

CITY OF COTTONWOOD
SCHEDULE OF FEES FOR PLANNING SERVICES

APPLICATION TYPE	FEES
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PRELIMINARY APPLICATION

Code Review	\$100
Code Review Re-submittal at Applicant's Request	\$25

ZONING

Rezoning - Commercial, Industrial, Residential, etc. - PAD (Planned Area Development) less than 5 acres in area.	\$1700.00 (50 acres) + \$55.00 (\$85.00 for Commercial, and Industrial) for each additional acre
Rezoning - PAD (Planned Area Development) 5 acres or greater in area.	\$1,700.00 (50 acres) + \$55.00 per acre up to 10 acres + \$2.00 per each acre over 10 acres

USE PERMIT/VARIANCE

Use Permit	\$350.00 –Residential Use (Single-Family Dwelling Unit) \$800.00 – All Other (i.e. Multi-Unit Residential, Commercial, Industrial, Mixed Use, etc.)
Variance	\$350.00 –Residential Use (Single-Family Dwelling Unit) \$800.00 – All Other (i.e. Multi-Unit Residential, Commercial, Industrial, Mixed Use, etc.)

SUBDIVISION FEES

Subdivision Sketch Plan Review	\$0
Preliminary Plat	\$1500 + \$25 Per Lot
Final Plat	\$1000 + \$20 Per Lot
Subdivision Major Amendment (Applicant initiated after Final Plat approval)	\$500 + \$20 Per Lot
Subdivision Minor Amendment (Administrative Approval after Final Plat approval)	\$350
Planned Area Development (PAD) Amendment Minor	\$500

Planned Area Development (PAD) Amendment Major	\$750
Land Split (Minor Land Division)	\$100
Lot Line Adjustment	\$100

DESIGN REVIEW

Development (Design) Review – Planning & Zoning Commission	\$350
Historic Preservation Development (Design) Review- Historic Preservation Commission	\$350

GENERAL PLAN

General Plan Amendment - Minor	\$2,000
General Plan Amendment - Major	\$2,500

MODIFICATIONS/RENEWALS

Design Review, Conditional Use Permit, Signs	\$175
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CONTINUE, TABLE AND APPEAL

Applicant Request To Continue or Table	\$0 – If before advertisement and notification. \$250 – If after advertisement and new legal notice is required.
Appeal of Planning and Zoning Commission (to City Council)	\$150 –Residential (Single-Family Dwelling Unit) \$500 – All Other (i.e. Multi-Unit Residential, Commercial, Industrial, Mixed Use, etc.)
Appeal of Administrative Decision	\$200–Residential (Single-Family Dwelling Unit) \$350 – All Other (i.e. Multi-Unit Residential, Commercial, Industrial, Mixed Use, etc.)

OTHER

Zoning Verification Letter	\$170
Consultant Fees	100% of the City's cost associated with any outside consultant review
Annexations	\$0

Temporary Use Permit/Special Event Permit	Category A TUP - Commercial : \$50 Category B SEP Commercial: \$100 Category C TUP-City Sponsored: \$25 Category D SEP-City Sponsored: \$50 Category E-TUP- Tax Exempt 501(c)(3): \$0 Category F-SEP- Tax Exempt 501(c)(3): \$0
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SIGNS

0-20 Square Feet	\$75
21-40 Square Feet	\$100
40+ Square Feet	\$125
Comprehensive Sign Plan	\$200
A-frame and Portable Signs	\$50 Annual fee (January)
Wayfinding Signs	\$75 initial and \$25 Annual fee (January) per business
Kiosk Advertisement Signs	\$50 Annual fee (January)

SALES OF PLANS, MAPS, ORDINANCES, ETC.

Zoning Map (Large Color, 34" x 44")	\$60
Zoning Map (Small Color, 24" x 36")	\$30
Zoning Ordinance (Binder Version)	\$30
Ordinance Updates	0.25 per single-sided page
CD (Compact Disk) with Zoning Ordinance, Zoning Map and General Plan	\$10
General Plan	Available on City Website