

LAND USE FEE SCHEDULE

Preliminary Reviews	
Zoning inquiry	\$65 per hour beyond first ¼ hour
Pre-application conference	\$300* (General) \$750* (Subdivision)
* Pre-application fees shall be applied toward application fees if application submitted within six months of pre-application conference/site visit, as applicable.	
Planning Permit Reviews	
Home occupation	\$200
Accessory dwelling units	\$1,000
Permitted use subject to standards	\$260
Variance	\$750
Conditional use permit	\$1,500
Short-term rental use permit	\$75
Site and building plan review (WSMC 17.81)	\$1,200 (Administrative) \$1,600 (Planning Commission) \$2,500 (Quasi-Judicial)
Critical Area Ordinance (CAO) review	\$650
Zoning approval on a building or demolition permit	\$65
Zoning approval on a grading permit (per building codes and for disturbance of land greater than 10,000 s.f. for CAO)	\$130
SEPA Review	
Checklist—determination	\$500
Environmental impact statement	\$2,500
Subdivisions	
Preliminary plat	\$1,600 + \$75 per lot
Final plat	\$2,500 + \$75 per lot
Plat alteration	\$1,000
Short Plat Subdivisions	
Single-family	\$1,500 + \$75 per lot
Town house, multifamily	\$2,000 + \$75 per lot
Binding site plan	\$2,000 + \$75 per lot

Lot Line Adjustment	
Single-family	\$260
Town house, multifamily	\$525
Sign Permits	
Temporary	\$25
Permanent	\$100
Additional state surcharge for signs	\$4.50
Shoreline Permits	
<i>Shoreline substantial development permit</i>	
Single-family	\$1,500
Other	\$2,000
<i>Shoreline conditional use permit</i>	
Single-family	\$1,500
Other	\$2,000
<i>Variance</i>	
Single-family	\$1,500
Other	\$2,000
<i>Shoreline exemption</i>	
Single-family	\$1,500
Other	\$2,000
<i>Shoreline revision</i>	
Single-family	\$1,500
Other	\$2,000
Policy Planning Review	
Comprehensive plan amendment	\$2,600
Property rezone	\$2,500 (Text Amendments) \$3,200 (Text and Map Changes)
Appeals	
Appeal	Equal to application fee

Miscellaneous	
Zoning verification letter	\$65
Extension requests	No Fee
Development or annexation agreement	Staff hours at \$125/hour, attorney fees at city attorney's standard hourly rate, and consultant fees as defined in WSMC 3.36.030
Extended service fee	Staff hours at \$65/hour
Reproduction costs	Per council resolution
Site inspections*	Staff hours at \$65/hour
* Examples of site inspections include site visits necessary to inspect infrastructure installation, verify installation and maintenance of erosion control mechanisms, confirm compliance with landscaping standards and other standards and conditions.	
Post Decision Review	\$500
Consultant fees: (as defined by WSMC 3.36.030)	Cost + 10%
Fire Chief's Review for Fire/Life/Safety	Staff hours at \$75/hour
Tree replacement fee-in-lieu	\$400 per regulated tree