

Planning Fees - 2020

Planning Clearance, Environmental, Shorelines

Permit Type	Fee
Planning Clearance:	
Basic Planning Clearance	\$180
Field/Site Visit	\$200
Minor Revision	\$90
Substantial Revision	\$135
Fill/Grade Planning Clearance Only	\$90
Recently Platted (<i>5 Years</i>)	\$90
Hazard Tree Removal - Critical Area Only	\$90
Critical Areas:	
Determination (<i>Includes Site Visit</i>)	\$405
Floodplain Determination	\$360
Critical Areas Permit	\$540
Field Visit	\$200
Critical Areas Report (<i>1st peer review; additional at cost</i>)	\$600
Floodplain Permit	\$270
Permit Extension	\$180
Reasonable Use Allowance	\$2,400
Mitigation Monitoring (<i>Annually/Per Report – Site Visit Extra if required</i>)	\$135
SEPA:	
Threshold Determination - DNS/MDNS	\$450
EIS Plus Cost of Preparation (<i>CCC 19.11.100</i>)	\$20,185
Revision	\$225
Mitigation Monitoring (<i>Annually/Per Report – Site Visit Extra if required</i>)	\$135
Shoreline Management Act:	
Level I Shoreline Substantial Development Permit (SSDP)	\$1,800
Level II Shoreline Substantial Development Permit (SSDP)	\$5,400
Shoreline Conditional Use Permit or Variance with Exemption	\$4,950
Shoreline Conditional Use Permit or Variance with SSDP	\$1,000
Exemption from SSDP	\$360
Exemption from SSDP - Programmatic	\$1,000
Revision to Shoreline Permit	\$450



Planning Fees - 2020

Administrative Actions, Legislative Amendments, Forest Practices

Permit Type	Fee
Accessory Dwelling (ADU) Unit Site Plan Review:	
Conversion of Existing Structure	\$180
New Structure	\$180
Variances:	
Level 1 (<i>Administrative</i>)	\$540
Level 2 (<i>Cost of Hearing Examiner Additional</i>)	\$1,440
Forest Practices: (Planning Clearance, SEPA, and possibly other fees additional)	
FPA Waiver - 6 Year Moratorium	\$360
Lifting of 6 Year Moratorium	\$900
Class IV-G Forest Conversion	\$360
Legislative Amendments:	
Comprehensive Plan Amendment (<i>Stand-alone</i>)	\$3,000
Zoning Amendment (<i>Stand-alone</i>)	\$2,400
Comp Plan Amendment + Zoning Amendment (<i>Concurrent</i>)	\$4,400
Innocent Purchaser Relief:	
Mandatory Approval	\$1,600
Discretionary Approval	\$2,400
Administrative Determinations:	
Legal Lot Determination - Each Lot	\$360
Administrative Determination	\$180
Staff Research	\$90/hour
Address	\$135
Administrative Appeals (<i>Cost of Hearings Examiner additional</i>)	\$2,092
Staff Consultation	\$0
Planning Pre-application Review	\$450



Planning Fees - 2020

Land Division, Private Roads, Boundary Line Adjustments

Permit Type	Fee
Boundary Line Adjustment:	
2 Lots	\$360
Each Additional Lot Beyond 2	\$90
Administrative Subdivisions:	
Staff Consultation (<i>Administrative Plats</i>)	\$150
Preliminary Approval, 2-4 Lots	\$1,800
Preliminary Approval, 5-10 Lots	\$2,520
Preliminary Approval, 11+ Lots	\$360 Per Lot Over 10
Expedited Large Lot Subdivision	\$2,250
Final Administrative Plat Review/Approval	\$1,350
Extension (<i>Short subdivision only</i>)	\$270
Subdivision Vacation	\$1,200
Plat Correction	\$678
Subdivisions - Urban, Rural, Planned Developments (PUD):	
Preliminary Approval	\$7,200
Final Plat Approval	\$1,800
Urban Subdivision and PUD Extension	\$1,350
Rural Subdivision Extension	\$270
Private Roads:	
Review	\$1,212
Modification	\$1,880
Easement Width Only Modification	\$301
Renewal	\$400
Preapproval Road Name	\$47
Name Petition	\$222
Binding Site Plans:	
Preliminary Site Plan Review	\$5,880
Final Site Plan Approval	\$1,746
Site Plan Supplemental	\$1,059



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Special Land Uses

Permit Type	Fee
Special Use Review <i>(Cost of hearing Examiner Additional)</i>	\$3,600
Recreational Marijuana:	
Administrative Review	\$2,520
Non-Administrative Review <i>(Cost of Hearing Examiner Additional)</i>	\$3,600
Wireless Communications Facilities:	
New Wireless Facility, Administrative Review	\$1,800
New Wireless Facility, Non-Administrative Review <i>(Cost of Hearing Examiner Additional)</i>	\$2,700
Collocation	\$270
Utility Pole Placement/Replacement <i>(Site Visit Extra if required)</i>	\$270
RV Parks/Campgrounds	
Site Plan Review	\$4,997
Final Site Plan Approval	\$1,492
Temporary/Construction Campground	\$463
Mobile Home Parks:	\$5,850
Surface Mines:	
Surface Mine Review	\$12,491
Dredge Spoil Re-handling <i>(Cost of Hearing Examiner Additional)</i>	\$2,524
Adult Entertainment:	
Site Plan Approval	\$4,131
Cabaret Business License (Annual)	\$1,025
Other License (Annual)	\$383
Manager/Entertainer/Models	\$380
Wrecking Yard	\$3,600
No Shoot Zone	\$4,597
Open Space/Open Space	\$1,200

