



Community Development and Planning

Lewis and Clark County

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STAFF REPORT

Date: September 8, 2025

To: Board of County Commissioners

From: Greg McNally

RE: Resolution 2025-104, Intent to Adopt a Schedule of Administrative Fees Beginning October 1, 2025 for the Lewis and Clark County Community Development and Planning Department and Public Works Department

County Commission Meeting:

September 16, 2025 --- 9:00 a.m.

I. EXECUTIVE SUMMARY:

The Community Development and Planning Staff and the Public Works Staff have prepared an updated schedule of administrative fees to help defray the expense of reviewing applications in relation to subdivisions; subdivision exemptions; buildings for lease or rent; zoning; the floodplain ordinance; encroachment permits; excavation permits; overweight permits; approach permits; address assignments and plaques; road adjustments; growth policy amendments; and weed management. The last update to the fee schedule of any real significance was in 2009. In 2014, a targeted revision occurred specific to the then new Buildings for Lease or Rent (BLR) process. Most of the fees on the existing fee schedule are outdated and do not reflect the current climate in which applications are processed. All costs associated with the growth management process have escalated over the past 16 years. Likewise, other factors such as project complexity, types of cases, heightened public expectations and involvement, as well as, regulatory changes have all led to more challenging project reviews.

With the goal of maintaining a supportive environment for future growth in the County, the proposed schedule of administrative fees was developed to offset some, but not all, of the costs of County review. This balanced approach helps to ensure a heightened level of fairness to the taxpayers throughout the County.

II. REQUEST:

Approval of Resolution 2025-104, a Resolution of Intent to Adopt a Schedule of Administrative Fees Beginning October 1, 2025 for the Lewis and Clark County Community Development and Planning Department and Public Works Department

III. RECOMMENDED BOARD ACTION:

Approve Resolution 2025-104, a Resolution of Intent to Adopt a Schedule of Administrative Fees Beginning October 1, 2025 for the Lewis and Clark County Community Development and Planning Department and Public Works Department.

VI. STAFF ANALYSIS:

Staff has prepared the updated administrative fee schedule to be considered at a public hearing to be held on September 30, 2025 with a proposed effective date of October 1, 2025. The Public Works and Community Development and Planning Departments have worked together to establish a fee schedule for various land use, weed management, and road related applications and projects that staff facilitates with the public. With the last significant update occurring in 2009, many, but not all, fees are proposed to increase. In general, costs for review have increased since the last update as processes and procedures have become more complex as staff align their reviews with regulatory and legislative updates and best practices to provide a complete and thorough review. Lewis and Clark County continue to recognize that costs associated with the review of applications are not to be fully funded by their reciprocal review fee. This balanced approach helps to ensure a heightened level of fairness to the taxpayers throughout the County. Attached for comparison purposes is a spreadsheet of both the current and proposed fees.

The proposed administrative schedule of fees is statutorily supported as indicated in the attached resolution under areas such as zoning and subdivision review and more generally under the statutory authority of Board of County Commissioners to manage the business and concerns of the County.

In the development of an updated schedule of administrative fees, staff considered their current time and expenses in the review of projects as well as comparable fees collected from other similarly situated Montana Counties. The goal was not to try to approximate our proposed fees with those of the other Counties, but instead to look for outlier inconsistencies. The attached spreadsheet of the other Montana Counties shows that the proposed fees are not outliers at either end of the spectrum. This analysis also includes rates of inflation as determined by the Consumer Price Index for current fees.

The resolution of intent to Adopt a Schedule of Administrative Fees for the Lewis and Clark County Community Development and Planning Department and Public Works Department will be advertised in the Helena Independent Record on September 18th and September 25th and written public comments will be accepted until 4:00 p.m. on Monday, September 29, 2025, at the Lewis and Clark County Clerk and Recorder's Office. The public hearing will be scheduled for Tuesday, September 30, 2025, at 9:00 a.m. in Room 330 of the City County Building, 316 N. Park Avenue, Helena, MT. Individuals with questions may contact Greg McNally at the Lewis and Clark County Community Development and Planning Department at 406-447-8374.

