

WELD COUNTY PLANNING FEE SCHEDULE 2018

<p>1. Use by Special Review</p> <ul style="list-style-type: none"> - Single family dwelling units (other than those permitted under Section 23-3-40.A) - Expansion of a non-conforming use - Home Business - Animal boarding as permitted in Section 23-3-40.Q - Bed and Breakfast facility - Oil & Gas Storage Facilities - Mobile Home for caretakers - Accessory Buildings with a gross floor area larger than set forth in Section 23-3-40.P 	\$ 1,200.00
<ul style="list-style-type: none"> - Composting Facilities 	\$ 2,415.00
<ul style="list-style-type: none"> - Confined Animal Feedlot Operation <p style="margin-left: 20px;">Less than or equal to 1000 animal units</p> <p style="margin-left: 20px;">Up to and including each additional 1000 animal unitsⁱⁱⁱ</p>	<p>\$ 2,415.00</p> <p>\$ 500.00</p>
<ul style="list-style-type: none"> - Sanitary Sewer Facility 	\$ 10,000.00
<ul style="list-style-type: none"> - Mining Permit 	\$5,000.00 for the first ten acres plus \$20 per acre or fraction thereof in excess of 10 acres
<ul style="list-style-type: none"> - Solid Waste Disposalⁱⁱⁱ 	\$ 20,000.00
<ul style="list-style-type: none"> - Hazard Waste Disposal Site 	\$100,000.00
<ul style="list-style-type: none"> - Non-1041 Major Facility of a Utility 	\$ 5,000.00
<ul style="list-style-type: none"> - 1041 Facilities as defined in Chapter 21 of the Weld County Code 	\$ 10,000.00
<ul style="list-style-type: none"> - All other Use by Special Review permits 	\$ 2,500.00
<ul style="list-style-type: none"> - Minor Use by Special Review Amendment 	\$ 500.00
<p>2. Planned Unit Development (1-9 lots)</p> <ul style="list-style-type: none"> - Sketch Plan - Change of Zone - Final Plat 	<p>\$ 2,100.00</p> <p>\$ 1,500.00 plus \$50 per buildable lot</p> <p>\$ 1,500.00 plus \$100 per buildable lotⁱⁱⁱ</p>
<p>Planned Unit Development (10 or more lots)</p> <ul style="list-style-type: none"> - Sketch Plan - Change of Zone - Final Plat 	<p>\$ 5,000.00</p> <p>\$ 3,000.00 plus \$50 per buildable lot</p> <p>\$ 3,000.00 plus \$100 per buildable lotⁱⁱⁱ</p>

3. Minor Subdivision (1-9 lots) <ul style="list-style-type: none"> - Sketch Plan - Change of Zone - Final Plat 	\$ 2,100.00 \$ 1,500.00 plus \$50 per buildable lot \$ 1,500.00 plus \$100 per buildable lot ⁽ⁱⁱⁱ⁾
Major Subdivision (10 or more lots) <ul style="list-style-type: none"> - Sketch Plan - Preliminary Plan - Change of Zone - Final Plat 	\$ 5,000.00 \$ 2,100.00 \$ 3,000.00 plus \$50 per buildable lot \$ 3,000.00 plus \$100 per buildable lot ⁽ⁱⁱⁱ⁾
Each Subdivision application and buildable lot will be assessed an additional 30% fee if the site is located in an urban growth boundary, urban development node; intergovernmental defined growth area, and/or mixed use land area, also for urban scale developments outside of an urban area	
4. Re-subdivision <ul style="list-style-type: none"> - Lot line changes only - Vacation of road, streets or alleys only - Redesign, additional lots or vacation of lots 	\$ 216.00 \$ 216.00 \$ 540.00
5. Subdivision Exemptions <ul style="list-style-type: none"> - Used with Recorded Exemptions - Property line adjustment - Financing - Temporary Use - Public and Private Utility 	\$ 180.00 \$ 180.00 \$ 180.00 \$ 180.00 \$ 400.00
6. Recorded Exemptions (2, 3, and 4 lot) <ul style="list-style-type: none"> - 2 lot RE - 3 lot RE - 4 lot RE - Amendments 	\$ 1,000.00 \$ 1,300.00 \$ 1,600.00 \$ 180.00
7. Zoning Permit <ul style="list-style-type: none"> - Mobile Homes, Manufactured Homes, Accessory Dwellings, Temporary Dwellings - Temporary Storage (six months) of a mobile home - Change of Use (if mobile home is existing) 	\$ 300.00 \$ 75.00 \$ 75.00
8. Zoning Permit for Second Family Dwelling	\$ 500.00
9. Zoning Permit for Telecommunication Antenna Tower	\$ 500.00
10. Zoning Permit for Non-Commercial Tower	\$ 500.00
11. Zoning Permit for Home Occupation, Class II	\$ 300.00
12. Home Occupation, Class I	\$ 50.00
13. Zoning Permit for Wind Generator	\$ 300.00
14. Temporary Seasonal Permit	\$ 75.00

