

WELD COUNTY PLANNING FEE SCHEDULE 2022

1. Use by Special Review	
- Second single-family dwelling	\$ 1,200.00
- Home Business	
- Bed and Breakfast facility	
- Oil & Gas Storage Facilities	
- Buildings or structures exceeding the maximum building or lot coverage	
- Livestock Confinement Operation (LCO)	
Less than or equal to 1000 animal units	\$ 2,415.00
Up to and including each additional 1000 animal units ^{III}	\$ 500.00
- Sewage treatment facility	\$ 10,000.00
- Mining Permit	\$5,000.00 for the first ten acres plus \$20 per acre or fraction thereof in excess of 10 acres
- Solid Waste Disposal Site ^{III}	\$ 20,000.00
- Hazardous Waste Disposal Site, excluding injection wells	\$100,000.00
- Non-1041 Major Facility of a Utility, other than sewage treatment facilities	\$ 5,000.00
- 1041 Facilities as defined in Chapter 21 of this Code (except applications made pursuant to Chapter 21, Article V)	\$ 10,000.00
- All other USR permits	\$ 2,500.00
- Minor USR Amendment	\$ 500.00
2. Auxiliary Quarters Certificate of Compliance	\$ 50.00
3. Flood Hazard Development Permit (FHDP)	\$ 180.00
4. Planned Unit Development (9 lots or fewer)	
- Sketch Plan	\$ 1,000.00
- Change of Zone	\$ 3,000.00
- Final Plat	\$ 3,000.00
Planned Unit Development (10 or more lots)	
- Sketch Plan	\$ 2,500.00
- Change of Zone	\$ 3,000.00
- Final Plat	\$ 5,500.00

5. Minor Subdivision (9 lots or fewer)	
- Sketch Plan	\$ 1,000.00
- Change of Zone	\$ 3,000.00
- Final Plat	\$ 3,000.00
6. Re-subdivision	\$ 1,000.00
7. Public Facility Division	\$ 1,000.00
8. Family Farm Division	\$ 1,000.00
9. Rural Land Division (4 lots or fewer)	
- Sketch Plan	\$ 1,000.00
- Final Plan	\$ 2,500.00
10. Lot Line Adjustment	\$ 1,000.00
11. Vacation of a Plat or Map	
- Partial Vacation	\$ 250.00
- Complete Vacation	NO FEE
12. Zoning Permit	
- Manufactured Homes, other than temporary storage	\$ 300.00
- Temporary Storage	\$ 75.00
- Change of Use (if home is existing)	\$ 75.00
- Accessory Storage / Semi-trailer (ZPAS)	\$ 75.00
- Commercial Vehicle (ZPCV)	\$ 75.00
- Zoning Permit for Ag (ZPAG)	\$ 1000.00
- Zoning Permit for Ag (ZPAG) Minor Amendment	\$ 500.00
- Zoning Permit for Home Occupation – Class I (ZPHO)	\$ 50.00
- Zoning Permit for Home Occupation – Class II (ZPHB)	\$ 300.00
- Zoning Permit for Telecommunication Antenna Tower (ZPTT)	\$ 500.00
- Zoning Permit for Noncommercial Tower (ZPNCT)	\$ 500.00
- Zoning Permit for Second Single-Family Dwelling (ZPSD)	\$ 500.00
- Zoning Permit for Solar Energy Facility (ZPSF)	\$ 1000.00
- Zoning Permit for Wind Generator	\$ 300.00
13. Temporary Seasonal Use Permit (TSU)	\$ 75.00
14. Board of Adjustment	
- Variance	\$ 1000.00
- Appeal	\$ 200.00
15. Change of Zone	\$ 3,000.00
16. Site Plan Review	
- Amendment	\$ 500.00
- Buildings <10,000 gross sq ft	\$ 1,300.00
- Buildings between 10,000 – 25,000 gross sq ft	\$ 2,800.00
- Buildings >25,000 gross sq ft	\$ 5,000.00
17. Substantial Change Hearing	\$ 2,000.00

18. Resolution of Illegal Land Division	\$ 2,000.00
19. Grading Permit (SWMP Review)	\$ 500.00
20. Access Permit - Field Access (agricultural only) - Temporary Access - Residential Access - Commercial or Industrial Access - Inspection outside normal work hours - Access Permit requiring a variance - Working prior to permit approval	NO FEE \$ 150.00 \$ 150.00 \$ 300.00 \$ 50.00/hour Subtotal x2 Subtotal x2
21. Investigation Fee (for properties that have a zoning violation case in process)	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. Administrative Process - Recording continuance	\$ 50.00 / three months
25. Additional fees may be assessed to cover publication costs	Market Rate
26. Outside Consultant for Professional Review. Necessity for Review to be determined by Director.	Professional Rate
27. 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.	

^[i]Animal Units as defined in section 23-1-90 of the Weld County Code

^[ii]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.

Chapter 20 Impact Fees

<u>Road Impact Fee Categories</u>	<u>Fees</u>
Single-Family Detached Dwelling.....	\$2,885
Multi-Family Dwelling.....	\$1,972
Mobile Home Park Pad.....	\$1,718
Hotel/Motel Room.....	\$1,710
Shopping Center/Commercial.....	\$4,025 per 1,000 sq. ft.
Office.....	\$2,609 per 1,000 sq. ft
Institutional/Quasi-Public.....	\$1,314 per 1,000 sq. ft
Manufacturing/Industrial.....	\$2,443 per 1,000 sq. ft
Warehouse.....	\$1,174 per 1,000 sq. ft
Mini-Warehouse.....	\$ 557 per 1,000 sq. ft
Agricultural Commercial.....	\$ 861 per 1,000 sq. ft

<u>County Facilities Categories</u>	
Single-Family Detached Dwelling.....	\$730
Multi-Family Dwelling.....	\$541
Mobile Home Park Pad.....	\$736
Hotel/Motel Room.....	\$333
Shopping Center/Commercial.....	\$698 per 1,000 sq. ft.
Office.....	\$347 per 1,000 sq. ft
Institutional/Quasi-Public.....	\$216 per 1,000 sq. ft
Manufacturing/Industrial.....	\$173 per 1,000 sq. ft
Warehouse.....	\$ 77 per 1,000 sq. ft
Mini-Warehouse.....	\$ 63 per 1,000 sq. ft
Agricultural Commercial.....	\$148 per 1,000 sq. ft

<u>Drainage Impact Fee</u>	
All Land Uses Sq. Ft. of Impervious Cover*.....	\$0.15

* 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, agricultural entertainment facilities (i.e., roping arena, corn mazes, etc.), and similar uses.