

Exhibit B to Resolution

Clean version of Section 5: Community Development of the Director of Fees and Charges

BEGIN

Section 5: COMMUNITY DEVELOPMENT

A) General Service Fees

	Actual Costs
1) Recording Costs	
2) Change of Address	
(a) Up to 1 acre	\$160.00
(b) More than 1 acre and up to 5 acres	\$160.00
(c) More than 5 acres and up to 25 acres	\$288.00
(d) More than 25 acres and up to 100 acres	\$288.00
(e) Greater than 100 acres	\$672.00
3) Organized Event / Temporary Use Permit	
(a) Neighborhood, Community, and Regional Events	
(1) Tier 1 Event - up to 499 people	\$125.00
(2) Tier 2 Event - 500+ people	\$250.00
(b) At the discretion of the Director of Community Development, multiple events occurring within a three (3) month period that are of the same type, at the same location, and do not have a significant impact on the surrounding community or to City resources may be covered under one permit.	
4) Zoning Construction Permit	\$25.00
5) Temporary Sign Permit	\$25.00
6) Outdoor Storage Permit	\$300.00
7) Floodplain Development Permit	\$200.00
8) Backyard Keeping of Chickens/Bees Permit	\$70.00
9) Priority Case Application Review Service Fee	\$100.00
(a) Priority Case Re-review fee	\$400.00
(b) Plus 1.5% increase to applicable fees (development plan, PUD permit, Sketch plat, Final Plat, Zone Change, etc. Applicable to the portion of a development that receives priority status.	

B) Applications to the Board of Adjustment

1) Variance	
(a) R-1 , R-2 Zone Districts, and any residential Planned Unit Development for single-family detached and attached units.	\$250.00
(b) All other Zone Districts	
(i) Up to 1 acre	\$3,253.00
(ii) More than 1 acre and up to 5 acres	\$3,894.00

	(iii)	More than 5 acres and up to 25 acres	\$4,535.00
	(iv)	More than 25 acres and up to 100 acres	\$5,176.00
	(v)	Greater than 100 acres	\$5,817.00
2)	Height Exception		
	(i)	Up to 1 acre	\$3,423.00
	(ii)	More than 1 acre and up to 5 acres	\$4,064.00
	(iii)	More than 5 acres and up to 25 acres	\$4,705.00
	(iv)	More than 25 acres and up to 100 acres	\$5,346.00
	(v)	Greater than 100 acres	\$5,346.00
3)	Use-by-Permit (Uses Other Than Child Care Center)		
	(i)	Up to 1 acre	\$4,064.00
	(ii)	More than 1 acre and up to 5 acres	\$4,064.00
	(iii)	More than 5 acres and up to 25 acres	\$4,705.00
	(iv)	More than 25 acres and up to 100 acres	\$5,346.00
	(v)	Greater than 100 acres	\$5,346.00
4)	Use-by-Permit (Child Care Center)		
	(i)	Up to 1 acre	\$3,253.00
	(ii)	More than 1 acre and up to 5 acres	\$3,894.00
	(iii)	More than 5 acres and up to 25 acres	\$4,535.00
	(iv)	More than 25 acres and up to 100 acres	\$5,176.00
	(v)	Greater than 100 acres	\$5,176.00
C)	Applications to the Planning Commission and City Council		
1)	Requests to rezone nonconforming properties to R-1 and R-2 may be allotted a reduction to \$100, if rezoning is required to bring into conformance with the Comprehensive Plan or Land Development Code.		
2)	Zone Change / Zoning Map Amendment		
	(i)	Up to 1 acre	\$4,705.00
	(ii)	More than 1 acre and up to 5 acres	\$4,875.00
	(iii)	More than 5 acres and up to 25 acres	\$5,516.00
	(iv)	More than 25 acres and up to 100 acres	\$6,498.00
	(v)	Greater than 100 acres	\$7,479.00
3)	Annexation		
	(i)	Up to 1 acre	\$5,554.00
	(ii)	More than 1 acre and up to 5 acres	\$7,006.00
	(iii)	More than 5 acres and up to 25 acres	\$8,628.00
	(iv)	More than 25 acres and up to 100 acres	\$10,251.00
	(v)	Greater than 100 acres	\$11,873.00