VII. ATTACHMENTS

1. Resolution 2025-104
2. Current and Proposed Fees Comparison
3. Montana County Fee Comparisons

RESOLUTION 2025-104

A RESOLUTION OF INTENT TO ADOPT A SCHEDULE OF ADMINISTRATIVE FEES BEGINNING OCTOBER 1, 2025 FOR THE LEWIS AND CLARK COUNTY COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT AND PUBLIC WORKS DEPARTMENT

WHEREAS, the Board of County Commissioners (Board) may establish reasonable fees to be paid by a subdivider to defray the expense of reviewing subdivision applications in the County as provided under § 76-3-602, MCA; and

WHEREAS, the Board may establish reasonable fees, not to exceed \$400, for the examination of a division or aggregation of land to determine whether or not the requirements of Chapter 3 of Title 76 apply to the division or aggregation,

WHEREAS, pursuant to § 76-8-102(4) Mont. Code Ann., the Lewis and Clark County Commission may establish reasonable fees to be paid by landowner(s) commensurate with the cost of reviewing applications for Buildings for Lease or Rent in the County; and

WHEREAS, the Board may establish reasonable fees to be paid for the administration of zoning as provided under § 76-2-108 and § 76-2-207, MCA; and

WHEREAS, pursuant to 36.15.204(3)(b), ARM, the Board may establish fees for the costs of permit applications, notices, variances, inspections, certifications, or other administrative actions required by the Lewis and Clark County Floodplain Ordinance; and

WHEREAS, the Board may provide for the issuance of encroachment permits and may collect fees for such permits as provided under 7-14-2134, 7-5-2101 and 7-5-2102, Montana Code Annotated; and

WHEREAS, the Board may provide for the issuance of excavation permits and may collect fees for such permits as provided under 7-14-2139, 7-5-2101, and 7-5-2102, Montana Code Annotated; and

WHEREAS, the Board may provide for the issuance of overweight permits and may collect fees for such permits as provided under 7-5-2101, 61-10-128, and 7-5-2102, Montana Code Annotated; and

WHEREAS, the Board may provide for the issuance of approach permits and may collect fees for such permits as provided under 7-14-2139, 7-5-2101, and 7-5-2102 Montana Code Annotated; and

WHEREAS, the Board created a district weed board to make all reasonable efforts to develop and implement a noxious weed management program covering all land within the district and may collect fee for administration of noxious weed management plan for new development and land disturbances as provided under 7-22-2109, 7-5-2101, and 7-5-2102 Montana Code Annotated; and

WHEREAS, any comments to the proposed schedule of administrative fees shall be addressed in writing to the Lewis and Clark County Clerk and Recorder's Office, 316 N. Park Avenue, Helena, MT 59623, prior to September 29, 2025, at 4:00 p.m. local time; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners:

1. That the Board considers it both advisable and necessary to adopt reasonable new, revised and updated fee schedule to defray the expense of reviewing the myriad land-use and other types of applications customarily reviewed by the Community Development and Planning Department and the Public Works Department; and
2. That the Board does hereby establish its intent to adopt the Community Development and Planning Department and Public Works Fee Schedule as shown in Exhibit A to be effective on October 1, 2025; and
3. That no Department or Office of Lewis and Clark County shall be subject to any fee listed within this Resolution; and

BE IT FURTHER RESOLVED by the Board of County Commissioners of Lewis and Clark County that a public hearing to hear all comments related to the schedule of administrative fees will be held on September 30, 2025, at 9:00 a.m. in Room 330 of the City-County Building, 316 N. Park Avenue, Helena, Montana.

DATED this _____ day of September 2025.

LEWIS AND CLARK COUNTY
BOARD OF COUNTY COMMISSIONERS:

Candace Payne, Chair

Attest:

Amy Reeves, Clerk of the Board
Attachments: Exhibit A (Fee Schedule)

EXHIBIT A

Fee Schedule

Lewis and Clark County
Community Development and Planning and
Public Works Departments

