

Planning and Zoning Application Fees

<u>Application</u>	<u>Fees</u>
Administrative Permit	
Temporary Event/Outdoor Sales Permit	\$100
Other Admin. Permit - Residential Use	\$100
Other Admin. Permit - All Other Uses	\$150
Comprehensive Plan Amendment ¹	\$250 base fee plus \$2000 cash escrow ³
Conditional Use Permit, Interim Use Permit ²	
Residential Use	\$400
All Other Uses	\$600
- A development sign on one street frontage	\$165
- Each additional street frontage (per sign)	\$50
Renewal	\$35
Environmental Review (EAW, EIS, AUAR)	\$300 base fee plus \$4000 cash escrow ³
Home Occupation License	
New Application	\$100
Renewal	\$35
Natural Preserve	
1 or 2 Family Lot	\$75
All Other Lots	\$150
Planned Unit Development (PUD)	
PUD General Plan ¹	\$300 base fee plus \$2000 cash escrow ³
PUD Final Plan	\$150
Amendment to Existing 1 or 2 Family PUD	\$200
Amendment to All Other PUDs ¹	\$300 base fee plus \$2000 cash escrow ³
Minor Plan Modification	\$100
Platting	
Preliminary Plat ¹	
3 or Fewer Lots	\$350 base fee plus \$2500 cash escrow ³
4 or More Lots	\$350 base fee plus \$4000 cash escrow ³
Final Plat	
3 or Fewer Lots	\$350 base fee plus \$2000 cash escrow ³
4 or More Lots	\$350 base fee plus \$3000 cash escrow ³
Pre-Application Sketch Plan Review	\$350 base fee plus \$2000 cash escrow ³
Rezoning ¹	\$700 base fee plus \$2000 cash escrow ³



Site Plan

Major Project (New or Amendment) ⁵	\$300 base fee plus \$2000 cash escrow ³
Minor Project (New or Amendment) ⁵	\$300
Plan Modification	\$100

TIF Application

\$500 base fee plus \$20,000 cash escrow ³

Variance ²

Subdivision Code Variance ⁴	\$150
Zoning Ordinance Variance ⁴	
1 or 2 Family Lot	\$200
All Other Lots	\$300

Zoning Text Amendment

\$300 base fee plus \$2000 cash escrow ³

Zoning Letter

\$50 or \$100

Wetland Related

Delineation Report	\$200
Reclassification	\$200
Wetland Replacement Plan	\$300

¹ **Signage Fee:** Additional fee of \$165 for a development sign on one street frontage, plus \$50 per sign for each additional street frontage (refer to zoning ordinance section 21022).

² **Notice of Development Sign Fee:** A non-residential use within 500 lineal feet of any residential property requires an additional fee of \$165 for a development sign on one street frontage, plus \$50 per sign for each additional street frontage.

³ **Cash Escrows:** When multiple applications that require a cash escrow are applied for at the same time, the city collects one cash escrow in the amount of the largest escrow required for the overall proposal (e.g., a proposal that includes both a comprehensive plan amendment and a PUD general plan would require one cash escrow in the amount of \$2,000). Costs of city time and materials expended in reviewing and processing an application will be charged against a cash escrow account and credited to the city. If, at any time, a required cash escrow account is depleted to less than 10% of its original amount, the applicant shall deposit additional funds in the cash escrow account as determined by the city. Any balance remaining in a cash escrow account upon completion of the review process will be returned to the applicant after all claims and charges thereto have been deducted.

⁴ **Variance Fees:** For applications involving multiple variances, a separate application fee is required for each code or section from which the applicant is requesting variances: zoning ordinance, subdivision code, shoreland management overlay district, wetlands district or floodplain overlay district. Contact planning staff to determine fees for a specific application.

⁵ **Project Type:** Major Project applies to residential sites (except 1- & 2-family developments), and to non-residential sites located within 200 feet of residential property (refer to section 21045.05). Minor Project applies to non-residential sites located at least 200 feet from residential property (refer to section 21045.04).

Payment: Fees and cash escrows are payable by cash or check to the "City of Plymouth" at the time an application is submitted. The city will not begin processing an application until all required fees/escrows are provided. The city will not consider refunding fees unless the applicant submits a written request for withdrawal of the application prior to its submission to the Planning Commission. Additional consideration for refunds will include the amount of staff time expended.