15. Board of Adjustment - Variance - Appeal	\$ 710.00 \$ 200.00
16. Change of Zone - Residential and Agricultural Uses - Commercial/Industrial	\$ 2,100.00 plus \$150 per buildable lot \$ 5,500.00 plus \$150 per buildable lot
17. Site Plan Review - Amendment - Buildings <10,000 gross sq ft - Buildings between 10,000 – 25,000 gross sq ft - Buildings >25,000 gross sq ft - Tenant Finish	\$ 500.00 \$ 1,300.00 \$ 2,800.00 \$ 5,000.00 \$ 60.00
All Site Plan review applications will be assessed a 30% fee if the site is located in an urban growth boundary, urban development node, intergovernmental defined growth area, and/or mixed use land area	
18. Substantial Change Hearing	\$ 2,000.00
19. Administrative Handling Fee – Special Request	\$ 100.00
20. Building Permit / Illegal Parcel	\$ 250.00
21. Investigation Fee	50% of the established application Fee
22. A fee will be charged by the County to future applicants when county staff members are asked to assist professional consultants in the preparation of land use applications. The fee shall be an hourly rate charged in 15 minute increments. The hourly rate shall be calculated on a full cost recovery basis of the county's costs for the staff positions involved in the assistance. The full cost recovery rate shall be determined by the Director of Finance and Administration and shall include salary, fringe benefits, support costs (services and supplies), and indirect costs calculated in accordance with the county-wide cost allocation plan per Federal OMB-87 methodologies. Pre-applicants shall deposit an estimated amount of the costs prior to the assistance. A final settle of costs will be determined by DPS once all the work has been completed.	
23. Incidental, non-technical land use application assistance.	\$50.00/hr
24. Amendment to any Regional Urbanization Area Map and Comprehensive Plan	\$1,500 minimum or \$700.00 per parcel whichever is greater
25. The creation of a Regional Urbanization Area	\$ 25.00 per acre
26. Administrative Process - Case continuance - Hearing continuance - Recording continuance	\$ 150.00 \$ 500.00 \$ 50.00 / three months
27. Additional fees may be assessed to cover publication costs	Market Rate
28. Outside Consultant for Professional Review. Necessity for Review to be determined by Director.	Professional Rate
29. For those applications for uses identified to be of high complexity or intensity where a determination is made that County staff will be committing time and resources in excess of the established application fee, the Department of Planning Services may request an applicant submit a fee excess of the identified fee. The fee shall be escrowed and charged against by the County based on the standard hourly rate for each department administering or reviewing the permit. The departments shall include but not be limited to the Department of Planning Services, Weld County Health Department, Weld County Public Works, and the Weld County Attorney's Office. The standard hourly rate shall be established by the Weld	

County Finance Department for the actual time spent on the review of the application. The applicant shall be provided copies of the billing five days prior to the cost actually being billed against the escrow account and the applicant. The applicant's sole remedy to appeal any billing shall be to the Board of County Commissioners. The unused portion of the submitted application fee held in escrow shall be returned to the applicant within 30 days of recording the Special Review plan map, or within 30 days after denial of the application by the Board of County Commissioners, or 30 days after the applicant submits a written request to withdraw the application.

ii) Animal Units as defined in section 23-1-90 of the Weld County Code

iii) The fee to amend an application for a Special Review Permit for Solid Waste Disposal Sites and Facilities shall not exceed \$20,000.00. The full amount shall be submitted to the Department of Planning Services at the time a complete application is submitted. The full amount shall be escrowed and charged against by the County based on the standard hourly rate for each department administering or reviewing the permit. The departments shall include but not be limited to the Department of Planning Services, Weld County Health Department, Weld County Public Works, and the Weld County Attorney's Office. The standard hourly rate shall be established by the Weld County Finance Department for the actual time spent on the review of the application and facility. The applicant shall be provided copies of the billing five days prior to the cost actually being billed against the escrow account and the applicant. The applicant's sole remedy to appeal any billing shall be to the Board of County Commissioners. The unused portion of the submitted application fee held in escrow, shall be returned to the applicant within 30 days of recording the amended Special Review plan map, or within 30 days after denial of the application by the Board of County Commissioners, or 30 days after the applicant submits a written request to withdraw the application.