APPLICATION TYPE			FEE
Subdivision	Major Subdivision	Preliminary Plat Application	\$1,600 + \$50/unit (plus \$400 per development phase, when applicable)
		Final Plat Application	\$800 + \$50/unit
	First Minor Subdivision	Preliminary Plat Application	\$900 + \$50/unit (plus \$300 per development phase, when applicable)
		Final Plat Application	\$450 + \$50/unit
	Subsequent Minor Subdivision	Preliminary Plat Application	\$1000 + \$50/unit (plus \$300 per development phase, when applicable)
		Final Plat Application	\$450 + \$50/unit
	Amended Plats (w/out added lots)	Preliminary	\$600
		Final	\$300
	Survey Review	1st Review	\$400
		2nd Review	Included in initial review fee
		Variance Request	\$250

	Miscellaneous Subdivision	Preliminary Plat Extension Request	\$250
		Modification of Preliminary Approval	\$600
		Phase Final Plat Review 5 years after Preliminary Approval	\$250
		Subdivision Improvements Agreement	\$250
		Subdivision Improvements Agreement Extension Request	\$300

APPLICATION TYPE		FEE
Zoning Part-1	Creation of a Zoning District	\$2,250
	Map Amendment	\$1,500
	Text Amendment	\$1,500
	Map and Text Amendment	\$1,500
	Written Zoning Determination	\$40
	Appeal of Administrative Decision	\$100
	Conditional Use Permit >After the fact	\$800 2x the fee
	Conditional Use Permit Amendment > After the Fact	\$200 2x the fee
	Conditional Use Permit – Administrative Amendment (As Applicable) >After the Fact	\$100 2x the fee
	Conditional Use Permit Extension	\$200
	Variance Request (As Applicable) >After the fact	\$625 2x the fee
Zoning Part-2	Map Amendment	\$1,500
	Text Amendment	\$1,000
	Map and Text Amendment	\$2,200
	Written Zoning Determination	\$40
	Appeal of Administrative Decision	\$100
	Conditional Use Permit >After the Fact	\$800 2x the fee
	Conditional Use Permit Amendment >After the fact	\$400 2x the fee

	Conditional Use Permit- Administrative Amendment >After the Fact	\$100 2x the fee
	Conditional Use Permit Extension	\$200
	Conditional Use Permit – Administrative Extension	\$100
	Variance Request >After the fact	\$625 2x the fee
	Variance Request - Administrative >After the Fact	\$100 2x the fee
	Planned Development	\$900
	Planned Development Amendment >After the Fact	\$600 2x the fee
	Planned Development Administrative Amendment >After the Fact	\$300 2x the fee
	Planned Development Final Plan	\$300

APPLICATION TYPE		FEE
Floodplain	Floodplain Development Permit	\$500
	>After the Fact	2x the fee
	Floodplain Development Permit Appeal	\$400
	Floodplain Variance	\$500
Miscellaneous Fees	Buildings for Rent or Lease Application	\$1,000
	Address Assignment (Includes Address Plaque)	\$25
	>Address plaque only	\$10
	Agricultural Covenant Revocation Request	\$400 (additional subdivision review fees may apply)
	Growth Policy Map Amendment	\$1,500
	Growth Policy Text Amendment	\$3,000
	Growth Policy Map and Text Amendment	\$3,000
	Copies	\$0.50 for 1st page and \$0.25 for each subsequent page
	Statutorily Required Pre-Application Conference	\$100 (In addition to fee for all applications requiring a pre-application conference)

	Publications (regulations, plans, etc.)	\$0.50 for 1st page and \$0.25 for each subsequent page
	Road Adjustments (Establishment, Alteration and Abandonment of County Roads)	\$900
	Encroachment Agreement	\$150
	Approach Permit >After the Fact	\$150
	Excavation Permit	\$50 (Single Road) \$200 (Multiple Roads within a Subdivision or Consecutive area)
	Overweight Permit: One time	\$25
	Overweight Permit: Annual	\$300

Weed Management Plans	Gravel/Timber/ Special Projects	0-10 Acres	\$100
		Add for each acre over 10	\$10 (not to exceed \$550)
	Subdivisions		
		Flat Fee Minimum	\$300
		> 5 lots add per lot	\$20

