



# 2018 LAND USE & PLANNING APPLICATION FEE SCHEDULE (OMC 4.40)

Land Use and Planning Applications	Application Fee <sup>1</sup>
<b>Certifications and Appealable Letters:</b> Confirmation of zoning, occupancy, flood hazard & similar staff letters.	\$200
Time Extension (discretionary), Staff-Researched Letter, Shoreline Permit Exemption, or Appealable Opinion. <sup>2</sup>	\$360 plus any consultant costs of City
Confirmation of Critical Areas Report (if independent of project review).	\$650 plus any consultant costs of City
Wetland Report Prepared by city staff or consultant.	\$800 plus any consultant costs of City
<b>Pre-submission Conference:</b>	\$240
<b>Variance and/or Reasonable Use Exemption Request:</b>	
Staff Level	\$300
Examiner Level	\$480 plus \$1,000 Hearing Examiner deposit <sup>5</sup>
<b>Code and Plan Amendments:</b>	
Comprehensive Plan Amendment (post-screening without rezone)	\$320
Shoreline Program Amendment	\$3,200
Zoning Map or Development Code Text Amendment	\$3,200
Master Planned Development (Villages & Centers) Review	\$3,200 plus \$140 per acre, or part thereof, plus \$2,500 Hearing Examiner deposit <sup>5</sup>
Master Plan Revision	\$1,600 plus \$1,500 Hearing Examiner deposit <sup>5</sup>
Development Agreement	\$3,200 (plus \$2,000 deposit, if referred to Hearing Examiner <sup>5</sup> )
<b>Annexation:</b>	
Notice of Intent to Commence Annexation	\$320
Petition to Annex	\$2,880
<b>Historic Rehabilitation Tax Exemption:</b>	
Commercial	\$880
Residential	\$260
<b>Temporary Uses:</b>	
Permit for 3 or less consecutive days	\$50
Permit for 4 or more consecutive days	\$200
<b>Consolidated Review:</b> <sup>4</sup> <i>Requests to combine review of multi-section permit applications, such as land use and engineering. See RCW 36.70B.120.</i>	\$5,000
<b>Subdivisions:</b>	
Lot Consolidation	\$360
Boundary Line Adjustment	\$320 plus \$160 per boundary line
Short or Large-Lot Plat	Preliminary
Short or Large-Lot Plat	Final
Short or Large-Lot Plat	\$600 plus \$300 per lot
Short or Large-Lot Plat	\$600
Full Plat (10 or more lots)	Preliminary
Full Plat (10 or more lots)	\$3,600 plus \$600 per acre, or part thereof, plus \$2,500 Hearing Examiner deposit <sup>5</sup>
Full Plat (10 or more lots) - Final	\$2,600 (including PRDs) <sup>3</sup>
Binding Site Plan	Any land use review fee; plus sum equivalent to platting fee, latter reduced 50% if concurrent with initial development
Improvements Deferral Review by Examiner (OMC 17.44.020(E))	\$1,800 plus \$2,000 Hearing Examiner deposit <sup>5</sup>

<b>Land Use and Planning Applications</b>	<b>Application Fee<sup>1</sup></b>
<b>Land Use (Site Plan) Review:</b> 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	\$2,600 \$4,700 \$6,800 \$9,200 \$11,500 \$3,700 plus any consultant costs of City
<b>Design Review:</b> Review of Concept - Board Level Review of Details - Board Level Review of Concept or Details -Staff Level Sign Review	\$900 \$900 \$240 \$55 each sign (up to \$330 maxim <i>per</i> occupancy)
<b>Hearing Examiner Review<sup>6</sup></b> (if Examiner Review required for any Land Use Review above or additional to any plat; e.g. shoreline development or <b>conditional use permit</b> )  Project Subject to SEPA Wireless Communication Facility - Subject to SEPA  Project SEPA-Exempt Wireless Communication Facility - SEPA-Exempt	\$1,200 plus \$2,000 Hearing Examiner deposit <sup>5</sup> \$4,600 plus \$2,000 Hearing Examiner deposit <sup>5</sup> , plus any consultant costs to City. \$900 plus \$750 Hearing Examiner deposit <sup>5</sup> \$3,700 plus \$750 Hearing Examiner deposit <sup>5</sup> , plus any consultant costs to City.
<b>Traffic Modeling or Distribution by City</b>	No charge, except any third-party consultant costs of City
<b>SEPA Checklist Review</b> <b>Additional SEPA Review</b> (See WAC 197-11-335)	\$480 (only if separate from project review) No charge, except any third-party consultant costs of City
<b>Environmental Impact Statement</b>	\$3,200 plus preparation at contract rate to be determined
<b>Modification</b> of an approved application	50% of standard fee, plus any Hearing Examiner deposit
<b>Appeals:</b> Impact Fee Appeal to Hearing Examiner Other Appeals to Hearing Examiner Appeals to City Council (only if authorized)	\$1,000 plus \$500 Hearing Examiner deposit <sup>5</sup> \$1,000 \$500
<b>Request for Reconsideration or Clarification by Hearing Examiner</b> (See OMC 18.75.060 and 18.75.070)	\$240 plus \$500 Hearing Examiner deposit <sup>5</sup>

**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 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 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).

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



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Keith Stahley, Director,  
Community Planning and Development

12/1/2016

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Date