

# WELD COUNTY PLANNING FEE SCHEDULE

## 2025

1. Use by Special Review (USR)	
- Home Business (USR)	\$1,200.00
- Mining Permit	\$5,000.00 for the first ten acres plus \$20 per acre or fraction thereof in excess of 10 acres
- Solid Waste Disposal Site <sup>11</sup> (Certificate of Designation)	\$20,000.00
- Hazardous Waste Disposal Site, excluding injection wells (Certificate of Designation)	\$100,000.00
- Non-1041 Major Facility of a Public Utility, other than sewage treatment facilities	\$5,000.00
- Sewage treatment facility	\$10,000.00
- Minor Amendment	\$500.00
- All other USR permits	\$2,500.00
2. 1041 facilities (Chapter 21) other than applications made pursuant to articles V (WOGA) or VI (LAP), which are listed in appendix 5-D	\$10,000.00
3. Flood Hazard Development Permit (FHDP)	\$200.00
Flood Permit (FP)	\$100.00
4. Planned Unit Development	
- PUDZ (zoning) Amendment	\$500.00
- PUDF (final plan) Amendment	\$1,000.00
- PUDF submittal on phased development	\$5,500.00
- PUDF amendment – building envelope removal	\$250.00
5. Minor Subdivision (9 lots or fewer)	
- Sketch Plan	\$1,000.00
- Final Plan	\$3,000.00
6. Re-subdivision	
- Where no new lots are created	\$1,000.00
- Where an existing lot is subdivided	\$2,000.00
7. Public Facility Division (PFD)	\$1,000.00
8. Family Farm Division (FFD)	\$1,000.00

9. Rural Land Division (RLD)	
- Sketch Plan	\$1,000.00
- Final Plan	\$2,500.00
10. Lot Line Adjustment (LLA)	\$1,000.00
11. Vacation of a Plat or Map	
- Partial Vacation of Exemption Plat	\$1,000.00
- Complete Vacation of Plat	\$250.00
- Partial Vacation of a USR	\$250.00
- Complete Vacation of a USR	NO FEE
12. Zoning Permit	
- Manufactured Homes, other than temporary storage (ZPMH)	\$300.00
- Manufactured Home Temporary Storage (ZPMH)	\$75.00
- Accessory Storage / Semi-trailer (ZPAS)	\$75.00
- Commercial Vehicle (ZPCV)	\$75.00
- Zoning Permit for Ag (ZPAG)	\$1000.00
- Telecommunication Antenna Tower (ZPTT)	\$500.00
- Noncommercial Tower (ZPNCT)	\$500.00
- Home Occupation – Class I (ZPHO)	\$50.00
- Home Occupation – Class II (ZPHB)	\$300.00
- Solar Energy Facility (ZPSF)	\$1,000.00
- Wind Generator	\$300.00
13. Temporary Seasonal Use Permit (TSU)	\$75.00
14. Board of Adjustment	
- Variance	\$1,000.00
- Appeal	\$200.00
15. Change of Zone (COZ)	\$3,000.00

16. Site Plan Review (SPR)	
- Amendment	\$500.00
- Buildings <10,000 gross sq ft	\$1,300.00
- Buildings between 10,000 – 25,000 gross sq ft	\$2,800.00
- Buildings >25,000 gross sq ft	\$5,000.00
17. Substantial Change Hearing	\$2,000.00
18. Resolution of Illegal Land Division	\$2,000.00
19. Grading Permit (SWMP Review)	\$500.00
Grading Permit Amendment	\$250.00
Grading Permit Extension	\$50.00
20. Access Permit	
- Field Access (agricultural only)	NO FEE
- Temporary Access (expires within 6 months)	\$150.00
- Residential Access	\$150.00
- Commercial or Industrial Access	\$300.00
- Inspection outside normal work hours	\$50.00/hour
- Access Permit requiring a variance	Subtotal x2
- Working prior to permit approval	Subtotal x2
21. Investigation Fee (for properties that have a zoning violation case in process)	50% of the established application Fee
22. Limited Event Permit (LEP) (Without liquor license)	\$100.00
23. Incidental, non-technical land use application assistance (Zoning Verification Letters)	\$50.00 per hour
24. Recording continuance	\$50.00 per three months
25. Outside Consultant for Professional Review. Necessity for Review to be determined by Director.	Professional Rate
26. For those applications for uses identified to be of high complexity or intensity where a determination is made that County staff will be committing time and resources. The applicant shall deposit an estimated amount of the costs prior to assistance. The fee will be held and charged against by the County based on the standard hourly rate for each department administering or reviewing the permit. The departments shall include, but not be limited to, the Department of Planning Services, Health Department, Public Works and the County Attorney's Office. The standard hourly rate shall be established by the Finance Department for the actual time spent on the review of the application. The rate shall be calculated on a full cost recovery basis of the County's cost and shall include salary, fringe benefits, support costs (services and supplies) and indirect costs calculated in accordance with the County-wide cost allocation plan per Federal OMB-87 methodologies. The applicant shall be provided copies of the billing 5 days prior to the cost actually being billed. The applicant's sole remedy to appeal any billing shall be to the	

