

CITY OF WAHKON
Ordinance No. 2020-1

**AN ORDINANCE ADOPTING AN UPDATED ZONING
FEE SCHEDULE FOR THE CITY OF WAHKON**

The City Council of the City of Wahkon ordains:

Article I. Schedule Adopted. The attached zoning fee schedule is hereby adopted. The fees contained in the schedule replace any fee amounts previously adopted by the City Council on the same items.

Article II. Not Codified. This ordinance is transitory in nature and shall not be codified. The fee schedule established hereby shall be available to the public upon reasonable request and available for public inspection at City Hall.

Article III. Zoning Fees. The City is authorized by Minnesota Statutes, section 462.353, subdivision 4 to impose fees to offset its costs to administer and enforce its zoning ordinance. The zoning fees the City collects shall be used to offset its costs related to the administration and enforcement of its zoning ordinance and will not be transferred or used for purposes unrelated to planning and zoning.

Article IV. Reasonableness. The City determines the fees established on the attached fee schedule are fair, reasonable, proportionate, and have a nexus to the actual costs the City incurs related to providing the services to which they relate.

Article V. Collection. The City may refuse to process any request for failure to submit all required fees and any required escrow amounts. The City may collect any fees or other amounts that are due and not paid as a service charge pursuant to Minnesota Statutes, section 366.012 by certifying the amount to the county auditor for collection together with the property taxes imposed on any property the person owns in the state.

Article VI. Effect. The fees set out in the attached fee schedule apply notwithstanding any other fees the City has established which may be inconsistent. Any other fees imposed by the City which do not appear on the attached fee schedule remain in full force and effect.

Article VII. Effective Date. This ordinance is effective upon the first day of publication and applies to any requests for a service included on the schedule made on or after its effective date.

Adopted this 10th day of August 2020.

BY THE CITY COUNCIL

Ronda Bjornson, Mayor

Attest: _____
Karrie Roeschlein, Clerk-Treasurer

Messenger Publication: 8/19/2020

CITY OF WAHKON ZONING FEES

Prior to any action by the City of Wahkon or its agents, fees must be paid in full and are non-refundable if approved or denied. When calculating fees for new construction all square footage for primary, attached garage or decks/porches shall be considered one fee under “Primary”.

ZONING REQUESTS	FEE	ESCROW AMOUNT(1)
RESIDENTIAL LAND USE PERMIT- PRIVATE AND NON-PROFIT INCLUDING PUBLIC HOUSING		
Primary	\$175	N/A
Addition to Primary	\$100	N/A
Accessory, Detached	\$100	N/A
Garage, Attached	\$100	N/A
Deck	\$75	N/A
COMERCIAL LAND USE PERMIT		
Primary	\$250	N/A
Addition to Primary	\$150	N/A
Accessory, Detached	\$100	N/A
ONE-YEAR PERMIT EXTENSION – ONE TIME ONLY	\$50	N/A
ADDITIONAL SITE VISITS BY ZA	\$60	N/A
CONDITIONAL USE or INTERIM USE	\$500	\$500
VARIANCE	\$500	\$500
SPECIAL MEETINGS BY REQUEST	\$500	N/A
REQUEST FOR ZONING AMENDMENT	\$500	\$500
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT	\$250	\$500
BOUNDRY LINE ADJUSTMENT	\$100	500
MINOR SUBDIVION	\$250	\$500
PRELIMINARY PLAT	\$500	\$3,000
FINAL PLAT	\$500	\$1,000
PLANNED UNIT DEVELOPMENT	\$500	\$3,000
APPEAL	\$100	N/A
LAND EXCAVATION/ALTERATION (in Shoreland)	\$100	N/A
STAIRWAY (in Shoreland)	\$100	N/A
DEMOLITION	\$30	N/A
CERTIFICATE OF COMPLIANCE	\$30	N/A
STREET VACATIONS REQUESTED BY PETITION	\$500	N/A
MINIMUM FEE FOR PERMITS NOT LISTED AND/OR ADMINSTRATIVE ACTION	\$100	N/A
AFTER THE FACT FEE	Three times the original fee	N/A
CONSULTANT COSTS	Actual Costs	N/A

Note: When costs associated with processing or reviewing an application exceed the original application fees; the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to hire in reviewing permits. Outstanding fees shall be paid before issuance of the permit and any construction of the project begins.

(1) Escrow Requirements. The escrow amount shall be used to cover the City's costs in reviewing and processing the application. Itemized accounting of the funds used from the escrow account shall be provided to the applicant. If at any point the escrow amount falls below \$300, the applicant shall be notified and given 20 days to replenish the account to the original amount. Failure to replenish the account shall result in suspension of the application review and processing and the applicant will be billed for any reimbursed costs. All remaining escrow shall be returned to the applicant within 30 days of final action on the subdivision by the City. Any unreimbursed amounts constitute a service charge the City will certify to the County Auditor for collection on the applicant's property as provided in Minnesota Statute.