Current and Proposed Fee Schedule

Lewis and Clark County

Public Works and Community Development and Planning Departments

APPLICATION TYPE			CURRENT FEE	PROPOSED FEE
Subdivision	Major Subdivision	Preliminary Plat Application	\$800 + \$25/unit + \$50/non-residential unit	\$1,600 + \$50/unit <i>(plus \$400 per development phase, when applicable)</i>
		Final Plat Application	\$400 + \$25/unit + \$50/non-residential unit	\$800 + \$50/unit
	First Minor Subdivision	Preliminary Plat Application	\$600 + \$25/unit + \$50/non-residential unit	\$900 + \$50/unit <i>(plus \$300 per development phase, when applicable)</i>
		Final Plat Application	\$300 + \$25/unit + \$50/non-residential unit	\$450 + \$50/unit
	Subsequent Minor Subdivision	Preliminary Plat Application	\$700 + \$25/unit + \$50/non-residential unit	\$1000 + \$50/unit <i>(plus \$300 per development phase, when applicable)</i>
		Final Plat Application	\$400 + \$25/unit + \$50/non-residential unit	\$450 + \$50/unit
	Amended Plats (w/out added lots)	Preliminary	\$300	\$600
		Final	\$300	\$300
	Survey Review	1st Review	\$100	\$400 <i>Included in initial review fee</i>
		2nd Review	\$100	
	Miscellaneous Subdivision	Variance Request	\$150	\$250
		Preliminary Plat Extension Request	\$200	\$250
		Modification of Preliminary Approval	\$400	\$600

		Phase Final Plat Review 5 years after Preliminary Approval	No Fee	\$250
		Subdivision Improvements Agreement	No Fee	\$250
		Subdivision Improvements Agreement Extension Request	\$150	\$300

APPLICATION TYPE		CURRENT FEE	PROPOSED FEE
Zoning Part-1	Creation of a Zoning District	\$500	\$2,250
	Map Amendment	\$500	\$1,500
	Text Amendment	\$500	\$1,500
	Map and Text Amendment	-	\$1,500
	Written Zoning Determination	\$40	\$40
	Appeal of Administrative Decision	-	\$100
	Conditional Use Permit >After the fact	\$250 2x the fee	\$800 2x the fee
	Conditional Use Permit Amendment > After the Fact	- -	\$200 2x the fee
	Conditional Use Permit – Administrative Amendment (As Applicable) >After the Fact	-	\$100 2x the fee
	Conditional Use Permit Extension	-	\$200
	Variance Request (As Applicable) >After the fact	\$350 2x the fee	\$625 2x the fee
Zoning Part-2	Map Amendment	\$500	\$1,500
	Text Amendment	\$500	\$1,000
	Map and Text Amendment	-	\$2,200
	Written Zoning Determination	\$40	\$40
	Appeal of Administrative Decision	-	\$100
	Conditional Use Permit >After the Fact	\$250 2x the fee	\$800 2x the fee
	Conditional Use Permit Amendment >After the fact	-	\$400 2x the fee
	Conditional Use Permit- Administrative Amendment >After the Fact	-	\$100 2x the fee
	Conditional Use Permit Extension	-	\$200
	Conditional Use Permit – Administrative Extension	-	\$100
	Variance Request >After the fact	\$350 2x the fee	\$625 2x the fee
	Variance Request - Administrative >After the Fact	-	\$100 2x the fee

	Planned Development	-	\$900
	Planned Development Amendment >After the Fact		\$600 <i>2x the fee</i>
	Planned Development Administrative Amendment >After the Fact	-	\$300 <i>2x the fee</i>
	Planned Development Final Plan	-	\$300

APPLICATION TYPE		CURRENT FEE	PROPOSED FEE
Floodplain	Floodplain Development Permit >After the Fact	\$60 -	\$500 <i>2x the fee</i>
	Floodplain Development Permit Appeal	No Fee	\$400
	Floodplain Variance	-	\$500
Miscellaneous Fees	Buildings for Rent or Lease Application	\$500+ \$25/ residential unit + \$50/non-residential unit (Total fee not to exceed \$1,000)	\$1,000
	Address Assignment (Includes Address Plaque)	\$25	\$25
	>Address plaque only	\$10	\$10
	Agricultural Covenant Revocation Request	\$200 (additional subdivision review fees may apply)	\$400 (additional subdivision review fees may apply)
	Growth Policy Map Amendment	-	\$1,500
	Growth Policy Text Amendment	-	\$3,000
	Growth Policy Map and Text Amendment	-	\$3,000
	Copies	\$0.50 for 1st page and \$0.25 for each subsequent page	\$0.50 for 1st page and \$0.25 for each subsequent page
	Statutorily Required Pre- Application Conference	No Fee	\$100 (In addition to fee for all applications requiring a pre- application conference)
	Publications (regulations, plans, etc.)	\$10/each	\$0.50 for 1st page and \$0.25 for each subsequent page
	Road Adjustments (Establishment, Alteration and Abandonment of County Roads)	\$300	\$900
	Encroachment Agreement	\$150	\$150

