

Community Development Fee Update for the new LDC

November 3rd, 2025



Resolution Request

- Establish new fees for new application types from the 2025 Land Development Code
- Necessary to accept and process new application types through the City's eTRAKiT permitting system
- *Note: Next year, staff plans to review the fees more comprehensively and recommend potential changes.*

Key Updates

- **Include new application types** from the new LDC, with fees aligned to similar existing applications based on staff time and resource needs
- **Updated application names** from the 2009 LDC were added to the fee schedule, with no changes to the associated fees.
- **Fixed the general organization** to better group fees by their respective review bodies and procedures for easier reference (outlined in green in the exhibit).
- **Reduced the Pre-Application Meeting fee** to better align with peer cities and encourage early coordination

New Application Types

- Overall Development Plan
 - Minor Modification to an Overall Development Plan
- Limited Use Permit
- Preliminary Plat
- Zoning Construction Permit
- Minor Plat
- Replat
- Minor Site Development Plan
- Vacation of Easements

Updated Application Names – Examples

- Zone Change -> Zoning Map Amendment
- Land Use Plan Amendment -> Comprehensive Plan Amendment

Improved Organization

Accurately organize the fees by their respective review bodies/procedures:

- General Service Fee
- Application to Board of Adjustment
- Applications to the Planning Commission and City Council
- Applications to City Staff
- Subdivision Plat Fee
- Miscellaneous Land Development Fees