4)	Planned Unit Development / Planned Unit Redevelopment	
	(a) Schematic	
	(i) Up to 1 acre	\$3,845.00
	(ii) More than 1 acre and up to 5 acres	\$4,486.00
	(iii) More than 5 acres and up to 25 acres	\$4,486.00
	(iv) More than 25 acres and up to 100 acres	\$5,768.00
	(v) Greater than 100 acres	\$7,050.00
	(b) Zone Document	
	(i) Up to 1 acre	\$6,543.00
	(ii) More than 1 acre and up to 5 acres	\$7,910.00
	(iii) More than 5 acres and up to 25 acres	\$9,362.00
	(iv) More than 25 acres and up to 100 acres	\$11,455.00
	(v) Greater than 100 acres	\$13,548.00
	(c) Planned Unit Development Permit (PUD)	
	(i) Up to 1 acre	\$4,234.00
	(ii) More than 1 acre and up to 5 acres	\$6,197.00
	(iii) More than 5 acres and up to 25 acres	\$8,161.00
	(iv) More than 25 acres and up to 100 acres	\$9,783.00
	(v) Greater than 100 acres	\$11,746.00
	(d) Amendment to Zone Document	
	(i) Up to 1 acre	\$5,346.00
	(ii) More than 1 acre and up to 5 acres	\$6,798.00
	(iii) More than 5 acres and up to 25 acres	\$8,421.00
	(iv) More than 25 acres and up to 100 acres	\$10,684.00
	(v) Greater than 100 acres	\$12,947.00
5)	Street Right of Way (R.O.W) Vacation	
	(i) Up to 1 acre	\$5,848.00
	(ii) More than 1 acre and up to 5 acres	\$7,171.00
	(iii) More than 5 acres and up to 25 acres	\$8,493.00
	(iv) More than 25 acres and up to 100 acres	\$10,456.00
	(v) Greater than 100 acres	\$11,778.00
6)	Conditional Use Permits	
	(i) Up to 1 acre	\$4,783.00
	(ii) More than 1 acre and up to 5 acres	\$7,387.00
	(iii) More than 5 acres and up to 25 acres	\$9,650.00
	(iv) More than 25 acres and up to 100 acres	\$11,913.00
	(v) Greater than 100 acres	\$14,517.00
7)	Land Use Plan Amendment/ Comprehensive Plan Amendment	

	(i)	Up to 1 acre	\$6,793.00
	(ii)	More than 1 acre and up to 5 acres	\$7,434.00
	(iii)	More than 5 acres and up to 25 acres	\$8,075.00
	(iv)	More than 25 acres and up to 100 acres	\$8,716.00
	(v)	Greater than 100 acres	\$9,357.00
8)		Overall Development Plan	
	(a)	Initial and Major Amendments	
	(i)	Up to 1 acre	\$6,543.00
	(ii)	More than 1 acre and up to 5 acres	\$7,910.00
	(iii)	More than 5 acres and up to 25 acres	\$9,362.00
	(iv)	More than 25 acres and up to 100 acres	\$11,455.00
	(v)	Greater than 100 acres	\$13,548.00
	(b)	Minor Modifications	
	(i)	Up to 1 acre	\$2,568.00
	(ii)	More than 1 acre and up to 5 acres	\$3,550.00
	(iii)	More than 5 acres and up to 25 acres	\$3,890.00
	(iv)	More than 25 acres and up to 100 acres	\$4,531.00
	(v)	Greater than 100 acres	\$5,513.00
9)		Oil/Gas Permit	
	(i)	Up to 1 acre	\$12,396.00
	(ii)	More than 1 acre and up to 5 acres	\$12,567.00
	(iii)	More than 5 acres and up to 25 acres	\$12,907.00
	(iv)	More than 25 acres and up to 100 acres	\$15,171.00
	(v)	Greater than 100 acres	\$19,357.00
10)		Vested Property Rights	
		No Charge for Development Plan Submitted with an application for Vested Rights	
	(i)	Up to 1 acre	\$3,845.00
	(ii)	More than 1 acre and up to 5 acres	\$5,127.00
	(iii)	More than 5 acres and up to 25 acres	\$6,409.00
	(iv)	More than 25 acres and up to 100 acres	\$7,691.00
	(v)	Greater than 100 acres	\$8,973.00
D)		Applications to City Staff	
	1)	Development Plan / Site Development Plan	

