

PLATTE COUNTY RESOLUTION #2021-11

A RESOLUTION ADOPTING THE PLANNING & ZONING FEE SCHEDULE

WHEREAS, the Planning and Zoning Fee Schedule has not been updated since November 19, 2013, and;

WHEREAS, the Planning and Zoning Commission held a public meeting for the Planning and Zoning Fee Schedule on August 10, 2021, and;

WHEREAS, the Planning and Zoning Commission reviewed and recommended updates to the Planning and Zoning Fee Schedule at its August 10, 2021 meeting, and;

WHEREAS, the Planning and Zoning Commission will review the Planning and Zoning Fee Schedule and make recommendations for updates, if necessary, on an annual basis during the first regularly scheduled meeting of Planning and Zoning Commission following the annual election of the Commission Chairman, and;

WHEREAS, the Platte County Board of Commissioners held a public meeting for the Planning and Zoning Fee Schedule on August 17, 2021, and;

WHEREAS, the Platte County Board of Commissioners has determined that the fees included within the attached Planning and Zoning Fee Schedule are appropriate and are reasonable for the purpose for which such fees are charged.

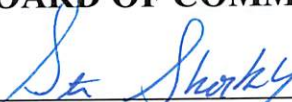
NOW, THEREFORE, BE IT RESOLVED by the Platte County Board of Commissioners as follows:

The fees set forth in Exhibit "A" attached hereto and made part hereof, be in full force and effect in all matters relating to fees from and after adoption by the Platte County Board of Commissioners.

That any Resolution or provision thereof which is inconsistent with this Resolution is hereby repealed.

Given our hand and seal this 17th day of August 2021.

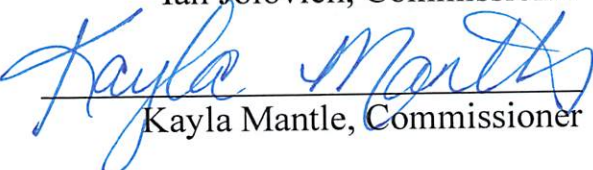
**PLATTE COUNTY
BOARD OF COMMISSIONERS**



Steve Shockley, Chairman

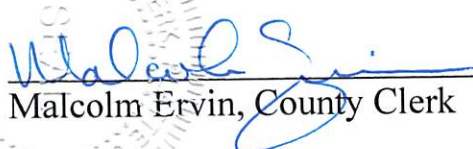


Ian Jolovich, Commissioner



Kayla Mantle, Commissioner

ATTEST:



Malcolm Ervin, County Clerk



EXHIBIT A

PLATTE COUNTY PLANNING & ZONING FEE SCHEDULE

Building Certificate - Structure	0.5% of cost of construction or cost of structure (minimum \$50.00)
Building Certificate - Use/Project	0.5% of cost of use/project (minimum \$50.00)
Building Certificate - Extension	First Extension \$100.00 Second Extension \$200.00
Encroachment License	\$200.00
Engineering/Other Professional Review (for technical reviews)	Actual Cost
Floodplain Development Permit	\$300 plus certified mailing postage, publication, notice sign, and any engineering/professional fees
Publication and Notice Sign Fee (applies to all applications requiring a public hearing)	\$250.00 per application
Physical Address/Address Verification	\$100 per address \$50 if applied for with Building Certificate
Pre-application meeting for Floodplain Development, Special Use Permit, Simple Subdivision, and Subdivision applications	\$60 per hour
Re-plat	\$250 plus certified mailing postage, publication, and notice sign fees
Rezone	\$300 plus certified mailing postage, publication, and notice sign fees
Special Use Permit	\$250 plus certified mailing postage, publication, notice sign, and any engineering/professional fees
Subdivision - Simple	\$300 plus \$10 per lot, plus certified mailing postage, publication, notice sign, and any engineering/professional fees
Subdivision	\$500 plus \$100 per lot, certified mailing postage, publication, notice sign, and any engineering/professional fees
Variance	\$200 plus certified mailing postage, publication, and notice sign fees
Zoning Certificate	\$10 per certificate

* The Platte County Board of Commissioners shall review the submitted costs of the structure, use, and/or project to determine if the proposed costs are reasonable to the structure, use, and/or project. Taking into account the current material market costs. The Board may deny any application if the submitted costs are not consistent with actual costs associated with the proposal.

EXHIBIT A

VIOLATIONS

In the event of violation, per Planning and Zoning Rules and Regulations the following fines may be imposed. This list is not all inclusive.

Constructing or locating a structure prior to obtaining a Building Certificate	fine of not less than \$100.00 nor more than \$750.00 for each and every day that such violation continues, plus a minimum \$10 fee for certified mailing postage
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Violation letter sent by County Attorney	fine of not less than \$100.00 nor more than \$750.00 for each and every day that such violation continues, plus a minimum \$10 fee for certified mailing postage
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Initiating use and/or project prior to obtaining the coresponding permit, rezone, or variance	fine of not less than \$100.00 nor more than \$750.00 for each and every day that such violation continues, plus a minimum \$10 fee for certified mailing postage
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Subdividing prior to obtaining approval from the Board of Commissioners	fine of not less than \$100.00 nor more than \$750.00 for each and every day that such violation continues, plus a minimum \$10 fee for certified mailing postage
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