City of Sun Valley
Community Development Department
Planning and Zoning and Engineering
Application Fees
Updated June 1st, 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<br>$300 for each additional unit | (9) |
| | Administrative Design Review - Major | $375 for the first unit impacted, and landscape / exterior modifications<br>$90 for each additional unit | (2,3, 7, 9) |
| | Administrative Design Review – Minor | $0 for tree removal applications<br>$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 | ● $120 prior to expiration<br>● 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<br>$120 per 1,000 gross square feet (or portion thereof)<br>Additional $240 for a mixed-use development | (5, 9) |
| | Administrative Commercial Remodel | $420 base fee, plus<br>$90 per 1,000 gross square feet of new area (or portion thereof)<br>Additional $120 for a mixed-use development<br>$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 | ● $120 prior to expiration<br>● 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<br>$36 per lot for the final plat | (6,9) |
| | Townhouse / Condominium Subdivision | $270 per sub-lot, plus $180 per lot or unit, plus<br><br>$30 per lot for the final plat | (6,9) |
| | Planned Unit Development (PUD) | $540 base fee, plus<br>$180 per lot or unit<br>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<br>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 | (6, 9) |
| | 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<br>$1,800 for more than 1 ace but less than 5 acres<br>$2,400 for more than 5 acres and up to 10 acres<br>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<br>$180 per lot or unit<br>(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) |
| Title 7 – Engineering Code: Encroachment Permit | $50 | (7, 9) |
| Title 7 – Engineering Code: Design Exception | $375 | (7, 9) |
| Title 7 – Engineering Code: Appeal | $1,110 | (8, 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).