	Approach Permit	\$150	\$150
	>After the Fact	\$500	-
	Excavation Permit	\$50 base fee + any additional charges based on scope of project*	\$50 (<i>Single Road</i>) \$200 (<i>Multiple Roads within a Subdivision or Consecutive area</i>)
	Overweight Permit: One time		\$25
	Overweight Permit: Annual		\$300

Weed Management Plans	Gravel/Timber/Special Projects	0-10 Acres	Varies: \$50 Minimum up to \$250 depending on acreage. Projects 301 acres or greater are \$250 plus \$2.00 per additional acre	
		Add for each acre over 10		\$100
	Subdivisions			\$10 (<i>not to exceed \$550</i>)
		Flat Fee Minimum		\$300
		> 5 lots add per lot		\$20

SIMILAR COUNTY APPLICATION FEE	L&C Co. Fees (Proposed)	CPI Inflation (01/2009 - 05/2025) (rounded)	L&C Co. Fees (01/01/09)	Powell Co. (01/13/22)	Broadwater Co. (6/7/2022)	Jefferson Co. (8/3/2022)	Flathd Co. (07/01/22)	Cascade Co. (2022)	Missoula Co. (7-1-2024)	Lake Co. (07/2024)	Gallatin Co. 3/1/2024	Park Co.	Ravalli Co. (10/15/2023)	Yellowstone Co. FY23
SUBDIVISION														
Major Subdivision, Prelim. Plat	\$1,600 + \$50/unit (plus \$400 per development phase, when applicable)	\$1218 + \$38/unit + \$76/non-residential unit	\$800 + \$25/unit + \$50/non-residential unit	\$1,800 + notice cost + technical review cost	\$2,500 + \$100/unit	\$1000+\$50 per unit/ lot	\$1235 + \$90/lot	\$1500+ \$50/lot	(6-10 Lots) \$5,771 + \$289/lot, (11-20 lots) \$6,492 + \$217/lot, (21-40 Lots) \$7,935 +	\$900 + \$80/unit	\$4030+100 Per Unit	\$4000+\$150pe r lot	\$1,500 + \$130/lot	FY23 \$4359 (6-40 lots) or \$7,090 (41-200 lots) or \$7090 (over 200 lots)
Major Subdivision, Final Plat	\$800 + \$50/unit	\$609 + \$38/unit + \$76/non-residential unit	\$400 + \$25/unit + \$50/non-residential unit	200+ notice cost + examining land surveyors	\$1,000 + \$50/unit	\$500	\$985 + \$60/lot	\$600.00	\$1,660	\$500 + \$20/unit	\$600 + \$100/unit	\$900	450	\$1,987 (6-40 lots) or \$3,299 (41-200 lots) or \$3,299(over 200
Minor Subdivision, Prelim Plat	\$900 + \$50/unit (plus \$300 per development phase, when applicable)	\$913 + \$38/unit+ \$76/non-residential unit	\$600 + \$25/unit+ \$50/non-residential unit	\$600 + notice cost + technical review cost	\$1,500 + \$100/unit or \$850 for one lot	\$800	\$615 + \$90/lot	\$1,200	\$7,214	\$600 + \$80/unit	\$1,510	\$1500 + \$150 per Lot/unit	\$1,500	\$2,763
