

Itasca County (“County”) and Wabana Township (“Town”) Shoreland Zoning Matrix

The following table identifies various permits/issues that may arise in the Town’s shoreland overlay district and the responsible zoning authority for any and all investigations/application processing/enforcement:

Zoning Issue	Responsible Authority
Conditional Use Permits	Wabana Township
Variances	Wabana Township
Prohibited Uses (identified in Town ordinance)	Wabana Township
Text Amendments (Town ordinance)	Wabana Township
Appeals	Wabana Township
Zoning Permit (as defined by County ordinance, excluding conditional use permits, variances, rezoning)	Itasca County
Shoreland Alteration Permits	Itasca County
Text Amendments (County ordinance)	Itasca County
Septic Permits	Itasca County (see note below)
Nonconforming Uses	Itasca County
Rezone/Zoning Map Amendment	Itasca County

- With regard to variance applications requiring certification or upgrading of the existing septic system on the property:
 - The Town will be the responsible authority for the variance portion of the application; and
 - The County will be the responsible authority for the certification, upgrading or permitting of the septic system.

With regard to the responsible zoning authority for all specifically identified uses in the County and Town ordinances, the Town would be responsible for all conditional use permits (those identified in the Town ordinance), and if a use is identified as a conditional use in the County Ordinance but is prohibited in the Town ordinance, the Town would be the responsible authority. For those uses that are prohibited in the Town ordinance and aren’t identified in the County ordinance or are “permitted uses” in the County Ordinance, the Town would be the responsible authority. The County would remain the responsible for those uses that are specifically identified as “permitted uses” in both ordinances. (See the table below) The following processes would be applied to the foregoing:

1. If an applicant submits an application to the County for a conditional use permit for a Town prohibited use (for example, a new resort), the County would process the application in accordance with its ordinance and to remain in compliance with the 60-

- day rule. The County would also (1) notify the applicant that the Town’s zoning controls may prohibit the use and direct the applicant to contact the Town, and (2) notify the Town of the application.
2. The Town would contact the applicant and request that the application be withdrawn as the use is prohibited in the Town.
 3. If the application is not withdrawn, the County would continue to process the application, including granting the permit if it meets the requirements of the County ordinance.
 4. If the applicant proceeds with the use, the Town would pursue enforcement options against the applicant.
 5. If a property owner proceeds with a use under the County ordinance that is identified as a “permitted use” but is prohibited under the Town ordinance (for example, a controlled access lot), the Town would pursue enforcement options against the property owner. If there are no permits required, the County would have no involvement.

<u>Use</u>	<u>Wabana Township</u>	<u>Itasca County</u>	<u>Responsible Authority</u>
Conservation Developments, Minor	Prohibited	Permitted	Wabana Township
Controlled Access Lots	Prohibited	Permitted	Wabana Township
Multi-Family Dwellings	Prohibited	Permitted	Wabana Township
Fish Hatcheries	Prohibited	Permitted	Wabana Township
Duplex, Triplex, and Fourplex or Quad (other than within Existing Resort Expansion per 15A.4.4.A.1a and 1b)	Prohibited	Permitted	Wabana Township
Existing Resort Expansion (per 15A.4.4.A.2)	Prohibited	Conditional Use Permit	Wabana Township
Conservation Developments, Major	Prohibited	Conditional Use Permit	Wabana Township
Conservation Developments, Non-compliant Minor	Prohibited	Conditional Use Permit	Wabana Township
Extractive Uses	Prohibited	Conditional Use Permit	Wabana Township
Fish Farms	Prohibited	Conditional Use Permit	Wabana Township
Commercial Storage of Petroleum and Hazardous Materials	Prohibited	Conditional Use Permit	Wabana Township
New Resorts	Prohibited	Conditional Use Permit	Wabana Township

Temporary Borrow Areas	Prohibited	Conditional Use Permit	Wabana Township
Towers	Prohibited	Conditional Use Permit	Wabana Township
Planned Unit Developments	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
Campgrounds, including RV Parks (other than Existing Resort Expansion per 15A.4.4.A.1a and 1b)	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
Community Solar Gardens	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
Commercial Solar Systems	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
Solar Farms	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
WECS	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
Feedlots	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
Industrial Use	Prohibited	Not identified as permitted use, but could proceed as CUP per Section 2.5	Wabana Township
Home Occupations II	Conditional Use Permit	Permitted	Wabana Township
Educational Classroom Facility	Conditional Use Permit	Conditional Use Permit	Wabana Township
Group Homes II	Conditional Use Permit	Conditional Use Permit	Wabana Township
Houses of Worship	Conditional Use Permit	Conditional Use Permit	Wabana Township
Accessory Structures	Permitted	Permitted	Itasca County
Agriculture	Permitted	Permitted	Itasca County
Bed and Breakfast Inns	Permitted	Permitted	Itasca County
Conservation Easements	Permitted	Permitted	Itasca County
Day Care Facilities I	Permitted	Permitted	Itasca County
Single-Family Dwellings	Permitted	Permitted	Itasca County

Temporary Second Dwellings	Permitted	Permitted	Itasca County
Essential Services	Permitted	Permitted	Itasca County
Existing Resort Expansion (per 15A.4.4.A.1a and 1b)	Permitted	Permitted	Itasca County
Forestry	Permitted	Permitted	Itasca County
Foster Homes	Permitted	Permitted	Itasca County
Game Refuges	Permitted	Permitted	Itasca County
Group Homes I	Permitted	Permitted	Itasca County
Home Occupations I	Permitted	Permitted	Itasca County
Public Parks and Recreational Areas	Permitted	Permitted	Itasca County
Wildlife Areas	Permitted	Permitted	Itasca County
Duplex, Triplex, and Fourplex or Quad (within Existing Resort Expansion per 15A.4.4.A.1a and 1b)	Permitted	Permitted	Itasca County
Campgrounds, including RV Parks (within Existing Resort Expansion per 15A.4.4.A.1a and 1b)	Permitted	Permitted	Itasca County