

LAND USE FEES

*When applicable, consultant fees will be charged on a time and material basis.
Major revisions will be charged additional hourly administrative and plan review fees.
All land use fees are based upon average time required to review and process each permit type.
If the project exceeds the base fee an additional \$80.00 will be charged per hour.*

PLATS & BOUNDARIES

Flat Fees

Binding Site Plans	\$ 4,126.20
Binding Site Plan Amendment	\$ 2,063.10
Short Plats	\$ 6,877.00
Short Plat Amendment	\$ 3,438.50
Boundary Line Adjustments	\$ 1,375.40
Lot Combinations	\$ 1,375.40
Preliminary Plats	\$15,658.40
Plat Amendments	
Minor	\$ 3,782.35
Major	\$ 8,093.70
Final Plats	\$ 7,564.70
	+\$ 37.00 (per lot)
Plat Alterations	
Without Hearing	\$ 1,375.40
With Hearing	\$ 2,592.10

LAND USE PERMITS

Flat Fees

Variances	
Minor	\$ 825.25
Major	\$ 3,396.20
Administrative Use Permits	
Telecommunications	\$ 1,100.30
Temporary Housing Unit	\$ 137.55
Temporary Use / Seasonal Use Permit (except firework stands)	\$ 68.75
Extended Stay RV Permit	\$ 68.75
Sign Permits	
Sign Permit Land Use Review Fee	\$ 80.00
Non-Conforming Sign Permit	\$ 68.75
Temporary Sign Permit	\$ 68.75
	+\$ 26.45 (refundable deposit)
Special Event Permits (a certificate of liability may be required)	
Minor Event	\$ 137.55
Major Event	\$ 275.10
Master Event	\$ 2,500.00

QUASI-JUDICIAL PERMITS

Conditional Use Permits	\$ 5,184.20
Amendments (<i>includes shoreline and conditional use amendments</i>)	
Minor	\$ 1,031.55
Major	\$ 3,121.10

SHORELINE PERMITS

Flat Fees

Revision	\$ 687.70
Substantial Development	\$ 5,184.20
Conditional Use	\$ 5,184.20
Variance	\$ 5,184.20

ENVIRONMENTAL

Flat Fees

Environmental Checklist	\$ 1,375.40
Expanded Checklist	\$ 1,719.25
Environmental Impact Statement	\$ 4,126.20

Urban Forest Management (Administrative Use Permit)

Tree Preservation Plan (<i>1/2 acre or less</i>)	\$ 650.00
Tree Preservation Plan (<i>1/2 acre to 2 acre</i>)	\$ 687.70
Tree Preservation Plan (<i>over 2 acres</i>)	\$ 1,375.40

WETLANDS

Flat Fees

Wetland Verification	\$ 687.70
Wetland Report Review	\$ 1,375.40
Mitigation Plan Review	\$ 1,375.40

CRITICAL AREAS

Flat Fees

Habitat Assessment	\$ 370.30
Habitat Management Plan Review	\$ 687.70
Geological Assessment	\$ 687.70
Geotechnical Report Review	\$ 1,375.40
Variance	\$ 1,375.40
Reasonable Use Exemption	\$ 1,375.40

OTHER FEES

Flat Fees

Staff Time	\$80.00 (<i>per hour</i>)
Consultant Time	actual cost (<i>including overhead</i>)

APPEALS AND RECONSIDERATION

Reconsideration	\$ 687.70
Administrative Appeal	\$ 1,375.40

AMENDMENTS TO PLANS (includes rezones & text amendments)

Plans	\$ 4,126.20
Regulations	\$ 4,126.20
Annexation Petitions	\$ 4,126.20

EXPIRATION & REVOCATION

Revocation	\$ 3,808.80
Relinquishment without Hearing	\$ 687.70
Relinquishment with Hearing	\$ 2,433.40
Time Extension	\$ 687.70

ADMINISTRATIVE / DESIGN REVIEW

Basic	\$ 2,500.00
Planning Commission	\$ 3,500.00

FEE EXCEPTIONS

- All City Departments are exempt from Land Use Fees.
- When a Comprehensive Plan Map Amendment Application is submitted concurrently with a Rezone, application fee is waived.

ADMINISTRATIVE FEES

Zoning Verification Letter	\$ 68.75
Zoning Maps (tax included)	
Small	\$ 3.95
Large	\$ 19.85
Critical Areas Checklist	\$ 68.75
GIS Maps (tax included)	
8½ X 11	\$ 1.05
11 X 17	\$ 3.15
18 X 24	\$ 4.25
24 X 36	\$ 5.30
Plans Copier	
Small – 18 X 24	\$ 1.30
Large – 24 X 36	\$ 1.60

The applicant is responsible for the following fees incurred by the City from outside consultants or experts: (1) expenses associated with permit review, approval, and issuance; (2) expenses associated with the applicant's failure to comply with the permit and applicable City codes; and (3) expenses associated with the City's evaluation and mitigation of hazardous conditions arising from the applicant's failure to comply with the approved permit and applicable codes.