@islandcountywa.gov](mailto:J.Lanier@islandcountywa.gov)>  
**Subject:** FW: Ordinance No. C-53-19

John,

Please send me an updated version of the ordinance at your convenience.

Thank you,

I'm using Adobe Acrobat.

You can view and comment on "2 Ordinance No. C-53-19 Highltyeeightted.pdf" at:  
<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:df3f2165-bf06-4e65-941a-815e2937a0aa>

**Jim Deanne**  
**General Manager**  
**Tyee Farms LLC**  
Direct: 425-365-4307  
Mobile: 206-459-8401

---

**From:** Joshua Pitts <[J.Pitts@islandcountywa.gov](mailto:J.Pitts@islandcountywa.gov)>  
**Sent:** Monday, June 27, 2022 9:56 AM  
**To:** [jdeanne@msn.com](mailto:jdeanne@msn.com)  
**Subject:** Ordinance No. C-53-19

Hi Jim,



I am attaching the ordinance that we discussed earlier regarding the section of code 17.03.140.A.3. being left out of the migration to the new use tables that were established in 17.03.35. I've highlighted key aspects of the ordinance that pertain to this particular code and the code update in general (pg. 1, 13, 45, 54, 55, 56).

Here is the [link](#) to the Planning Commission meeting that will be taking place later today, June 27<sup>th</sup> at 2:00 p.m. that you can join either in person or via Starleaf.

<https://www.islandcountywa.gov/Planning/Documents/PlanningCommission/6.27.22%20files/PC%20AGENDA%206.27.22.pdf>

Have a great day,

Josh

<image001.png>

Joshua Pitts  
*Long Range Planner*  
Planning

Email: [J.Pitts@islandcountywa.gov](mailto:J.Pitts@islandcountywa.gov) | Office: +1(360)678-7817  
1 NE 6th St., PO Box 5000, Coupeville, WA 98239

Email is subject to public disclosure requirements per RCW 42.56



**ISLAND COUNTY HUMAN RESOURCES/GSA**

**WORK SESSION AGENDA**

**DATE: 10/18/2023**

---

**To: Janet St. Clair, Chair**  
**Board of Island County Commissioners**

**From: Catherine Reid, Director**

---

**Amount of time requested for agenda discussion. 15 minutes**

**Agenda Item No.: 1**

**Subject: HIPAA Committee**

**Description:** Draft Resolution setting forth the members of the HIPAA Committee based on organizational changes.

**Attachment: Resolution approved by Prosecuting Attorney's Office**

**Request:** *(Check boxes that apply)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input type="checkbox"/> None/Informational         | <input type="checkbox"/> Discussion      |
| <input type="checkbox"/> Signature Request          | <input type="checkbox"/> Other: _____    |

**IT Review:** Not Applicable

**Budget Review:** In progress

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF ISLAND COUNTY, WASHINGTON**

**IN THE MATTER OF MODIFYING AND  
REORGANIZING THE COMPOSITION OF  
THE ISLAND COUNTY HIPAA STEERING  
COMMITTEE AS THE “HIPAA COMPLIANCE  
COMMITTEE”**

) **RESOLUTION C- -23**  
)  
)  
)  
)  
)

**WHEREAS**, the Health Insurance Portability & Accountability Act (“HIPAA”) was enacted in 1996 by Congress to provide for: improved efficiency & effectiveness of the healthcare system by standardizing the format, content and data elements in electronic healthcare transactions; streamline processes and lower overall administrative costs of healthcare in the United States; and provide for control over the disclosure of healthcare information that identifies an individual; and

**WHEREAS**, HIPAA affects policies, procedures, contracts, technology, record retention and employee training relating to the collection and dissemination of individual health information gathered during the course of County business; and

**WHEREAS**, the Island County HIPAA Steering Committee was established by Resolution C-101-02 for the purpose of implementing and ensuring ongoing compliance with the requirements of HIPAA and to implement County-wide guidelines, policies and procedures for and ensure compliance; and

**WHEREAS**, by Resolution C-22-03, the Director of the Island County Central Services Department was appointed as the HIPAA Security Officer responsible for developing policies, standards and guidelines with the advice of the Steering Committee and consent of the BOCC consistent with Island County’s status as a “hybrid entity” under HIPAA and, due to organizational restructuring, that role is now performed by the Information Technology Department Director; and

**WHEREAS**, the General Services Administration Department provides records management services, including development of policies and procedures for compliance with state and federal laws regarding storage, protection and disposal of County records; and

**WHEREAS**, it is necessary to revise the Island County HIPAA Steering Committee members’ composition to better correlate with HIPAA-covered departments by appointing a member of General Services Administration to the Committee; and

**WHEREAS**, the Steering Committee is developing updates to the HIPAA manual for Island County which will be brought to the BOCC at a future work session in 2023; and

**WHEREAS**, the Steering Committee shall be renamed the “HIPAA Compliance Committee” which appropriately conveys its purpose and objectives, **NOW, THEREFORE**,

**BE IT HEREBY RESOLVED**, by the Board of Island County Commissioners, that:

1. The HIPAA Steering Committee shall henceforth be known as the HIPAA Compliance Committee;
2. The following positions, on behalf of their respective departments, are hereby appointed or re-appointed to the HIPAA Compliance Committee and a designated position may only vote once if they hold two of the positions:

- a) Auditor or designee;
  - b) Risk Manager or designee;
  - c) Human Resources Director or designee;
  - d) Human Services Director or designee;
  - e) Information Technology Director or designee;
  - f) Prosecuting Attorney or designee;
  - g) Public Health Director or designee;
  - h) General Services Administration Director or designee;
3. This resolution is intended to be procedural in nature and nothing herein shall be taken to contradict policies, standards or guidelines made mandatory and binding on Island County departments by the BOCC, nor shall this be interpreted as otherwise altering or superseding the existing authority of the BOCC or any other Island County Official.

**ADOPTED** this day of , 2023.

**BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY WASHINGTON**

\_\_\_\_\_  
Janet St. Clair, Chair

\_\_\_\_\_  
Jill Johnson, Member

**ATTEST:**

\_\_\_\_\_  
Melanie Bacon, Member

\_\_\_\_\_  
Jennifer Roll, Clerk of the Board

**APPROVED AS TO FORM AND CONTENT AS PROPOSED**



\_\_\_\_\_  
Deputy Prosecuting Attorney