

An ordinance amending Section 61.302, Application forms and fees, of the Saint Paul Legislative Code, establishing new fees and revising existing fees for zoning reviews and applications to better reflect the costs of processing these reviews and applications.

WHEREAS, Fees for zoning applications have not been reviewed or increased since 2005; and

WHEREAS, The Planning Commission, in Resolution 10-74, initiated a study to review fees charged for zoning applications and zoning reviews to determine if the fees reflect the costs to the City of processing the applications and to determine if there are zoning reviews for which fees have not yet been established; and

WHEREAS, The completed study was reviewed by the Zoning Committee of the Planning Commission on October 14, 2010, and the full Planning Commission considered the study and approved it with revisions in Resolution 10-78 on October 22, 2010, and forwarded it to the City Council; and

WHEREAS, The City Council has accepted the study as the basis for this ordinance and incorporates it herein by reference; and

WHEREAS, A public hearing before the City Council having been conducted on December 1, 2010, at which all interested parties were given an opportunity to be heard, the Council having considered all the facts and recommendations concerning the amendments; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN

Section 1

That Section 61.302. Application forms and fees be amended as follows.

(b) *Fee schedule.* Fees for the following zoning control applications shall be as follows:

(1) *Site plan review:*

- a. ~~One hundred ten dollars (\$110.00)~~ Two hundred dollars (\$200.00) residential, one (1) to ~~four (4)~~ two (2) dwelling units.
- b. ~~Four hundred thirty five dollars (\$435.00)~~ Five hundred dollars (\$500.00) up to ~~twenty five thousand (25,000)~~ ten thousand (10,000) square feet of land and ~~eighty five dollars (\$85.00)~~ two hundred dollars (\$200.00) for each additional ~~twenty five thousand (25,000)~~ ten thousand (10,000) square feet of land for all other uses, and an additional fee of two hundred sixty dollars (\$260.00) for sites on steep slopes or in the river corridor or tree preservation overlay districts. For any site plan for which a travel demand management plan is required, there is an additional fee of \$450.00.
- c. In addition to the site plan review fee, three hundred dollars (\$300.00) for site plans that are reviewed before the planning commission.

- (2) Design review:
- a. Forty five dollars (\$45.00) for new single family dwellings and duplexes.
 - b. Thirty dollars (\$30.00) for additions to single family dwellings and duplexes.
- (32) Conditional use permit: ~~Seven hundred fifty~~ Eight hundred dollars (\$~~750.00~~800.00) up to one (1) acre of land, two hundred dollars (\$200.00) for each additional acre of land, and an additional fee of one hundred eighty (\$180.00) for a river corridor conditional use permit.
- (43) Major variance:
- a. Four hundred thirty five dollars (~~\$435.00~~) Five hundred twenty dollars (\$520.00) one- and two-family residential and signs.
 - b. Four hundred seventy dollars (~~\$470.00~~) Five hundred sixty dollars (\$560.00) multiple-family residential.
 - c. Six hundred eighty dollars (~~\$680.00~~) Eight hundred fifteen dollars (\$815.00) commercial, industrial, institutional.
- (5-4) Minor variance: ~~Three hundred fifty dollars (\$350.00)~~ Four hundred twenty dollars (\$420.00).
- (5) Sign variance: ~~Four hundred thirty five dollars (\$435.00).~~
- (6) Nonconforming use permit, determination of similar use: ~~Six hundred fifty~~ Seven hundred dollars (~~\$650.00~~700.00).
- (7) Appeals:
- a. Four hundred thirty five dollars (~~\$435.00~~) Five hundred twenty dollars (\$520.00) for appeals from administrative decisions to the board of zoning appeals or planning commission.
 - b. Four hundred forty dollars (\$440.00) and for appeals from decisions of the board of zoning appeals or planning commission to the city council.
- (8) Rezoning: One thousand two hundred dollars (~~\$1,000.00~~1,200.00) up to one (1) acre of land, two hundred fifty dollars (\$250.00) for each additional acre of land, and an additional fee of ~~two hundred fifty~~ five hundred dollars (~~\$250.00~~500.00) for rezoning to ~~PD Planned Development District~~ or TN3(M) Traditional Neighborhood District with a master plan and an additional fee of \$1000 for rezoning to PD Planned Development District .
- (9) Reduced fees for multiple approvals: For any permit or variance application in subparagraph (2) through (7) above submitted for consideration by the planning commission at the same public hearing as a rezoning, or a permit or variance application in subparagraph (2) through (7) with a higher fee, an additional fee of ~~two hundred fifty~~ three hundred (~~\$250.00~~300.00) shall be added to the rezoning

fee set forth in subparagraph (8) or to the higher fee in subparagraph (2) through (7).

