



Fee Schedule Effective January 2, 2026 - Planning Applications

All fees include processing, publication, and review costs. Fees shall be paid in full at the time of application and are nonrefundable. ¹ Applicable fees shall be doubled for after-the-fact development applications. Fees are not required for City-initiated applications.

General Applications

Fee	Amount
Pre-Submittal Meeting	\$0.00
Concept Review	\$550.00
Resubmittal Fee ⁴	Half of the Initial Application Fee
Community Plan Amendment ²	\$3,730.00
Easement Vacation	\$860.00
Research First 3 Hours ³	\$0.00
Research Each Additional Hour ³	\$60.00

Annexation Applications ²

Fee	Amount
Annexation Minimum Fee	\$3,480.00
Final Annexation Cost per Hour Based on Total Processing & Review Time	\$90.00

Zoning Applications

Fee	Amount
Community Development Code Text Amendment	\$1,160.00
Official Zoning Map Amendment - Standard Zone District ²	\$2,320.00
Official Zoning Map Amendment - Planned Unit Development ²	\$4,630.00
TND Framework Plan ²	\$2,320.00
Zoning Verification Letter	\$110.00
Limited Use Permit Concurrent with Building Permit	\$0.00
Limited Use Permit Not Concurrent with Building Permit	\$220.00
Short Term Rental Application	\$350.00
Conditional Use Concurrent with Development Plan	\$0.00
Conditional Use Not Concurrent with Development Plan	\$1,730.00

Development Applications

Fee	Amount
Conceptual Development Plan (CDP) Base Fee	\$2,500.00
Development Plan - Public Hearing (DP)	\$2,890.00
Development Plan - Administrative (DPA)	\$2,010.00
TND Phase Plan (TND)	\$2,890.00
CDP, DP, DPA, TND - Each 1,000 Square Feet Over 10,000 Square Feet	\$60.00
Development Plan - Minor Modification	\$580.00
Community Housing Plan Amendment	\$580.00
Per Parking Space Fee-in-Lieu	\$28,930.00
Floodplain Development Permit	\$300.00
Floodplain Map Revision	\$220.00
Sign Permit - One Permit for Up to 4 Signs	\$170.00
Additional Signs	\$60.00
Temporary Sign Permit - One Permit for Up to 4 Occasions	\$60.00
Sign Plan	\$410.00
Sign Plan Amendment	\$110.00
Article 5 Alternative Compliance	\$60.00

Variance Applications

Fee	Amount
Minor Adjustment	\$500.00
Major Adjustment - Single Family/Duplex Structure	\$890.00
Major Adjustment - Floodplain	\$1,000.00
Major Adjustment - Sign	\$1,160.00
Minor Variance	\$500.00
Major Variance	\$300.00
Engineering Variance	\$410.00

Subdivision Applications

Fee	Amount
Preliminary Plat 1-6 lots	\$2,310.00
Preliminary Plat 7-15 Lots	\$2,630.00
Preliminary Plat 16+ Lots	\$4,360.00
Right of way Vacation Only	\$1,630.00
Final Plat – Major Subdivision 1-3 Lots	\$820.00
Final Plat – Major Subdivision 4-6 Lots	\$1,000.00
Final Plat – Major Subdivision 7-15 Lots	\$1,310.00
Final Plat – Major Subdivision 16+ Lots	\$2,260.00
Final Plat – Minor Subdivision	\$1,000.00
Final Plat – Condominium/Townhome 1-15 Units	\$820.00
Final Plat – Condominium/Townhome 16+ Units	\$1,160.00
Final Plat – Replat	\$630.00
Waiver of Replat	\$300.00

Appeals Applications

Fee	Amount
Appeal of Decision - Administrative	\$580.00
Appeal of Decision - Board of Adjustment	\$580.00
Appeal of Decision - Planning Commission	\$580.00

Recycling Applications

Fee	Amount
Recycling Waiver	\$270.00
Recycling Modification Plan	\$170.00

Post Approval Applications

Fee	Amount
Civil Construction Plan with Public Infrastructure	\$2,050.00
Civil Construction Plan without Public Infrastructure	\$1,020.00
Addendum with Public Infrastructure	\$530.00
Addendum without Public Infrastructure	\$300.00
Improvements Agreement	\$1,160.00
Administrative Vesting Extension	\$300.00
Reconsideration of Condition of Approval - Public Hearing	\$1,730.00
Reconsideration of Condition of Approval - Administrative	\$300.00
Substantial Conformance	\$300.00

Notes

¹ Fees solely for the installation of solar electric and solar thermal shall be waived. Fees for historic structures consistent with the Historic Preservation Design Guideline and the Secretary of Interior Standards shall be waived.

² The Planning and Community Development Director may waive fees for concurrent review of applications when review time and analysis are similar.

³ Research requests shall be submitted in writing to the Director for approval. Research is defined as the identification and interpretation of documents regarding past land use decisions. For example, a party may request research as to the history of the zoning or the status of a planning approval of a specific parcel. This is not intended to replace or nullify a citizen's rights under the Open Records Act to inspect and copy specifically described document(s) or file(s).

⁴ The Resubmittal Fee shall apply to the fourth and subsequent submittals on a single application.