Board of County Commissioners. The unused portion of the submitted application fee shall be returned to the applicant within 30 days after the applicant submits a written request to withdraw the application.	
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<sup>[1]</sup>The fee to amend an application for a Special Review Permit for Solid Waste Disposal Sites and Facilities shall not exceed \$20,000.00. The full amount shall be submitted to the Department of Planning Services at the time a complete application is submitted. The fee will be held and charged against by the county based on the standard hourly rate for each department administering or reviewing the permit. The departments shall include, but not be limited to, the Department of Planning Services, Health Department, public Works and the County Attorney's Office. The standard hourly rate shall be established by the Weld County Finance Department for the actual time spent on the review the application and facility. The rate shall be calculated in accordance with the County-wide cost allocation plan per Federal OMB-87 methodologies. The applicant shall be provided copies of the billing 5 days prior to the cost actually being billed. The applicant's sole remedy to appeal any billing shall be to the Board of County Commissioners. The unused portion of the submitted application fee shall be returned to the applicant within 30 days of recording the amended Special Review plan map, within 30 days after denial of the application by the Board of County Commissioners, or 30 days after the applicant submits a written request to withdraw the application.

## **Chapter 20 Impact Fees**

### **Road Impact Fee Categories**

### **Fees**

Single-Family Detached Dwelling.....	\$3,567
Multi-Family Dwelling.....	\$2,659
Mobile Home Park Pad.....	\$1,966
Hotel/Motel Room.....	\$2,229
Shopping Center/Commercial.....	\$5,022 per 1,000 sq. ft.
Office.....	\$3,127 per 1,000 sq. ft
Institutional/Quasi-Public.....	\$1,469 per 1,000 sq. ft
Manufacturing/Industrial.....	\$2,532 per 1,000 sq. ft
Warehouse.....	\$1,016 per 1,000 sq. ft
Mini-Warehouse.....	\$ 698 per 1,000 sq. ft
Agricultural Commercial.....	\$1,105 per 1,000 sq. ft

### **County Facilities Categories**

Single-Family Detached Dwelling.....	\$1,602
Multi-Family Dwelling.....	\$1,103
Mobile Home Park Pad.....	\$1,661
Hotel/Motel Room.....	\$ 626
Shopping Center/Commercial.....	\$1,235 per 1,000 sq. ft.
Office.....	\$ 862 per 1,000 sq. ft
Institutional/Quasi-Public.....	\$ 336 per 1,000 sq. ft
Manufacturing/Industrial.....	\$ 377 per 1,000 sq. ft
Warehouse.....	\$ 161 per 1,000 sq. ft
Mini-Warehouse.....	\$ 81 per 1,000 sq. ft
Agricultural Commercial.....	\$ 323 per 1,000 sq. ft

### **Drainage Impact Fee**

All Land Uses Sq. Ft. of Impervious Cover\*.....\$0.21

\* The impervious area of streets or driveways within the public right-of-way adjacent to the parcel shall be included up to the centerline of the street. Gravel roads and driveways shall be counted as 50% impervious.

**\*\*NOTE: FOR COMPLETE TEXT, SEE CHAPTER 20 OF THE WELD COUNTY CODE\*\***

## **Road Impact Fee Definitions**

**Single-family detached** means a single dwelling unit on an individual lot unattached to any other dwelling unit, including a manufactured home or a mobile home not located in a mobile home park.

**Shopping center/commercial** means establishments engaged in the selling or rental of goods, services or entertainment to the general public. Such uses include, but are not limited to, shopping centers, discount stores, supermarkets, home improvement stores, pharmacies, 2011-0564 ORD2011-2 automobile sales and service, banks, movie theaters, amusement arcades, bowling alleys, barber shops, laundromats, funeral homes, vocational or technical schools, dance studios, health clubs and golf courses.

**Office** as defined in accordance with Section 23-1-90 of this Code, but for the purpose of this Chapter 20, the term shall be deemed to exclude any use within a shopping center, and to include such uses as real estate, insurance, property management, investment, employment, travel, advertising, secretarial, data processing, photocopy and reproduction, telephone answering, telephone marketing, music, radio and television recording and broadcasting studios; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; medical and dental offices and clinics, including veterinarian clinics and kennels; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations, and similar uses.

**Institutional/quasi-public** means a governmental, quasi-public or institutional use, or a non-profit recreational use, not located in a shopping center. Typical uses include elementary, secondary or higher educational establishments, day care centers, hospitals, mental institutions, nursing homes, assisted living facilities, fire stations, city halls, county court houses, post offices, jails, libraries, museums, places of religious worship, military bases, airports, bus stations, fraternal lodges, parks and playgrounds.

**Manufacturing/industrial** means an establishment primarily engaged in the fabrication, assembly or processing of goods. Typical uses include laboratories, manufacturing plants, welding shops, wholesale bakeries, dry cleaning plants, bottling works, and similar uses.

**Warehouse** means an establishment primarily engaged in the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations and major mail processing centers.

**Mini-warehouse** means an enclosed storage facility containing independent, fully enclosed bays that are leased to persons for storage of their household goods or personal property.

**Agricultural commercial** means, for the purposes of this Chapter 20, (1) agricultural processing facilities for produce or livestock; (2) intensive, factory-style production of animals or animal products; or (3) commercial uses serving the agricultural sector (but does not include office uses). Typical uses include feedlots, dairies, factory farms, sales of agricultural equipment or supplies and commercial agricultural storage facilities, agri-entertainment facilities (i.e., roping arena, corn mazes, etc.), and similar uses.