(10) *Subdivision review:*

- a. ~~One hundred forty~~ Three hundred dollars (~~\$140.00~~ 300.00) lot split.
- b. ~~Five~~Six hundred dollars (~~\$500.00~~600.00) up to one (1) acre of land, and one hundred twenty-five dollars (\$125.00) for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey.
- c. Two hundred twenty five dollars (~~\$200.00~~225.00) final plat/registered land survey.
- d. ~~Four hundred thirty five~~ Five hundred twenty dollars (~~\$435.00~~520.00) for variance of subdivision regulations to be considered by the city council.

(11) *Planning commission shared parking permit:* ~~Three~~Seven hundred fifty dollars (~~\$350.00~~750.00).

(12) *City council interim use permit:* Seven hundred dollars (\$700.00)

(13) *Zoning compliance letter, research:*

- a. ~~Fifty dollars (\$50.00)~~ One hundred dollars (\$100.00) one- and two-family residential.
- b. ~~Eighty dollars (\$80.00)~~ Two hundred thirty dollars (\$230.00) all other uses.
- c. One hundred dollars (\$100.00) additional for an expedited request.

(14) ~~Zoning petition: Two dollars (\$2.00) each parcel for ownership list.~~
Administrative staff reviews:

- a. Three hundred fifty five dollars (\$355.00) for review of request for reasonable accommodation.
- b. Three hundred seventy five dollars (\$375.00) for review of statement of clarification.
- c. Two hundred fifteen dollars (\$215.00) for review of shared parking permit.
- d. Eighty five dollars (\$85.00) for review of demolition permit.
- e. One hundred five dollars (\$105.00) for review of antenna permit.
- f. One hundred fifteen (\$115.00) for a flood plain permit.

(158) *SFV state fair vending permit:* Annual fee of ~~one hundred dollars (\$100.00)~~ one hundred twenty dollars (\$120.00) per parcel on which vending will occur.

(163) *Wetland Conservation Act administrative determination:*

- a. ~~One hundred dollars (\$100.00)~~ One hundred twenty five dollars (\$125.00) for Wetland Conservation Act exemption or no loss compliance letter.
- b. ~~Two hundred fifty dollars (\$250.00) coordination of wetland fill and replacement request.~~ Wetland delineation review:
 1. One hundred sixty dollars (\$160.00) for sites less than 1 acre.
 2. Three hundred twenty dollars (\$320.00) for sites 1 acre or larger.
- c. Four hundred sixty dollars (\$460.00) for wetland fill and replacement/sequencing plan review.
- d. Four hundred ninety dollars (\$490.00) for appeals to the city council from decisions of the zoning administrator on wetland exemption or no loss determinations.

(175) *Late fee:* For any application made for any development commenced without first obtaining all required permits and approvals, the fees listed above shall be doubled, to a maximum additional fee of ~~four hundred thirty dollars (\$430.00)~~ one thousand dollars (\$1,000.00), to offset costs associated with investigating, processing and reviewing applications for such development.

(186) *Refunds:* For a zoning case withdrawn before final approval, the zoning or planning administrator may refund part of the fee based upon the proportion of the work completed at the time of withdrawal.

(197) *Large Sites:* For large sites where only a portion of the site is affected by the zoning action, the zoning or planning administrator may set the fee based on the size of the affected portion of the site.

(20) *Environmental review:* Actual cost of review processes as determined by the planning director.

(c) *Fee for permits and approvals subject to annual review condition.* A holder of a conditional use permit, nonconforming use permit or variance, which the planning commission, board of zoning appeals or city council, has approved subject to annual review, shall pay to the department of safety and inspections, at the time the zoning administrator provides notice of the annual review to the permit holder, an annual review fee in the sum of ~~fifty dollars (\$50.00)~~ sixty dollars (\$60.00).

Section 2

This ordinance shall take effect and be in force thirty (30) days from and after its passage, approval and publication.