



PLANNING FEE SCHEDULE

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TYPE OF PERMIT	FEE
Pre-Application Services	
Pre-Application Conference/Major	\$420 + Engineering, Building, and Fire Fees
Pre-Application Conference/Minor	\$215 + Engineering, Building, and Fire Fees
1-Hour Consultation	\$90
Neighborhood Meeting Attendance	\$200
Land Use Review	
Conditional Use Permit	\$2110
Administrative Conditional Use Permit	\$1055
Development Agreement	\$1410
Exceptions for Housing Authorities	\$1055
Home Occupation	\$345 + hourly after 4 hours
Master Plan	\$715 + \$30/unit + \$.03/ground floor square feet + \$.01 above or below ground floor sq ft (non-residential) Min \$1,000 Max \$10,000
Master Plan Amendment	TBD by Planning Director based on the area affected by the amendment
Master Plan Removal	\$715
Planned Residential Development	
without preliminary subdivision	\$2830 + \$75/unit + HE costs
with preliminary subdivision	\$990 + preliminary subdivision fee + HE costs
Planned Mixed Use Development (PMUD)	
without preliminary subdivision	\$2830 + \$75/unit + HE costs
with preliminary subdivision	\$990 + preliminary subdivision fee + HE costs
Site Plan Review	\$2830 + \$.25 sq ft of gross floor area
Minor Site Plan Review	\$710 + \$.25 sq ft of gross floor area
Zoning Ordinance Variance (including sign variance)	\$1055 + HE costs
Land Division	
Binding Site Plan	\$2115 + \$75/lot/unit + \$.25/sq ft (if nonresidential)
Binding Site Plan Modification	\$1115
Binding Site Plan Final	\$1320
Boundary Line Adjustment	\$365
Preliminary Subdivision/Plat	\$5650 + \$75/lot + HE costs
Preliminary Subdivision Modification - Major	\$2825 + HE costs
Preliminary Subdivision Modification - Minor	\$1410
Final Subdivision/Plat	\$1320
Preliminary Unit Lot Subdivision	\$2115 + \$30/lot
Unit Lot Subdivision Modification	\$1115
Final Unit Lot Subdivision	\$1320
Preliminary Short Subdivision/Plat	\$2340 + \$75/lot
Short Subdivision Modification	\$1195
Final Short Subdivision	\$260
Land Division/Plat Alteration	\$990
Land Division/Plat Vacation	\$690 + hourly after 8 hours
Land Division/Plat Time Extension	\$175
Shoreline Permits	
Shoreline Substantial Development Permit (SSDP)	\$1410 + \$75/unit and/or \$.25/sq ft + HE costs
Minor SSDP	\$1055 + \$75/unit and/or \$.25/sq ft
Shoreline Conditional Use Permit (SCUP)	\$1410 + \$75/unit and/or \$.25 sq ft of gross floor area + HE costs
Minor SCUP	\$1055 + \$75/unit and/or \$.25/sq ft
Shoreline Variance	\$1410 + \$75/unit and/or \$.25/sq ft + HE costs
Shoreline Permit Exemption	\$225
Environmental Review	
Critical Areas Permit	\$710
Critical Areas Exemption	\$175
Reasonable Use Exception	\$1320 + HE costs
Public Agency Utility Exception	\$1320 + HE costs
Independent Confirmation of Critical Areas Report	\$260 + consultant costs
State Environmental Policy Act (SEPA)	
SEPA Review/Determination	\$420
SEPA DEIS/FEIS	Cost to prepare EIS
Review of EIS	\$1125 + hourly rate after 13 hours + consultant review
Addendum	\$125
Adoption of Existing Documents	\$125
Policy Planning Review	
Annexation – Notice of Intent	\$405

Annexation – Petition/Council Action and BRB	\$1575 + BRB fee
Comprehensive Plan Amendment – Map Only	\$1500
Comprehensive Plan Amendment – Text Only	\$1000
Comprehensive Plan Amendment – Internal	TBD
Concomitant Agreement Release/Revision	\$665 + hourly rate after 8 hours
Zoning Map Amendment (no comp plan amendment)	\$1000
Appeals	
Type I and II Appeal to Hearing Examiner (HE)	\$635 + HE costs
Type III Appeal to City Council	\$1210
Appeal of Adequacy of EIS	\$635 + HE costs
Request for Reconsideration	\$315
Miscellaneous	
Administrative Determination/written letter	\$420
Bond processing and review fee	\$45
Bond inspection	\$90
Impact Fee Deferral	\$330
Map Development	Actual cost based on hourly rate
Misc Permit (e.g., grading, construction drawing review, building design review)	\$330 + hourly rate after 4 hours
Permit Extension Request	\$330
Post Decision Modification	
Type I and II Modification	\$690 + hourly rate after 8 hours
Type III Modification	\$690 + hourly rate after 8 hours + HE costs (if applicable)
Administrative Modification	\$690 + hourly rate after 8 hours
Re-Inspections after initial inspection (each)	\$160
Temporary Use	\$430 + hourly rate after 5 hours
Tree Cutting and Clearing	\$365
Tree Cutting and Clearing Exemption	\$45
Zoning Verification Letter	\$130
Deposits¹	
Third Party Review of Application/Expedited Review ²	\$5000 deposit + application fees
Consultant - Critical Areas (wetland, fish and wildlife)	\$4500
Consultant - Arborist Review	\$1500
Consultant - Geotechnical	\$5500
Consultant - Other	TBD with project
Hearing Examiner (HE)	\$4000
Noticing (including development project sign)	\$500
Hourly Rate	\$90
Technology Fee	3.5%
¹ Deposits: <ul style="list-style-type: none"> In the review of a land use permit application, the City may determine that such review requires the retention of a professional consultant. In addition to the land use fees that an applicant is required to submit, the applicant shall also be responsible to reimburse the City for the cost of professional consultant services if the City determines such services are necessary to complete its review of the application submittal. The City requires the applicant to deposit an amount with the City, which is estimated, at the discretion of the Planning Director, to be enough to cover anticipated costs of retaining professional consultant services and to ensure reimbursement to the City for such costs. Additional deposits may be necessary during the review of the land use permit application. Unused consultant deposits will be refunded after permit issuance (per PMC 3.12.010). A deposit for Hearing Examiner services will be collected at the time of land use permit submittal. Actual final costs of the hearing examiner services will be the responsibility of the applicant. A deposit for all public noticing requirements will be collected at the time of land use permit submittal. Unused noticing deposits will be refunded after permit issuance. 	
² The cost for third party/expedited review shall be in addition to all other permit and/or plan review fees. Unused deposit will be refunded after permit issuance.	
Notes: <ul style="list-style-type: none"> Additional Submittal Review Fees: The fees include the review of the initial application and two revisions (three submittals total) plus the preparation of staff reports and administrative decisions. If a project requires staff review of more than three submittals, the applicant will be charged an hourly rate of \$90 (minimum of six hours) for the time the project planner spends reviewing each submittal thereafter. The applicant shall pay \$540 prior to staff commencing review of each additional submittal. Recording Fees: For those applications which require recording of the final document, the applicant shall bear the costs of all recording. 	