



City of Sun Valley
 Community Development Department
 Planning and Zoning Application Fees
 Updated February 5th, 2026

Category / Service	Application Type	Fee (US\$)	Note
Residential:			
Design Review	Pre-Application Conference	\$240	(1, 9)
	Design Review with the Planning and Zoning Commission	\$1,500 for the initial / primary unit \$300 for each additional unit	(9)
	Administrative Design Review - Major	\$375 for the first unit impacted, and landscape / exterior modifications \$90 for each additional unit	(2,3, 7, 9)
	Administrative Design Review – Minor	\$0 for tree removal applications \$150 per unit for all other minor applications	(3,7, 9)
	Revisions to approved Design Review plans	\$150	(1, 9)
	Extension of Design Review Approval	<ul style="list-style-type: none"> • \$120 prior to expiration • 60 days or less after expiration, 50% of the original fee or \$210, whichever is greater 	(4, 9)
Commercial:			
Design Review	Pre-Application Conference	\$240	(1, 9)
	New Commercial and Other Commercial Requiring Review by the Planning and Zoning Commission	\$1,500 base fee, plus \$120 per 1,000 gross square feet (or portion thereof) Additional \$240 for a mixed-use development	(5, 9)
	Administrative Commercial Remodel	\$420 base fee, plus \$90 per 1,000 gross square feet of new area (or portion thereof) Additional \$120 for a mixed-use development \$0 for tree removal applications that occur on commercial properties	(5, 9)
	Revisions to approved Design Review plans	25% of original application fee	(1,7)
	Extension of Design Review Approval	<ul style="list-style-type: none"> • \$120 prior to expiration • 60 days or less after expiration, 50% of the original fee or \$270, whichever is greater 	(4, 9)



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Subdivisions:	Pre-Application Conference for Subdivision	\$360	(1, 9)
	Land Subdivision / Preliminary Plat	\$330 per lot, plus \$36 per lot for the final plat	(6,9)
	Townhouse / Condominium Subdivision	\$270 per sub-lot, plus \$180 per lot or unit, plus \$30 per lot for the final plat	(6,9)
	Planned Unit Development (PUD)	\$540 base fee, plus \$180 per lot or unit Additional fees for Design Review, if any	(6,9)
	Plat Amendment, Replat, or Lot Line Shift	\$270 per affected lot	(6,9)
	Preliminary Plat Extension	\$150 prior to expiration 60 days or less after expiration, 50% of the original fee or \$210, whichever is greater	(4, 9)
	Planning & Zoning Amendment:	Comprehensive Plan Amendment	\$1,750
	Development Code Amendment	\$1,750	(6, 9)
	Official Zoning Map Amendment	\$1,750	(6, 9)
	Area of City Impact Amendment (Agreement / Map)	\$900 and additional cost for updating ACI boundary map, if applicable	(6, 9)
	Annexation of Land to the City of Sun Valley	\$900 for 1 acre and less \$1,800 for more than 1 ace but less than 5 acres \$2,400 for more than 5 acres and up to 10 acres For over 10 acres, \$2,400 base fee, plus \$180 per each additional acre (or portion thereof)	(6, 9)



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Others:		
Master Plan Development	\$2,550 base fee, plus \$180 per lot or unit (Additional fees for Design Review, if applicable)	(6, 9)
Conditional Use Permit (CUP)	\$950	(6, 9)
Variance	\$780	(6, 9)
Appeal	\$1,110	(8, 9)
Application to vacate a street, alley, or subdivision	\$420	(6, 9)
Sign Permit	\$120	(7,1,9)
Flood Hazard Protection Permit	\$1,200	(7,9)
Encroachment Permit	\$50	(7, 9)

Notes:

- (1) May be waived by the Community Development Director.
- (2) A major residential remodel or addition is defined as being greater than \$42,000 in estimated total cost.
- (3) A minor residential remodel includes decks, hot tubs, new pavers, landscaping etc. at an estimated total cost of less than \$42,000. In addition, all applications that exclusively pertain to tree removal and subsequent site restoration, when necessary, are considered minor Administrative Design Review applications.
- (4) New application and fees are required if application is expired over sixty (60) days.
- (5) Mixed use refers to a project with both commercial and residential uses.
- (6) The cost of up to \$150 for publication of legal notices is included in the application fee. Additional legal publication costs may be billed to the applicant(s).
- (7) May be administrative reviewed, as determined by Community Development Director.
- (8) The cost for public and/or legal notices, as well as the cost of verbatim transcripts, if any, may be billed to the applicant(s).
- (9) The cost for City Engineer and City Attorney review services may be billed to the applicant(s).