Minor Subdivision, Final Plat	\$450 + \$50/unit	\$457 + \$38/unit+ \$76/non-residential unit	\$300 + \$25/unit+ \$50/non-residential unit	100+ notice cost + examining land surveyors	\$500+ \$50/unit or \$150 for one lot	\$500	\$495 + \$60/lot	600	\$1,024	\$500 + \$20/unit	\$600	\$300	320	\$1,838
Subsequent Minor, Prelim Plat	\$1000 + \$50/unit (plus \$300 per development phase, when applicable)	\$1066 + \$38/unit+ \$76/non-residential unit	\$700 + \$25/unit+ \$50/non-residential unit	\$1,200 + notice cost + technical review cost		\$1000 o+ \$350 per lot		\$1500+ \$50/lot	\$7,214	\$900 + \$80/unit	\$4030+100 Per Unit		1500	\$2,763
Subsequent Minor, Final Plat	\$450 + \$50/unit	\$609 + \$38/unit + \$76/non-residential unit	\$400 + \$25/unit+ \$50/non-residential unit	\$100		\$500		\$600.00	\$1,024	\$500 + \$20/unit	\$600 + \$100/unit	300	320	\$1,838
Subdivision Variance	\$250	\$228	\$150	\$300	\$250	\$250	\$305/variance requested	\$500	\$721	\$250	\$600		\$575	\$511 (residential) \$628 (commercial)
Preliminary Plat Extension	\$250	\$305	\$200	\$300/\$350after fact		\$200	\$120	\$400	\$678	\$150	\$450		\$250	
Modification of Conditions of Approval	\$600.00	\$609.00	\$400.00		\$550	\$450 non-material \$750 maaterial			\$895	\$200 (non-material) \$500 (material)	\$450(simple) or \$650 (complex)		775	Minor: \$309 Major: \$1,540 (6-40 lots) or \$4621 (41-200 lots) or \$6161,044 (over 200 lots)
Subdivision Improvments Agreement	\$250		No charge			\$250	\$185			250	\$600			
Subdivision Improvements Agreement Extension	\$300	\$228	\$150			\$150				100	\$400			
Amended/Corrected Plats (preliminary) -	Amended, \$600/Corrected, No Charge	\$457	\$300	\$200		\$500			\$1,291					\$309
Amended/Corrected Plat (final)	\$300	\$457	\$300			\$500								\$309
Survey Review	\$400	\$152/\$152	\$100 (1st review) \$100 (2nd review)	\$150	\$150+\$50 a lot	\$65			\$400	\$175	\$400	\$200	\$250	\$200
Pre-application Conference	\$100		no charge			\$250			\$108	\$350	\$600		\$250	
ZONING														
Conditional Use Permit	\$800/2x after the fact	\$381/\$228	\$250 and \$150 (Administrative and 2x fee after the fact)	\$300/\$350 after fact		300+\$100 per request	\$430 (Single Family Residential) , \$615 (residential other than single fam), \$865 (other than	\$500		\$400	\$1250 (standard) or \$850 (minor), \$18,800 (oil and gas applications) or \$4,500 (natural resources)	\$200		

