

Chapter 4.40

LAND USE APPLICATION REVIEW FEES Revised 6/16

4.40.000 Chapter Contents

Sections:

[4.40.010](#) Land use application review fees. Revised 6/16

(Ord. 6333 §4; 2004 (reenacted section); Ord. 6333 §3, 2004 (repealed section)).

4.40.010 Land use application review fees Revised 6/16 

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

Certifications and Appealable Letters	Land Use and Planning Applications¹
Independent Confirmation of Critical Areas Report	\$520 plus any consultant costs
Wetland Report prepared by City staff	\$800 plus any consultant costs
Zoning, Occupancy Status, Flood Hazard, and other staff confirmations	\$100
Staff-Researched Letter, Shoreline Permit Exemption, Discretionary Time Extension, or Appealable Opinion ²	\$360 plus any consultant costs
Actions Independent of Development Review	
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	
Comprehensive Plan Amendment (post-screening without rezone)	\$320
Shoreline Program	\$3,200
Original Master Plan (Villages & Centers) (See OMC Chapter <u>18.05</u>)	\$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	
Notice of Intent to Annex	\$320

Petition to Annex \$2,880

Temporary Uses

Temporary Use Permit for three or less consecutive days \$50

Temporary Uses for four or more consecutive days \$200

Subdivision Actions

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 deposit⁵

Final Full (ten or more lots) Plat³ \$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 (OMC17.44.020(E)) \$1,800+ \$2,000 Hearing Examiner deposit⁵

Land Use (Site Plan) Review³

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

Traffic modeling or distribution by City staff No charge, except any consultant fees

Additional SEPA Review (WAC [197-11-335](#)) 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 deposit⁵

Wireless Communication Facility -- Subject to SEPA \$4,600+ \$2,000 Hearing Examiner deposit⁵ plus any

	consultant costs of City
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  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

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. 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).