



City of Eagle Fee Schedule Planning and Zoning

(Amended with Resolution 21-15, August 10, 2021)

Planning Fee & Deposit Schedule

Pursuant to ECC Title 8, 9, 10, & 11

Application	Planning Fee	Legal Fee Deposit ⁵	Engineering Fee ⁴
Accessory Use	\$300.00	See Footnote ⁵	
Administrative Modification	\$125.00		
Annexation			
up to 5 acres	\$250.00	See Zoning Ordinance Amendment-Map (Rezone)	
5.01 acres up to 10 acres	\$500.00		
10.01 acres or larger	\$1,100.00		
Appeal (per ECC 8-7)	\$500 + notification costs	500.00	
Comprehensive Plan Amendments			
Map	\$2,000.00	Less than 250 acres: See Footnote ⁵ 250 acres to 1,000 acres: \$500 1,001+ acres: Negotiable ⁶	
Text	\$1,500.00		
Conditional Use	\$1,200 + \$10/unit above 10		
Design Review			
Appeal (per ECC 8-2A-14)	\$500.00	See Footnote ⁵	Drainage Plan Review: \$500 + \$250/bldg.
Building/Site Plan	\$850 + \$10 per unit or 1,000 sq. ft. (per structure)		
Subdivision Landscape Plan	\$650 + \$20 for each additional acre		
Subdivision Monument Sign	\$350.00		
Modification (Board Level)	\$400.00		
Modification (Administrative)	\$200.00		
Minor Modification (paint, lights, monument sign tenant panel, or windows changes)	\$100.00		
Master Sign Plan	\$450.00		
Master Sign Plan Modification (Board Level)	\$350.00		
Master Sign Plan Modification (Administrative)	\$200.00		
Sign - Single Tenant Building Wall and/or Monument Sign w/in MSP (Staff Level)	\$150.00		
Sign - Single Tenant Building Wall and/or Monument Sign No MSP (Board Level)	\$450.00		
Sign - Single Tenant Building Wall and/or Monument Sign No MSP (Staff Level)	\$150.00		
Temporary/Portable Sign	\$25.00		
Master Sign Plan, Community (Spring Valley)	\$450.00		
Development Agreement			
Original Drafting	\$800.00 + \$20/acre	See Zoning Ordinance Amendment-Map (Rezone)	
Development Agreement in lieu of a PUD	\$2,000.00 + \$20/lot		
Development Agreement Modification	\$800.00		
Extension of Time			
Design Review	\$150.00	See Footnote ⁵	
Preliminary and Final Plats	\$350.00	See Footnote ⁵	
Engineering Plan Review			
Overall plan review (irrigation, storm, layout, etc.)		See Footnote ⁵	\$2,250 + \$15/lot
Water System Distribution Plan Review, QLPE, Completion Check			\$600 + \$5/lot
City Well Design			750.00
City Well House Design			900.00
Additional Review ⁵			\$1,000 + \$0.75/linear foot
Fiscal Impact Analysis	\$350.00 + See Footnote ¹	See Footnote ¹	See Footnote ¹

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Floodplain			
Floodplain Determination Letter	\$100.00		
Floodplain Development Permit ¹	\$500.00	See Footnote ⁵	Overall Development size: <1 acre: \$500 1-10 acres: \$1250 10.01-40 acres: \$1,875 Over 40 acres: \$2,500 Phased Permit (each phase after 1): \$500 Hydraulic Modeling Review: \$1,875
Habitat/ Environmental Review ¹	\$500.00	See Footnote ⁵	
Hillside Review ¹	\$500.00	See Footnote ⁵	Preliminary Grading Plan, Reports with Pre-plat \$800 + \$12/lot Final Grading Plan with Final Plat: \$300 + \$6/lot
Hillside and Grading Permit (Spring Valley) ¹	\$1,000.00	See Footnote ⁵	Mass Grading Plan (Disturbed Acres): \$2750 + \$20/acre Final Grading Plan (# of lots in grading area): \$2750 + \$10/lot
Home Occupation			
Home Occupation - Class C	\$1,200.00		
Home Occupation - Waiver	\$1,200.00	\$250.00	
Inspections			
General/Tenant Improvement/Reinspection	\$100.00	See Footnote ⁵	
DR Landscape/Building	\$150.00 each		
Streetlight Inspection	\$50.00 for 1st + \$20.00 for each additional		
Misc./Other Fees & Permits	\$50.00		Negotiable ⁶
Planned Unit Development			
Preliminary Development Plan and Conditional Use	\$1200.00 + \$20.00/lot	Less than 250 acres: See Footnote ⁵ 250 acres to 1,000 acres: \$500 1,001+ acres: Negotiable ⁶	
Final Development Plan	\$600.00 + \$20.00/lot	See Footnote ⁵	
Planning Unit Master Plan	\$1,200.00 + \$25.00/acre	Negotiable ⁶	PUMP Review: \$800+\$8/acre
Plats			
Combined Preliminary/Final	\$2,050.00 + \$40.00/lot	See Footnote ⁵	Plat Check: \$3,700 + \$26/lot Water System Compliance w/Master Plan: \$400 + \$4/lot
Condominium	\$500.00		1,000.00
Final	\$600.00 + \$20.00/lot		Final Plat Check: \$900 + \$6/Lot
Lot Line Adjustment/Lot Split	\$450.00		Parcel Division Review: \$750 Lot Line Adjustment: Two Lots, \$700 More than 2 lots, \$700 + \$200/lot over 2