SIMILAR COUNTY APPLICATION FEE	L&C Co. Fees (Proposed)	CPI Inflation (01/2009 - 05/2025) (rounded)	L&C Co. Fees (01/01/09)	Powell Co. (01/13/22)	Broadwater Co. (6/7/2022)	Jefferson Co. (8/3/2022)	Flatld Co. (07/01/22)	Cascade Co. (2022)	Missoula Co. (7-1-2024)	Lake Co. (07/2024)	Gallatin Co. 3/1/2024	Park Co.	Ravalli Co. (10/15/2023)	Yellowstone Co. FY23
Variance	\$625/2x after the fact	\$532/ \$1066	\$350 (\$700 after the fact)	\$300/\$350 after fact	\$250	500+\$10 per building / unit under review	\$430 (residential SF), \$615 (residential 2 or more), \$865 other than res--double the fee if the variance comes during or after the fact	\$500	\$1,190 or \$1,579	\$600 plus \$500 after the fact	\$1,250	\$200-\$400	\$515	\$531 (Residential) or \$653 (Commercial)
Zoning Text and/or Map Amendment	\$1,500	\$761	\$500			\$1,500	\$985 + \$40/acre	\$1,500	\$8,657	\$900 + \$50 per lot (Map) \$950 (text)	\$2,460	\$200-\$350		\$1062 (Residential) or \$1470 (Commerical)
Creation of a Zoning District	\$2,250	\$761	\$500			\$2,500	\$1300 +\$35/acre (\$16,260 max fee)		\$8,657	\$950	\$5,600		\$575	\$450
Appeal of Administrative Determination	\$100					\$500		\$250	\$1,450	\$550	\$450			
Written Zoning Determination	\$40	\$61	\$40						\$289		\$850		\$10	\$77 (written) \$115 (site visit)
Zoning Part 2														
Text and/or Map Amendment (Other Than Zone District Creation)	\$1500/\$1,000 or \$2,200 for both								\$5,771		\$2460 / \$2460			
Appeal of Administrative Decision	\$100								\$1,450					
Conditional Use Permit >After the Fact	\$800/2x after the fact													
Conditional Use Permit-Administrative Amendment >After the Fact	\$100 >2x													
Variance Request >After the fact	\$625 >2x								\$1,190 or \$1,579					
Variance Request-Administrative Amendment >After the Fact	\$150 >2x			Additional notice and technical review costs may be associated										
Planned Development Application, Preliminary	\$900													
Planned Development Application, Final	\$300													
FLOODPLAIN APPLICATION														
Floodplain Development Permit	\$500/\$1000 after the fact	\$91	\$60	100			\$305 (ag or dock)		\$973	\$350/\$500 after the fact	\$450	\$300	\$200	\$150
Substantial Project							\$430		\$1,139	\$850/\$500 after the fact	\$850	\$300	\$650	\$500
"After the Fact" Floodplain Application	2x the fee						Four times the fee		2xFP fee	see above	2 x FP fee	\$500	\$400 or \$1,300	\$1,000
Variance/Appeal	\$500/\$400				\$25		\$615		\$1,555 / \$513	\$600	\$1,050 + Certified Mail	\$300	\$640	\$500
OTHER COSTS														
Buildings for Lease or Rent	\$1,000	\$761+ \$38/ residential unit + \$76/non-residential unit Total fee not to exceed \$1523	\$500+ \$25/ residential unit + \$50/non-residential unit Total fee not to exceed \$1000			\$250+\$10 per building/ unit under review	\$585+\$55	\$400	\$1,085	\$400+\$50 per building	\$550 (minor), \$550 + \$45 per building - 6 or more	\$300	\$575	
Approach Permit	\$150	\$228/\$761 after the fact	\$150/\$500 after the fact	\$25.00	\$125									
Copies	\$0.50 for 1st page and \$0.25 each subsequent page		\$0.50 for 1st page and \$0.25 each subsequent page					\$1			\$0.25 per page		\$0.50 (BW) \$1.25 (color)	

SIMILAR COUNTY APPLICATION FEE	L&C Co. Fees (Proposed)	CPI Inflation (01/2009 - 05/2025) (rounded)	L&C Co. Fees (01/01/09)	Powell Co. (01/13/22)	Broadwater Co. (6/7/2022)	Jefferson Co. (8/3/2022)	Flathead Co. (07/01/22)	Cascade Co. (2022)	Missoula Co. (7-1-2024)	Lake Co. (07/2024)	Gallatin Co. 3/1/2024	Park Co.	Ravalli Co. (10/15/2023)	Yellowstone Co. FY23
Encroachment Agreement (outside R.O.W.	\$150	\$228	\$150											
Encroachment Agreement (w/in R.O.W.	\$150	\$228	\$150											
Excavation Permit	\$50 (Single Road) \$200 (Multiple Roads	\$76	\$50											
Overweight Permit	\$25 (one time)/ \$300 (annual)		\$0											
Road Adjustments(Establishment, Alteration and Abandonment of Roads)	\$900	\$457	\$300	\$400				\$500						
Address Assignment Includes Address Plaque	\$25	\$38	\$25											
Address Plaque Only	\$10	\$15	\$10											
Growth Policy Map Amendment	\$1,500										\$6,270			
Growth Policy Text Amendment	\$3,000										\$6,270			
Growth Policy Map and Text Amendment	\$3,000			300		2500	1335 Neighborhood plan amd		\$8,901					