



LAND USE & PLANNING APPLICATIONS FEE SCHEDULE 2009

Planning Division

Community Planning & Development
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Land Use and Planning Applications	Application Fee ¹
Certifications and Appealable Letters: Time Extension (non-discretionary); or Confirmation of zoning, occupancy, flood hazard & similar staff letters. Time Extension (discretionary), Staff-Researched Letter, Shoreline Permit Exemption, or Appealable Opinion. ² Confirmation of Critical Areas Report (if independent of project review). Wetland Report Prepared by city staff or consultant.	\$95 \$275 plus any consultant costs of City \$500 plus any consultant costs of City \$750 plus any consultant costs of City
Pre-submission Conference:	
Minor (SEPA Exempt) Major (SEPA-level)	\$85 \$175
Variance and/or Reasonable Use Exemption Request:	
Staff Level Examiner Level	\$175 \$550 + \$1,000 Hearing Examiner deposit ⁵
Code and Plan Amendments:	
Comprehensive Plan Amendment Shoreline Program Amendment Zoning Map or Development Code Text Amendment Master Planned Development (Villages & Centers) Review Master Plan Revision Development Agreement	\$200 \$3,000 \$3,000 \$3,750 + \$140 per acre, or part thereof, + \$2,500 Hearing Examiner deposit ⁵ \$1,500 + \$1,500 Hearing Examiner deposit ⁵ \$3,000 (+ \$2,000 deposit, if referred to Hearing Examiner ⁵)
Annexation:	
Notice of Intent to Commence Annexation Petition to Annex	\$300 \$2,700
Historic Rehabilitation Tax Exemption:	
Commercial Residential	\$840 \$250
Temporary Uses:	
Permit for 3 or less consecutive days Permit for 4 or more consecutive days	\$45 \$180
Consolidated Permit Review:⁴ <i>Requests to combine review of multi-section permit applications, such as land use and engineering. See RCW 36.70B.120.</i>	\$5,800
Subdivisions:	
Lot Consolidation Boundary Line Adjustment	\$370 \$300 + \$150 per boundary line
Short or Large-Lot Plat Preliminary Short or Large-Lot Plat Final	\$580 + \$290 per lot \$500
Full Plat (10 or more lots) Preliminary	\$3,150 + \$480 per acre, or part thereof, + \$2,500 Hearing Examiner deposit ⁵
Full Plat (10 or more lots) - Final <i>(including PRDs)</i> ³	\$2,250
Binding Site Plan	Any land use review fee; + sum equivalent to platting fee, latter reduced by 50% if concurrent with initial development
Improvements Deferral Review by Examiner <i>(OMC 17.44.020(E))</i>	\$1,575 + \$2,000 Hearing Examiner deposit ⁵

Land Use and Planning Applications	Application Fee¹
Land Use (Site Plan) Review: No new structure, to 5,000 sq. ft. new gross floor area 5,001 to 8,000 sq. ft. of new gross floor area 8,001 to 16,000 sq. ft. of new gross floor area 16,001 to 24,000 sq. ft. of new gross floor area 24,001 or more sq. ft. of new gross floor area Wireless Communication Facility	\$1,900 \$3,500 \$5,200 \$7,000 \$8,800 \$3,500, plus any consultant costs of City
Design Review: Review of Concept - Board Level Review of Details - Board Level Review of Concept or Details -Staff Level Sign Review	\$850 \$850 \$225 \$60 each sign (up to \$300 maximum <i>per</i> occupancy)
Hearing Examiner Review⁶ (<i>if Examiner Review required for any Land Use Review above or additional to any plat; e.g. shoreline development or conditional use permit</i>) Project Subject to SEPA Wireless Communication Facility - Subject to SEPA Project SEPA-Exempt Wireless Communication Facility - SEPA-Exempt	\$1,460 + \$2,000 Hearing Examiner deposit ⁵ \$4,400 + \$2,000 Hearing Examiner deposit ⁵ , + any consultant costs to City. \$850 + \$750 Hearing Examiner deposit ⁵ \$3,500 + \$750 Hearing Examiner deposit ⁵ , + any consultant costs to City.
Traffic Modeling or Distribution by City	No charge, except any third-party consultant costs of City
SEPA Checklist Review⁶	\$550 (only if separate from project review)
Additional SEPA Review (<i>See WAC 197-11-335</i>)	No charge, except any third-party consultant costs of City
Environmental Impact Statement	\$3,500 + preparation at contract rate to be determined
Project Re-submittal or Modification	50% of standard fee, plus any Examiner deposit
Appeals: Impact Fee Appeal to Hearing Examiner Other Appeals to Hearing Examiner Appeals to City Council (only if authorized)	\$1,000 + \$500 Hearing Examiner deposit ⁵ \$1,000 \$500
Request for Reconsideration or Clarification by Hearing Examiner (<i>See OMC 18.75.060 and 18.75.070</i>)	\$200 + \$500 Hearing Examiner deposit

Notes and Additional Information

- ¹ Additional fees may be applicable, including tree plan and engineering fees.
- ² Staff certification or researched letter fees, and need for third-party consultation are at the discretion of the City's Planning Manager.
- ³ There is no extra charge for Planned Residential Development Approval.
- ⁴ The Consolidated Review Fee applies to requests for combined review of multi-section permit applications, such as land use and engineering.
- ⁵ Where Examiner deposit is required, applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.
- ⁶ If Examiner Review is required for any Land Use Review above or additional to any plat (e.g., shoreline development or conditional use permit).