



**CITY OF BALDWIN
PLANNING COMMISSION MEETING AGENDA
Wednesday, October 28, 2026 at 7:00 P.M.
Baldwin City Hall**

- A. **Call to Order:**
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Planning Commission claim forms
- B. **Approval of the Agenda**
- C. **Approval of Minutes:**
 - 1. Planning Commission meeting of September 23, 2026
- D. **Public Hearings:**
 - 1 Zoning Ordinance / Subdivision Ordinance amendments:
 - a. Subdivision Ordinance; Design Standards
 - b. Zoning Ordinance:
 - (1) Fees, Charges and Expenses
 - (2) Utility Systems
 - (3) Shoreland Overlay District; Nonconformities
- E. **New Business:**
 - 1. Shawn Wellman; 29507 131st Street (PID 01-00604-0205)
 - a. Second Driveway Permit
- F. **Old Business:**
 - 1. None
- G. **City Council Liaison Update**
- H. **Commissioner Update**
- I. **City Staff Update**
- J. **Miscellaneous Information and Communications**
 - a. July and August Building Permits
- K. **Adjourn by 9:00PM**

Notes:

- 1. Five copies of the agenda and two copies of the packet materials are available for review by the public.
- 2. The meeting will be video and audio recorded for transcription purposes only.
- 3. This agenda does not claim to be complete and is subject to change.
- 4. A quorum of the City Council may be present at the Planning Commission meeting.



PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 23, 2026

Call to Order: Chair Clarence Mattson called the Baldwin Planning Commission meeting to order at 7:00 pm.

Pledge of Allegiance: All present recited the Pledge of Allegiance.

Roll Call: Present: Chair Clarence Mattson, Vice Chair Teresa Barnes, Commissioners Mary Larson, Ed Stofferahn, Sarah Bostock, and Bruce West.

Also present: City Planner, Dan Licht, and City Council Liaison, Jay Swanson.

All claim forms were filled out and returned to the Deputy Clerk.

Approval of the Agenda:

Commissioner West motioned to approve the agenda as amended. Commissioner Stofferahn seconded. All in favor. Motion carried.

Approval of the Minutes:

Planning Commission meeting of July 22, 2026

Commissioner Stofferahn motioned to approve the minutes as written. Commissioner Larson seconded. All in favor. Motion carried.

Public Hearings:

Mason Management, LLC (PID 01-00015-4401)

Commissioner Bostock announced that she has a potential conflict of interest due to a business relationship with Country Pup Kennels. Commissioner Bostock left the dais to sit in the audience.

City Planner Licht presented the planning report.

Mark Mason, 30209 116th St NW, was in attendance representing Mason Management. Mr. Mason is seeking a Conditional Use Permit to secure long-term business stability.

Chair Mattson opened the public hearing at 7:13 pm.

Sarah Bostock, 11638 308th Ave, spoke in support of the zoning ordinance amendment.

Commissioner Larson motioned to close the public hearing at 7:16 pm. Commissioner West seconded. All in favor. Motion carried.

Commissioner Stofferahn asked about the reason for the Sheriff Department's visits to Country Pup Kennel. Mr. Mason responded.

The commissioners discussed the proposed zoning ordinance amendment.

Commissioner Barnes motioned to recommend approval of the zoning ordinance amendment as written by city staff. Commissioner West seconded. Motion carried with a 4-1 vote.

Commissioner Bostock rejoined the Planning Commission at the dais.

New Business:

2027 Planning Commission Schedule

Commissioner West motioned to approve the 2027 Planning Commission schedule with November 24, 2027 being rescheduled to November 23, 2027. Commissioner West took a friendly that November meetings will only be scheduled if needed. Commissioner Stofferahn seconded. All in favor. Motion carried.

Old Business: None.

City Council Liaison Update:

Mayor Swanson updated the Planning Commission on recent City Council discussions.

Commissioner Update:

Commissioner Larson provided the commissioners with an update on Baldwin FunFest.

Commissioner Stofferahn asked for an update on what he missed from the previous meeting.

Commissioner Mattson requested a pay increase for Planning Commissioners.

City Staff Update:

City Planner Licht stated there are no current applications.

Miscellaneous Information and Communications: None.

Adjourn:

Commissioner Stofferahn motioned to adjourn the September 23, 2026 Planning Commission meeting at 8:16 pm. Commissioner West seconded. All in favor. Motion carried.

