

# Planning, Zoning & Engineering Fees

*March 2009*

- I. PLANNING COMMISSION HEARINGS
- II. PLANNING & ZONING PERMITS
- III. ENGINEERING REVIEW & PERMITS

	FEE
<b>I. PLANNING COMMISSION &amp; BOARD OF ZONING APPEALS HEARING FEES</b>	
<b>A. COMMERCIAL, INDUSTRIAL, DRO-1, DRO-2, &amp; RB</b>	
1. Buildings and additions [Site Plan Approval]	\$200 for up to 2,500 sq. ft. plus \$50 for each additional 1,000 sq. ft.
2. Accessory buildings, structures, fences, and uses	\$100 for the first building, plus \$50 for each additional building.
3. Conditional Zoning Certificate	\$100
4. Site modifications, no building construction	\$100
5. Modifications to previously approved legislation and/or agreements	\$100
6. Signs requiring reviews by the Planning Commission and Council	\$150
<b>B. ZONING AMENDMENTS</b>	
1. Zoning Map	\$300
2. Zoning Text	\$500
<b>C. BOARD OF ZONING APPEALS</b>	
1. Variance/Appeals before Zoning Board of Appeals	\$125
<b>D. RESIDENTIAL SUBDIVISIONS</b>	
1. Minor Subdivision	\$100 per parcel plus \$500 cash-in-lieu of public site dedication for each new dwelling site created.
2. Major Subdivision	
i. Concept and sketch plan review	\$100
ii. Preliminary Plan review	\$750 + \$50/lot
iii. Determination of requirements for public sites or cash-in-lieu of the dedication of said sites.	10% of the estimated current market value of the entire property prior to proposed improvements, or \$500 per dwelling unit

	<b>FEE</b>
	site to be created, whichever amount is greater.
iv. Final review and approval of Plat	\$250 + \$20/lot
v. Replats	\$100
3. Variances for Subdivisions	\$200 – no fee if included in the original review and approval of the Preliminary Plan.
4. Model Home and other temporary sales offices	\$200
5. Multifamily, Assisted Living, Congregate Living Facilities, Senior Citizen & Group Homes	
i. Dwellings	\$500 plus \$50 per unit
ii. Additions, garages, accessory buildings	\$100 for the first building plus \$50 for each additional building.
iii. Fences, landscaping walls, decks, patios and other uses.	\$50 – no fee if included in plans for (i).
<b>E. OTHER</b>	
1. Overlay Zones, Planned Unit Developments, PRD & Cluster	
i. Concept and sketch plan review	\$100
ii. Site Master Plan and Detailed Development Plan reviews.	\$750 + \$50/unit
iii. Determination of requirements for public sites or cash-in-lieu of the dedication of said sites.	10% of the estimated current market value of the entire property prior to proposed improvements, or \$500 per dwelling unit proposed, whichever amount is greater.
iv. Rezoning	Cost of legal advertisements
v. Changes or additions in approved plans	\$150
vi. Renewals	Same as original application
vii. Extensions	\$100
2. Regional health care, nursing home, and other residence/medical care:	
i. Buildings and additions including beds and bedrooms.	\$100 plus \$35 per bed or patient/client capacity.
ii. Other additions, garages, accessory buildings, fences, landscaping walls, decks, patios, and other uses.	\$100 for the first building, plus \$50 for each additional building.

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3. Mining; soil, sand and gravel removal and processing and deep water wells:	
i. Initial proposals	\$500 plus \$25 per acre
ii. Extensions and additions	\$100 plus \$25 per acre
iii. Renewals	Same as initial fee
4. Oil and gas wells	
i. Initial proposals	\$750
ii. Conversions, reopening and deepening of wells	\$500
iii. Abandoning wells	\$200
5. Agricultural structures and uses	\$75
6. Razing Building	\$50
7. Moving Buildings	\$150 plus \$50/day for each additional day structure occupies roadway, not including structures moving through the City and being no larger than 12 ft. high, 12 ft. wide and 22 ft. long (no charge).
8. Renewals	Same as original application
9. Extensions	\$100
10. All other uses not specified	\$100
<b>II. PLANNING &amp; ZONING PERMIT FEES</b>	
<b>A. RESIDENTIAL</b>	
1. Single Family Dwelling	\$100
2. Two Family Dwelling	Fee paid at Planning Commission
3. Additions, Accessory structures	\$50
4. Fences	\$50
5. Pools (includes pool enclosure)	\$50
6. Decks	\$50
7. Home Occupations:	
i. Initial reviews	\$50
ii. Renewals (3 year period)	\$25
<b>B. COMMERCIAL/INDUSTRIAL</b>	