iiii) Twenty-five (25%) of this fee is due at time of application, and the remaining 75% due at time of building permit

Chapter 20 Impact Fees

<u>Road Impact Fee Categories</u>	<u>Fees</u>
Single-Family Detached Dwelling.....	\$2,488
Multi-Family Dwelling.....	\$1,630
Mobile Home Park Pad.....	\$1,526
Hotel/Motel Room.....	\$1,437
Shopping Center/Commercial.....	\$3,450 per 1,000 sq. ft.
Office.....	\$2,275 per 1,000 sq. ft
Institutional/Quasi-Public.....	\$1,177 per 1,000 sq. ft
Manufacturing/Industrial.....	\$2,251 per 1,000 sq. ft
Warehouse.....	\$1,142 per 1,000 sq. ft
Mini-Warehouse.....	\$ 476 per 1,000 sq. ft
Agricultural Commercial.....	\$ 728 per 1,000 sq. ft

<u>County Facilities Categories</u>	
Single-Family Detached Dwelling.....	\$697
Multi-Family Dwelling.....	\$517
Mobile Home Park Pad.....	\$703
Hotel/Motel Room.....	\$318
Shopping Center/Commercial.....	\$667 per 1,000 sq. ft.
Office.....	\$332 per 1,000 sq. ft
Institutional/Quasi-Public.....	\$206 per 1,000 sq. ft
Manufacturing/Industrial.....	\$166 per 1,000 sq. ft
Warehouse.....	\$ 74 per 1,000 sq. ft
Mini-Warehouse.....	\$ 60 per 1,000 sq. ft
Agricultural Commercial.....	\$141 per 1,000 sq. ft

<u>Drainage Impact Fee</u>	
All Land Uses Sq. Ft. of Impervious Cover*.....	\$0.10

* The impervious area of streets or driveways within the public right-of-way adjacent to the parcel shall be included up to the centerline of the street. Gravel roads and driveways shall be counted as 50% impervious.

****NOTE: FOR COMPLETE TEXT, SEE CHAPTER 20 OF THE WELD COUNTY CODE****

Road Impact Fee Definitions

Single-family detached means a single dwelling unit on an individual lot unattached to any other dwelling unit, including a manufactured home or a mobile home not located in a mobile home park.

Shopping center/commercial means establishments engaged in the selling or rental of goods, services or entertainment to the general public. Such uses include, but are not limited to, shopping centers, discount stores, supermarkets, home improvement stores, pharmacies, 2011-0564 ORD2011-2 automobile sales and service, banks, movie theaters, amusement arcades, bowling alleys, barber shops, laundromats, funeral homes, vocational or technical schools, dance studios, health clubs and golf courses.

Office as defined in accordance with Section 23-1-90 of this Code, but for the purpose of this Chapter 20, the term shall be deemed to exclude any use within a shopping center, and to include such uses as real estate, insurance, property management, investment, employment, travel, advertising, secretarial, data processing, photocopy and reproduction, telephone answering, telephone marketing, music, radio and television recording and broadcasting studios; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; medical and dental offices and clinics, including veterinarian clinics and kennels; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations, and similar uses.

Institutional/quasi-public means a governmental, quasi-public or institutional use, or a non-profit recreational use, not located in a shopping center. Typical uses include elementary, secondary or higher educational establishments, day care centers, hospitals, mental institutions, nursing homes, assisted living facilities, fire stations, city halls, county court houses, post offices, jails, libraries, museums, places of religious worship, military bases, airports, bus stations, fraternal lodges, parks and playgrounds.

Manufacturing/industrial means an establishment primarily engaged in the fabrication, assembly or processing of goods. Typical uses include laboratories, manufacturing plants, welding shops, wholesale bakeries, dry cleaning plants, bottling works, and similar uses.

Warehouse means an establishment primarily engaged in the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations and major mail processing centers.

Mini-warehouse means an enclosed storage facility containing independent, fully enclosed bays that are leased to persons for storage of their household goods or personal property.

Agricultural commercial means, for the purposes of this Chapter 20, (1) agricultural processing facilities for produce or livestock; (2) intensive, factory-style production of animals or animal products; or (3) commercial uses serving the agricultural sector (but does not include office uses). Typical uses include feedlots, dairies, factory farms, sales of agricultural equipment or supplies and commercial agricultural storage facilities, agri-entertainment facilities (i.e., roping arena, corn mazes, etc.), and similar uses.