

Chapter 4.40

LAND USE APPLICATION REVIEW FEES

4.40.000 Chapter Contents

Sections:

4.40.010 Land use application review fees.

(Ord. 6333 §4; 2004 (reenacted section); Ord. 6333 §3, 2004 (repealed section)).

4.40.010 Land use application review fees

A. Commencing January 1, 2013, the following fee schedule shall be in full force and effect.

Certifications and Appealable Letters

Independent Confirmation of Critical Areas Report
 Wetland Report prepared by City staff
 Zoning, Occupancy Status, Flood Hazard,
 and other staff confirmations
 Staff-Researched Letter, Shoreline Permit Exemption,
 Discretionary Time Extension, or Appealable Opinion²

Land Use and Planning Applications¹

~~\$520~~\$650 plus any consultant costs
 \$800 plus any consultant costs

~~\$100~~\$200
 \$360 plus any consultant costs

Actions Independent of Development Review

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|--|---|
| Presubmission Conference | \$240 |
| SEPA Review (only) | \$480 |
| Variance (staff level) | \$300 |
| Variance and/or Reasonable Use Exception (by Examiner) | \$480 + \$1,000 Hearing Examiner deposit ⁵ |

Code and Plan Amendments

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| Comprehensive Plan Amendment (post-screening without rezone) | \$320 |
| Shoreline Program | \$3,200 |
| Original Master Plan (Villages & Centers) (See OMC Chapter 18.05) | \$3,200 + \$ 140 per acre or part thereof + \$2,500 Hearing Examiner deposit ⁵ |
| Master Plan Revision | \$1,600 + \$1,500 Hearing Examiner deposit ⁵ |
| Development Agreement | \$3,200 + \$2,000 Hearing Examiner deposit if referred to examiner ⁵ |
| Zoning and Development Code Maps or Text | \$3,200 + if a site-specific rezone, a \$1,500 Hearing Examiner deposit ⁵ |

Annexations

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|---------------------------|---------|
| Notice of Intent to Annex | \$320 |
| Petition to Annex | \$2,880 |

Temporary Uses

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|---|-------|
| Temporary Use Permit for three or less consecutive days | \$50 |
| Temporary Uses for four or more consecutive days | \$200 |

Subdivision Actions

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|---|---|
| Lot Consolidation | \$360 |
| Boundary Line Adjustment | \$320 plus \$160 per boundary line |
| Preliminary Short or Large-Lot Plat | \$600 + \$ 300 per lot |
| Final Short or Large-lot Plat | \$600 |
| Preliminary Full (ten or more lots) Plat | \$ 3,600+ \$ 600 per acre, or part thereof + \$2,500 Hearing Examiner deposit ⁵ |
| Final Full (ten or more lots) Plat ³ | \$2,600 |
| Binding Site Plan | Any land use review fee; plus sum equivalent to platting fee - latter reduced by 1/2 if concurrent with initial development |
| Improvements deferral review by Examiner (OMC 17.44.020(E)) | \$1,800+ \$2,000 Hearing Examiner deposit ⁵ |

Land Use (Site Plan) Review³

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| No new structure to 5,000 square feet new gross floor area | \$2,600 |
| 5,001 to 8,000 square feet of new gross floor area | \$4,700 |
| 8,001 to 16,000 square feet of new gross floor area | \$6,800 |
| 16,000 to 24,000 square feet of new gross floor area | \$9,200 |
| 24,001 or more square feet of new gross floor area | \$11,500 |
| Wireless Communication Facility | \$3,700, plus any consultant costs of City |

Supplemental Actions

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|---|--|
| Traffic modeling or distribution by City staff | No charge, except any consultant fees |
| Additional SEPA Review (WAC 197-11-335 external link) | No charge, except any consultant fees |
| Environmental Impact Statement | \$3,200+ preparation at contract rate to be determined |
| Design Concept Review --Board Level | \$900 |
| Design Details Review-- Board Level | \$900 |
| Design Review--Staff Level | \$240 |
| Sign (Design) Review | \$55 per sign to \$330 maximum per occupancy |
| Examiner Review--Project Subject to SEPA | \$1,200 + \$2,000 Hearing Examiner deposit ⁵ |
| Wireless Communication Facility -- Subject to SEPA | \$4,600+ \$2,000 Hearing Examiner deposit ⁵ plus any consultant costs of City |

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|--|---|
| Examiner Review--Project SEPA Exempt | \$900 + \$750 Hearing Examiner deposit ⁵ |
| Wireless Communication Facility -- SEPA Exempt | \$3,700 + \$750 Hearing Examiner deposit ⁵ plus any consultant costs of City |
| Modification of an approved application | 50% of standard fee plus any Examiner deposit |
| Consolidated Review (RCW 36.70B.120 external link) ⁴ | \$5,000 |
| Impact Fee Appeal to Examiner | \$1,000 + \$500 Hearing Examiner deposit ⁵ |
| Other Appeal to Examiner | \$1,000 |
| Appeals to Council (only if authorized) | \$500 |
| Request for Reconsideration or Clarification by Examiner (OMC 18.75.060 and 070) | \$240 + \$500 Hearing Examiner deposit ⁵ |
| Historic Rehabilitation Tax Exemption | |
| Commercial | \$880 |
| Residential | \$260 |

[Technology Fee – applicable to all planning applications](#) [3.9% of planning fee](#)

NOTES:

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 Planning Manager.
3. There is no extra charge for Planned Residential Development Approval.
4. The Consolidated Review Fee is an additional fee that applies to requests to merge review of preliminary development applications with construction permit applications, such as land use review and engineering permits.
5. Where Examiner deposit is required, applicant is responsible and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.

(Ord. 7050 §1, 2016; Ord. 7013 §4, 2016; Ord. 6830 §1, 2012; Ord. 6789 §1, 2011; Ord. 6677 §1, 2009; Ord. 6598 §1, 2008; Ord. 6503 §1, 2007; Ord. 6392 §1, 2006; Ord. 6333 §4, 2004 (reenacted section); Ord. 6333 §3, 2004 (repealed section); Ord. 6309 §1, 2004; Ord. 6302 §3, 2004; Ord. 6238 §2, 2002; Ord. 6229 §1, 2002; Ord. 6183 §1, 2002; Ord. 6153 §3, 2001; Ord. 6059 §1, 2000; Ord. 5980 §2, 1999; Ord. 5873 §1, 1999; Ord. 5862 §4, 1998; Ord. 5771 §2, 1998; Ord. 5718 §4, 1997; Ord. 5658 §6, 1996; Ord. 5616 §1, 1996; Ord. 5594 §17, 1996; Ord. 5577 §6, 1995).