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Preliminary	\$1,450.00 + \$20.00/lot	Less than 250 acres: See Footnote ⁵ 250 acres to 1,000 acres: \$500 1,001+ acres: Negotiable ⁶	Plat Check: \$2,800 + \$20/lot Water System Compliance w/Master Plan: \$400 + \$4/lot Preliminary Floodplain Review (storage, reports): \$750 Private Streets: \$500
Pressurized Irrigation Waiver Review	\$500.00		
Private Road	\$1,200.00 + \$0.35/Linear Foot	See Footnote ⁵	
Property Status Report	\$200.00		
Public Hearing Sign Removal Penalty	\$25.00/day beginning 3 days after the hearing		
Public Hearing Mailing			
Properties less than 500-acres	\$1.50 per mailed notice		
Properties 500+ acres	Estimate to be provided by the City; deposit required ¹		
Request for Mediation ³		1st session ⁷ paid by the requesting party; subsequent sessions and mediation summary paid proportionately by City and requesting parties	
Request for Reconsideration ³	\$450.00 + notification costs	250.00	
Surety Fee			
Initiation	\$250.00	See Footnote ⁵	
Renewal	\$200.00		
Partial Release	\$200.00		
Tree Fund (in-lieu of fee)	Conifers: \$60.00/vertical foot Deciduous: \$175.00/caliper inch		
Vacation (Easement/ROW, etc.)	\$400.00 + \$8.00 /property w/in 300 ft.	See Footnote ⁵	
Variance	\$800.00	See Footnote ⁵	
Waiver	\$600.00	\$250.00	
Waiver, Accessory Structure Setback <i>(per ECC 8-2-4(a)(5))</i>	\$600.00	See Footnote ⁵	
Zoning Ordinance Amendment			
Map (rezone)	Up to 100 acres: \$1100.00 Plus: \$40.00 for each 10 acres above 100 acres	Less than 250 acres: See Footnote ⁵ 250 acres to 1,000 acres: \$5,000 1,001+ acres: Negotiable ⁶	
Text	\$1,300.00	500.00	
Zoning Permit/Certificate			
New Building/Building Modifications ^{2a}	\$50.00	See Footnote ⁵	
Residential/Tenant Improvement	\$50.00		
Multi-family/Office/Commercial/Industrial	\$150.00		
Business license review	\$25.00		
Existing Structure (change in use) ^{2b}	\$150.00		
Fence (front yard & street side)	\$25.00		
Temporary Use / Temporary Construction Trailer/ Alcohol Letters / Others	\$85.00		
Dwelling Rebuild Letter	\$50.00		

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Footnotes:

- 1:** All applications are subject to ECC 1-7-4: any direct costs incurred by the City in obtaining a review of the application by attorneys, architects, engineers or other professionals and contractors necessary to enable the City to approve or disapprove the application shall be paid for by the applicant.
- 2:** **a)** Zoning Permit is applied for at time of building permit application; **b)** Zoning Permit is required prior to the submittal of a building permit or a business license.
- 3:** A request for mediation and/or reconsideration is not guaranteed and must be agreed to by the City Council.
- 4:** Engineering review fees herein are non-refundable retainers. Review time that exceeds the retainer fee shall be paid at the engineer's contracted hourly rate in accordance with ECC 1-7-4.
- 5:** Legal Fees shall be paid pursuant to ECC 1-7-4-B-1.
- 6:** Negotiable means a deposit established by the City Council prior to the submittal of the application.
- 7:** "Session" is defined as a meeting or meetings held on the same day in the same location.