	(i)	Up to 1 acre	\$4,575.00
	(ii)	More than 1 acre and up to 5 acres	\$6,538.00
	(iii)	More than 5 acres and up to 25 acres	\$8,161.00
	(iv)	More than 25 acres and up to 100 acres	\$10,464.00
	(v)	Greater than 100 acres	\$13,108.00
2)		Development Plan Amendment - Public Hearing	
	(i)	Up to 1 acre	\$6,197.00
	(ii)	More than 1 acre and up to 5 acres	\$8,501.00
	(iii)	More than 5 acres and up to 25 acres	\$11,145.00
	(iv)	More than 25 acres and up to 100 acres	\$13,108.00
	(v)	Greater than 100 acres	\$15,753.00
3)		Development Plan Amendment / Minor Site Development Plan	
	(i)	Up to 1 acre	\$2,568.00
	(ii)	More than 1 acre and up to 5 acres	\$3,550.00
	(iii)	More than 5 acres and up to 25 acres	\$3,890.00
	(iv)	More than 25 acres and up to 100 acres	\$4,531.00
	(v)	Greater than 100 acres	\$5,513.00
4)		Minor Modification/ Administrative Adjustment (All Zone Districts)	
	(i)	Up to 1 acre	\$2,270.00
	(ii)	More than 1 acre and up to 5 acres	\$2,440.00
	(iii)	More than 5 acres and up to 25 acres	\$3,037.00
	(iv)	More than 25 acres and up to 100 acres	\$3,634.00
	(v)	Greater than 100 acres	\$4,231.00
5)		Model Elevation Review	
		All required elevations for each model are included in the fee outlined below.	
	(i)	1 Model	\$640.00
	(ii)	2 Models	\$897.00
	(iii)	3 Models	\$1,153.00
	(iv)	4 Models	\$1,410.00
	(v)	5+ Models	\$1,666.00
6)		Design Standard Review	
	(i)	Up to 1 acre	\$5,176.00
	(ii)	More than 1 acre and up to 5 acres	\$6,458.00
	(iii)	More than 5 acres and up to 25 acres	\$7,740.00
	(iv)	More than 25 acres and up to 100 acres	\$9,662.00
	(v)	Greater than 100 acres	\$11,585.00
7)		Limited Use Permit	

	(i)	Up to 1 acre	\$2,270.00
	(ii)	More than 1 acre and up to 5 acres	\$2,440.00
	(iii)	More than 5 acres and up to 25 acres	\$3,037.00
	(iv)	More than 25 acres and up to 100 acres	\$3,634.00
	(v)	Greater than 100 acres	\$4,231.00
E)		Subdivision Plat Fee, Full or Partial	
	1)	Preliminary Plat	
		(i) Up to 1 acre	\$6,543.00
		(ii) More than 1 acre and up to 5 acres	\$7,910.00
		(iii) More than 5 acres and up to 25 acres	\$9,362.00
		(iv) More than 25 acres and up to 100 acres	\$11,455.00
		(v) Greater than 100 acres	\$13,548.00
	2)	Final Plat	
		(i) Up to 1 acre	\$4,875.00
		(ii) More than 1 acre and up to 5 acres	\$5,216.00
		(iii) More than 5 acres and up to 25 acres	\$6,197.00
		(iv) More than 25 acres and up to 100 acres	\$7,820.00
		(v) Greater than 100 acres	\$9,442.00
	3)	Plat Correction / Lot Line Adjustment / Replat / Consolidation Plat / Minor Plat	
		(i) Up to 1 acre	\$4,015.00
		(ii) More than 1 acre and up to 5 acres	\$4,186.00
		(iii) More than 5 acres and up to 25 acres	\$5,167.00
		(iv) More than 25 acres and up to 100 acres	\$6,149.00
		(v) Greater than 100 acres	\$7,771.00
	4)	Sketch Plat	
		(i) Up to 1 acre	\$3,246.00
		(ii) More than 1 acre and up to 5 acres	\$3,673.00
		(iii) More than 5 acres and up to 25 acres	\$4,270.00
		(iv) More than 25 acres and up to 100 acres	\$4,867.00
		(v) Greater than 100 acres	\$5,848.00
	5)	Vacation of Easements	
		(i) Up to 1 acre	\$900.00
		(ii) More than 1 acre and up to 5 acres	\$900.00
		(iii) More than 5 acres and up to 25 acres	\$900.00
		(iv) More than 25 acres and up to 100 acres	\$900.00
		(v) Greater than 100 acres	\$900.00
F)		Miscellaneous Land Development Fees	

