

CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

COUNCIL MEMORANDUM NO. 90-86

FROM: Mayor Stein

DATE: December 6, 1990

RE: Revision of Land-Use Permit Fees

The Planning Commission has initiated a proposal to reduce some fees for land-use permitting.


The original fee structure was designed to substantially offset the cost of the part-time land-use officer. Because of low permit activity fees have not been adequate to do that.

The changes proposed would reduce the fee for annexation of a small area to a contiguous zone from \$500.00 to \$100.00.

It would reduce the fees for appeals by one-half, from \$100.00 to \$50.00 for appeal to the Commission and from \$200.00 to \$100.00 for appeal to Council. (These fees are partly reimbursable to appellant if the appeal is successful.)

A fee for variance was not included in the fee structure but was charged at \$500.00. A new variance fee of \$100.00 is proposed.

I recommend that you approve the Planning Commission Resolution No. 90-03 and forward it to the Borough for action.



John C. Stein, Mayor



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

WASILLA PLANNING & UTILITIES COMMISSION

RESOLUTION NO. 90-03

A RESOLUTION OF THE PLANNING AND UTILITIES COMMISSION OF THE CITY OF WASILLA, ALASKA RECOMMENDING AMENDMENT OF MSB 17.43 TO PROVIDE A REVISED SCHEDULE OF FEES.

WHEREAS, The Commission has noted that certain categories of fees appear unreasonably high and could discourage legitimate development applications and appeals; and

WHEREAS, The Commission has heard the recommendations of its Subcommittee on fees and has considered the issue of fees as an agenda item at its regular meeting of October 23, 1990; and

WHEREAS, To accommodate re-zoning of small parcels to the same classification as a contiguous zone, the Commission wishes to establish a separate reduced fee classification; and

WHEREAS, The Commission wishes to reduce the fees for appeals because the present amounts appear excessive; and

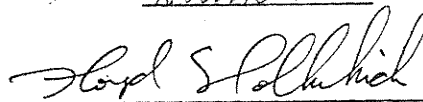
WHEREAS, To accommodate legitimate variance requests, now processed as major development permits, the Commission wishes to establish a separate reduced fee classification.

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning and Utilities Commission of the City of Wasilla, Alaska does herewith recommend the following fee revisions to MSB 17.43.


17.43.109 - APPLICATION FEES

		Existing	Recommended
	1. Zoning Permit	\$ 50.00	\$ 50.00
	2. Minor Development	100.00	100.00
	3. Re-Zoning or Master Plan District	500.00	500.00
New	3A. Re-Zoning Less Than 5 Acres to Contiguous Zone	New Fee	100.00
	4. Major Development +\$25 Per Lot, SF Dev. +\$25 Per Dwelling, MF Dev. +\$25 Per 1000 SF GFA, Non. Res.	500.00	500.00
	5. Enforcement Order Review Hearing	50.00	50.00
Rev.	6. Appeal to Commission	100.00	50.00
Rev.	7. Appeal to Council	200.00	100.00
	8. Temporary Use Permit	50.00	50.00
New	9. Variance (17.43.421)	500.00	100.00

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning and Utilities Commission of the City of Wasilla, Alaska this 21 day of NOVEMBER, 1990.



Floyd Dollerhide, Vice Chairman
Wasilla Planning and
Utilities Commission



Marilyn L. Stewart
Marilyn L. Stewart
Planning Clerk

(SEAL)



Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-9661

PLANNING DEPARTMENT

MEMORANDUM

TO: Wasilla Planning & Utilities Commission

FROM: Dawn U. Webster, Code Compliance Officer *duw*

SUBJECT: WASILLA DEVELOPMENT CODE 17.43.109 APPLICATION FEES

DATE: December 10, 1990

The Wasilla Planning and Utilities Commission has recommended that the application fees for some development permits be reduced, and they have recommended the addition of two new fees.

Staff would like you to consider the reduction in fee for a permit to cover a "change of use". Under the definition of Development (17.43.202) it states that a change of use is development, therefore it requires a permit. Under the present fee schedule, the following would occur:

A vacant 20,000 s.f. existing building is purchased for use as a manufacturing plant for a potato chip company. The prior use of the building was commercial sales. Under the present code, a major development permit would be required. The cost for the permit would be \$1,000.00 (\$500.00 plus \$25.00 per 1,000 sq. ft. of gross floor area for nonresidential development).

It would appear that the new use would be less intensive as far as traffic flow and parking requirements are concerned. A standard site plan review would be required.

If the change in use of a lot, including any structure, does require a different standard under Section 17.43.880 through 17.43.899 (fire flows, oversizing, public sewer, oversizing, community sewer systems, septic system, storm drainage plan, city drainage system, mobile home parks and natural resource extraction) then a more intense type of review would be required.

Staff proposes a review of the fee for change in use of any lot or structure, to \$100.00. We await your direction.

duw/