

ZONING FEES

Adopted 2-26-2011

DSI collects fee PFD collects fee Either may collect fee

ZONING FUNCTION	FEE	ESTIMATED ACTUAL COST	% COST RECOVERED BY FEE
<i>Site plan review, administrative:</i> residential, 1-2 dwelling units	\$200 residential, 1-2 dwelling units	\$316	63%
<i>Site plan review, administrative:</i> all other uses	\$500 up to 10,000 sq. ft. of land, \$200 for each additional 10,000 sq. ft. of land for all other uses	\$2,525/plan	20+%
Additional fee for sites on steep slopes (<i>CF 03-235</i>), in the critical area (<i>1982 Ord. 16876</i>) or tree preservation overlay (<i>CF 91-1795</i>)	\$260	\$211 small sites \$340 < 1 acre \$470 > 1 acre	100%
Travel Demand Management (TDM) plan (<i>CF 10-403</i>)	\$450 for TDM plan	\$450	100%
<i>Site plan review, planning commission:</i> Additional charge for site plans that are reviewed before the planning commission (<i>Plg. Cmsn. Res. 04-67</i>)	\$300	\$1,119	27%
<i>Design review:</i> for new single family dwellings and duplexes (<i>Ord. 09-1286</i>)	\$45	\$46	98%
<i>Design review:</i> for additions to single family dwellings and duplexes (<i>Ord. 09-1286</i>)	\$30	\$31	97%
<i>Conditional use permit:</i>	\$800 up to 1 acre of land, \$200 for each additional acre of land, and an additional fee of \$180 for a river corridor conditional use permit	\$1,080	74%
<i>Major variance:</i> one- and two-family residential and signs	\$520	\$718	72%
<i>Major variance:</i> multiple-family residential	\$560	\$813	69%
<i>Major variance:</i> commercial, industrial, institutional	\$815	\$882	92%
<i>Minor variance (single family additions):</i>	\$420	\$603	70%
<i>Nonconforming use permit, determination of similar use</i>	\$700	\$1,080	65%

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<i>Appeals:</i> for appeals from administrative decisions to the board of zoning appeals or planning commission	\$520	\$819 appeals to the BZA \$848 appeals to planning commission	63% 61%
<i>Appeals:</i> for appeals from decisions of the board of zoning appeals or planning commission to the city council	\$440	\$444 appeals from BZA \$551 appeals from planning commission \$1,170 site plan appeals from planning commission	99% 80% 36%
<i>Rezoning:</i>	\$1,200 up to 1 acre of land, \$250 for each additional acre of land, plus an additional fee of \$500 for rezoning to TN3(M) and an additional fee of \$1,000 for rezoning to PD	\$1,286	93%
<i>Subdivision review</i> lot split, adjustment of common boundary	\$300	\$548	55%
<i>Subdivision review</i> preliminary plat/registered land survey	\$600 up to 1 acre of land, and \$125 for each additional acre of land sans dedicated public streets and open space for preliminary plat/registered land survey	\$1,028 preliminary and final review	80%
<i>Subdivision review</i> final plat/registered land survey	\$225		
<i>Subdivision review:</i> variance of subdivision regulations to be considered by the city council	\$520	\$854	61%
<i>City council interim use permit:</i> (Not in zoning code but permitted by MN Statutes Sec.462.3597)	\$700	\$815	86%

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<i>Zoning compliance letter, research: one- and two-family residential</i>	\$100	\$103	97%
<i>Zoning compliance letter, research: all other uses</i>	\$230	\$234	98%
<i>Zoning compliance letter, research: expedited request</i>	\$100 additional		
<i>Administrative staff reviews: review of request for reasonable accommodation (sober houses) (CF 08-640)</i>	\$355	\$355	100%
<i>Administrative staff reviews: statement of clarification (administrative determination of similar use) (CF 03-1038)</i>	\$375	\$378	99%
<i>Administrative staff reviews: review of shared parking permit (CF 10-403)</i>	\$215	\$216	100%
<i>Administrative staff reviews: review of demolition permit</i>	\$85	\$86	99%
<i>Administrative staff reviews: review of antenna permit (CF 03-1038)</i>	\$105	\$109	96%
<i>Administrative staff reviews: a flood plain permit (CF 10-277)</i>	\$115	\$117	98%
<i>Wetland Conservation Act administrative determination: Wetland Conservation Act exemption or no loss compliance letter (to implement state law, CF 94-75)</i>	\$125	\$127	98%
<i>Wetland Conservation Act administrative determination: wetland delineation review</i>	\$160 for sites less than 1 acre, \$320 for sites 1 acre or larger	\$162 < 1 acre \$324 > 1 acre	99% 99%
<i>Wetland Conservation Act administrative determination: wetland fill and replacement/sequencing plan review</i>	\$460	\$461	100%
<i>Wetland Conservation Act administrative determination: appeals to the city council from decisions of the zoning</i>	\$490	\$493	99%

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administrator on wetland exemption or no loss determinations			
<i>Zoning petition: Delete charge, include in base application</i>			
<i>Late fee: Double fee</i>	Double fee up to \$1,000		
<i>SFV state fair vending permit:</i>	\$120	\$141	85%
<i>Fee for permits and approvals subject to annual review:</i>	\$60	\$64, shared parking annual review	94%
<i>Environmental review</i>	Actual cost of review processes as determined by the planning director	Varies by project	100%