

APPENDIX A: APPLICATION FEES FOR DEVELOPMENT APPLICATIONS

A. FEE SCHEDULE FOR DEVELOPMENT APPLICATIONS.....2

B. FEE REDUCTIONS OR WAIVERS .....7

C. OTHER FEES.....7

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A. Fee Schedule for Development Applications

Application Type	Fee
Comprehensive plan planning area amendment referral	\$100 (up to 1 acre) \$250 (up to 10 acres) \$500 (more than 10 acres)
Comprehensive plan land use amendment, including planning area amendments (1)	\$750 plus \$10 per acre
Annexation referral	\$100 (up to 1 acre) \$250 (up to 10 acres) \$500 (more than 10 acres)
Annexation, zoning and concept plan (1)	\$1,000 (up to 1 acre) \$2,000 (up to 10 acres) \$3,500 (up to 40 acres) \$3,500 plus \$10 per acre (more than 40 acres)
Annexation agreement amendment (1)	\$500
Concept plan (including amendments) (1)	\$500 plus \$10 per acre
Rezoning (zoning map amendment) and concept plan (1)	\$750 plus \$10 per acre
Code text amendment referral	\$100
Code text amendment	\$750

Application Type	Fee
Preliminary subdivision plat (including amendments) (1)	\$750 (up to 10 lots or 10 acres, whichever is greater) \$1,500 (up to 100 lots or 100 acres, whichever is greater) \$2,500 (more than 100 lots or 100 acres, whichever is greater)
Preliminary PUD development plan (including amendments) (1)	\$750 (up to 5 lots or dwelling units or 5,000 square feet, whichever is greater) \$1,500 (up to 25 lots or dwelling units, or 25,000 square feet, whichever is greater) \$2,500 (up to 100 lots or dwelling units, or 100,000 square feet, whichever is greater) \$3,500 (more than 100 lots or dwelling units, or 100,000 square feet, whichever is greater)
Transfer of development rights plan (1)	\$1,000
Conditional use (including amendments) (1)	\$500 (change in use in an existing building with no outdoor activity or storage, where no site improvements are required) \$500 plus site plan fee for all other conditional uses
Vacation of right-of-way or easement (1)	\$250 (for one easement or right-of-way in vacation request) \$100 (for each additional easement or right-of-way vacation in same request)
Final subdivision plat (including replats) (1)	\$500 (up to 10 lots or 10 acres, whichever is greater) \$1,000 (up to 100 lots or 100 acres, whichever is greater) \$1,500 (more than 100 lots or 100 acres, whichever is greater)
Final PUD development plan (including amendments) (1)	\$750 (up to 5 lots or dwelling units or 5,000 square feet, whichever is greater) \$1,000 (up to 25 lots or dwelling units, or 25,000 square feet, whichever is greater) \$1,500 (up to 100 lots or dwelling units, or 100,000 square feet, whichever is greater) \$2,000 (more than 100 lots or dwelling units, or 100,000 square feet, whichever is greater)
Public improvement plan (including amendments) (1)	\$750 (up to 10 lots or 10 acres, whichever is greater) \$1,500 (up to 100 lots or 100 acres, whichever is greater) \$2,500 (more than 100 lots or 100 acres, whichever is greater) \$50 per plan sheet for plan amendments, or plans not associated with a subdivision, site plan or development plan (\$250 minimum)

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Public improvement agreement amendment (1)	\$250 (administrative amendment) \$500 (all other amendments)
Exception/Variance to Design Standards and Construction Specifications	\$250 for the first exception/variance requested \$100 for each additional exception/variance requested at the same time as the first exception/variance
Minor subdivision plat (1)	\$250 (when no new lots are proposed) \$500 (when new lots are proposed)
Conveyance plat (1)	\$500
Property line adjustment	\$100
Site plan (including amendments) (1)	\$500 (up to 5 dwelling units or 5,000 square feet, whichever is greater) \$750 (up to 25 dwelling units or 25,000 square feet, whichever is greater) \$1,000 (up to 100 dwelling units or 100,000 square feet, whichever is greater) \$1,500 (more than 100 dwelling units or 100,000 square feet, whichever is greater)
Limited use (including amendments) (1)	\$100 (ambulatory vendor, mobile vending cart) \$250 (change in use in an existing building with no outdoor activity or storage, where no site improvements are proposed or required) \$250 plus site plan fee for all other limited uses
Site specific development plan (vesting) (1)(2)	\$1,000 (3 year vesting) \$5,000 (greater than 3 year vesting)
Height exception (1)	\$100 (height exception for one-family dwellings) \$250 (height exception, except for one-family dwellings as noted above or for exceptions less than a 20 percent increase) \$500 (height exception of greater than 20 percent increase)

Application Type	Fee
Variance or PUD modification	\$100 (each variance for one-family dwellings) \$250 (each variance or PUD modification, except for one-family dwellings as noted above)
Minor modification (not an amendment to a subdivision plat, PUD development plan or site plan) (1)	\$50 (each modification requested for one-family dwellings) \$100 (each modification requested, except for one-family dwellings as noted above, and for flexible sign plans, as noted below)
Minor modification (amendment to a subdivision plat, PUD development plan or site plan) (1)	Fee same as above for subdivision plat, PUD development plan, or site plan
Master sign plan (1)	\$250 plus \$50 for each sign requested as part of the sign plan
Temporary use (1)	\$50 (administrative review for temporary use for 30 days or less) \$250 plus \$50 for each model home or sales trailer \$250 (all other temporary uses)
Extension request	\$50 (administrative review) \$100 (all other reviews)
Non-conforming certificate	\$100
Zoning compliance letter	\$50
Floodplain use permit	\$100
Grading permit	per Building Code
Building permit	per Building Code

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Written interpretation	\$100
Beneficial use determination	\$2,500
Special district plan	\$2,500 plus \$25 per acre
Street name change	\$100
Work in right-of-way	\$40

- (1) Fees include an initial and two subsequent staff reviews of the application. Each additional staff review of an application is 25 percent of the original application fee.
  - (2) Fees for a site specific development plan are in addition to the fee for the final subdivision plat, final PUD development plan, or site plan (including conditional and limited uses).
- B. Fee Reductions or Waivers:
1. Application fees for projects that include least 25 percent affordable housing are three-fourths the fee listed above.
  2. Application fees for projects that include at least 50 percent affordable housing are one-half the fee listed above.
  3. The Planning Director may reduce or waive application fees for public or non-profit agencies.
- C. Other Fees
1. Additional fees to be paid by the Applicant in conjunction with application processing are as follows:
    - a. Any review fee charged to the City by an outside agency;
    - b. Public notice and recording fees for ordinances, mylars, agreements, other documents required to finalize approval;
    - c. Public notice and recording fees for extensions and/or corrections to ordinances, mylars or agreements.