1)	Escrow Requirements	
	(i) Escrow for Development Requirement	25% of total costs
2)	Special Review Services - Community Development	
	(i) Each applicant is responsible for the full reimbursement plus a 5% administrative service charge of any legal, professional or specialized consultants contracted or retained by the City and assigned to a review of the applicant's proposal.	
3)	Contractor's License	
	(i) Unlimited General Contractor's Class A License	\$200.00
	(ii) Limited General Contractor's Class B License	\$135.00
	(iii) Residential General Contractor's Class C License	\$100.00
	(iv) Residential Remodeling Contractor's Class D License	\$100.00
	(v) Sub-Contractor's License	\$95.00
4)	Derby Review Board	
	(i) Up to 1 acre	\$2,051.00
	(ii) More than 1 acre and up to 5 acres	\$2,307.00
	(iii) More than 5 acres and up to 25 acres	\$2,563.00
	(iv) More than 25 acres and up to 100 acres	\$2,820.00
	(v) Greater than 100 acres	\$3,076.00
5)	Zoning Verification/Marijuana Verification	
	(i) Up to 1 acre	\$384.00
	(ii) More than 1 acre and up to 5 acres	\$512.00
	(iii) More than 5 acres and up to 25 acres	\$640.00
	(iv) More than 25 acres and up to 100 acres	\$769.00
	(v) Greater than 100 acres	\$769.00
6)	Non-Conforming Certificates	
	(i) Up to 1 acre	\$3,204.00
	(ii) More than 1 acre and up to 5 acres	\$3,204.00
	(iii) More than 5 acres and up to 25 acres	\$3,204.00
	(iv) More than 25 acres and up to 100 acres	\$3,845.00
	(v) Greater than 100 acres	\$6,409.00
7)	Pre-application Meetings	
	(i) Up to 1 acre	\$75.00
	(ii) More than 1 acre and up to 5 acres	\$150.00
	(iii) More than 5 acres and up to 25 acres	\$500.00
	(iv) More than 25 acres and up to 100 acres	\$1,000.00
	(v) Greater than 100 acres	\$2,500.00

8)	NIGID and ECAGID/ERAGID	
	(i) Up to 1 acre	\$1,538.00
	(ii) More than 1 acre and up to 5 acres	\$1,538.00
	(iii) More than 5 acres and up to 25 acres	\$1,794.00
	(iv) More than 25 acres and up to 100 acres	\$2,179.00
	(v) Greater than 100 acres	\$2,179.00
9)	Condition Compliance Inspection	
	(i) Up to 1 acre	\$3,204.00
	(ii) More than 1 acre and up to 5 acres	\$3,845.00
	(iii) More than 5 acres and up to 25 acres	\$4,486.00
	(iv) More than 25 acres and up to 100 acres	\$5,127.00
	(v) Greater than 100 acres	\$5,768.00
10)	Concept Plan	
	(i) Up to 1 acre	\$2,734.00
	(ii) More than 1 acre and up to 5 acres	\$2,904.00
	(iii) More than 5 acres and up to 25 acres	\$3,244.00
	(iv) More than 25 acres and up to 100 acres	\$4,226.00
	(v) Greater than 100 acres	\$5,207.00
11)	Appeals	
	(i) Up to 1 acre	\$4,230.00
	(ii) More than 1 acre and up to 5 acres	\$4,230.00
	(iii) More than 5 acres and up to 25 acres	\$4,871.00
	(iv) More than 25 acres and up to 100 acres	\$6,793.00
	(v) Greater than 100 acres	\$8,716.00