	<b>FEE</b>
1. Sign - Permanent	\$50
2. Sign - Modification of existing	\$25
3. Sign (Temporary Promotional)	\$25/permit period
4. Temporary Retail Sales	\$50
5. Change of Occupancy	\$100
<b>C. OTHER</b>	
1. Carnival, circus, and other community events.	\$200
2. Zoning Code Book	\$25
3. Zoning Map	\$10
<b>III. ENGINEERING REVIEW &amp; PERMIT FEES</b>	
<b>A. MINOR SUBDIVISION</b>	
1. Approval by City Engineer	\$75 per parcel, plus \$500 cash-in-lieu of public site dedication for each new dwelling site created.
2. Site modifications, not building construction	\$75
<b>B. ENGINEERING REVIEW AND INSPECTION FEES</b>	
1. Engineering Permit – to cover the costs of on site inspection of public improvements by city representative during construction.	\$17 per \$1000 of projected construction cost of improvements within public right-of-way or upon lands and improvements projected for dedication to the City: minimum of \$2200; a fee of \$50 per minimum of \$2200; a fee of \$50 per hour for all for all overtime hours.
2. Improvement Plan Review to cover the costs of the review of improvement plans for major subdivisions; P.U.D.'s and P.R.D.'s.	\$50 per sub lot or dwelling unit (whichever is higher), plus \$600 for storm water management systems; minimum fee of \$850.
3. Right-of-way Access Permit – to cover the cost of the review, inspection, and possible restoration of right-of-way as part of a proposed installation of a driveway approach or culvert in the public right-of-way:	
i. Culverts	\$60 each
ii. Curb cuts for driveways	\$60 each [Deposit or bond required]
iii. Improved drive approaches	\$60 each [Deposit or bond required]

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iv. Miscellaneous curb cuts	\$25	
v. Storm sewer tap-in	\$25	
vi. Unimproved drive approaches	\$25 each	
vii. Combined curb cut & improved drive approach	\$60 each [Deposit or bond required]	
viii. Combined drive approach and culvert	\$60 each [Deposit or bond required]	
ix. Re-inspections when necessitated by job performance	\$60	
4. Subdivision and P.R.D. performance guarantees	Equal in amount to 110% of the cost of construction and installation of required improvements as determined by the City Engineer and approved by the Law Director.	
5. Subdivision and P.R.D. maintenance guarantees	Equal in amount to 10% of the performance guarantee and for a period of 2 years after acceptance of the improvements by the City.	
6. Performance guarantees for landscaping plans and requirements.	100% of estimated value as determined by the City Arborist.	
7. Maintenance guarantees for landscaping plans and requirements.	10% of estimated value as determined by the City Arborist.	
8. Performance guarantees for the restoration of mining, soil, sand, and gravel removal and processing sites.	\$10,000/acre min. or as recommended by Planning Commission and approved by Council.	
9. Oil and gas wells:		
i. Performance guarantees for the restoration of the site.	\$5000	
ii. Performance guarantees for the landscaping plans and requirements.	100% of estimated value as determined by City Arborist.	
iii. Maintenance deposit for landscaping for duration of well installation.	\$1000	
iv. Liability insurance: injury or death to persons damages to property.	\$1,000,000 \$500,000	
10. Conditional Zoning Certificate– cash or surety bond in lieu of signed written assurance by applicant fee based on structure (or property) value.	Structure Value	Fee
	\$1 - 25,000	\$300
	\$25,001- 50,000	\$500

	<b>FEE</b>	
	\$50,001-100,000	\$700
	\$100,001-250,000	\$900
	\$250,001-500,000	\$1,100
	\$500,001-750,000	\$1,300
	\$750,001-1,000,000	\$1,500
	\$1,000,001-2,000,000	\$2,000
	+\$2,000,000	\$2,500
11. Right-of-way Deposit or Bond – to indemnify the City against damage resulting from excavation in the right-of-way, to offset required inspection for non-compliance to City standards and restoration requirements (excluding new single-family dwellings).	\$100 minimum plus any additional as determined by the Service Director	
12. Right-of-way deposit or bond for new single-family dwellings to indemnify the City against damage resulting from excavation in the City right-of-way, to offset required inspection for non-compliance to City standards and restoration requirements.	\$300	