Submitted by: Kayla Nielsen
Deputy Clerk/Treasurer

Approved by: Clarence Mattson
Chair

Date

Attendees: Mark and Samantha Mason and Sholly Blustin



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO: Baldwin Planning Commission

FROM: D. Daniel Licht

DATE: 23 October 2026

RE: Baldwin – Zoning Ordinance; Shoreland Overlay District Setback Requirements

TPC FILE: 269.01

BACKGROUND

The City has initiated an amendment of the Zoning Ordinance to modify Shoreland lot setback requirements for non-conforming lots of record that were platted prior to adoption of zoning regulations. The amendment is intended to provide greater flexibility for expanding existing structures on these lots or for redevelopment of them with new structures. The City Council and Planning Commission discussed this topic at the Planning Commission special meeting on 19 August 2026. The Planning Commission subsequently reviewed draft language at its special meeting on 9 September 2026.

City staff has added two three additional amendments to the draft ordinance amendment. The first amendment expands on the language for cost responsibilities for administration of the Zoning Ordinance to include enforcement. The City Attorney is recommending this language to aid the City in recovering costs related to code enforcement actions should the City need to pursue remedies through court action. The second amendment adds a requirement that in developments served by a Community Sewage Treatment System, the City will only issue a building permit if the CSTS has capacity to serve the property, is operational, and is licensed by the Minnesota Pollution Control Agency. The third amendment addresses improved access to a public street as a condition of subdivision approval connecting the required improvements for a new plat to the access provisions of the Zoning Ordinance and Right-of-Way Ordinance.

A public hearing has been noticed for the Planning Commission meeting on 28 October 2026. After conducting the public hearing to receive questions or comments concerning the proposed amendments, the Planning Commission will consider making recommendations to the City Council. The City Council will then receive the recommendations of City staff and Planning Commission and consider adoption of the proposed amendment.

Exhibits:

- Draft Ordinance

ANALYSIS

Shoreland Overlay District. Baldwin has many lakes within the City. These public waters historically provided opportunities for development of seasonal recreational cabins within the rural area northwest of the Twin Cities Metropolitan Area. Many of these cabins were constructed on platted lots established prior to adoption of the Sherburne County Zoning Ordinance in 1971 or subsequent adoption of management regulations for shoreland areas. As a result, many of these platted lots of record do not comply with the minimum lot area and width requirements of the Zoning Ordinance, and existing structures often do not comply with applicable setback requirements from lot lines or the Ordinary High Water Level of the lake.

As development in Baldwin has occurred over time, these cabins are being proposed for expansion and/or redevelopment. Proposals to expand an existing non-conforming building or build a new residential dwelling upon an existing non-conforming lot are required to comply with the current requirements of the Zoning Ordinance or at least not increase the degree of non-conformity. Based on the dimensions of these existing platted lots of record or location of existing structures, proposals for expansion or redevelopment can involve consideration of one or more variances.

The Town Board and City Council have regularly approved variances involving expansion of existing non-conforming structures or redevelopment of non-conforming lots since assuming responsibility for administration of zoning regulations on 20 June 2022. While each variance application is evaluated independently of any other such requests based on the circumstances of the property and criteria established by the Zoning Ordinance, there has been a consistency in the City Council's actions. Because of the reduced width of these non-conforming platted lots, which are typically 50 feet or less, side yard setback variances have been approved. Likewise, because of the shallow depth of these lots, variances from front yard and Ordinary High Water Level setback requirements have also been approved. Variances to allow impervious surface to exceed 25 percent of the lot area and setback variances for Subsurface Sewage Treatment Systems are also commonly approved based on the non-conforming area or lot dimensions of these platted lots of record.

The regular approval of variances suggests that the existing performance standards need to be reevaluated. The City cannot alter Shoreland Overlay District performance standards required by State statutes and rules, such as minimum setbacks from the Ordinary High Water Level and maximum impervious surface limits. The City may, however, review and amend requirements established by the Zoning Ordinance that are not mandated by the State. The City Council and Planning Commission discussed consideration and approval of variance applications for non-conforming Shoreland Overlay District lots and reached a consensus to consider amendment of the Zoning Ordinance. The proposed amendment reduces the front yard and side yard setback requirements to allow greater flexibility in expansion of existing structures or redevelopment of these lots and encourage continued investment in these properties.

With the City's ability to change only those standards applicable to Shoreland Overlay District lots not specified by State statute or rules, the proposed amendment will not eliminate the need for all variances for redevelopment of non-conforming lots or expansion of non-conforming structures. The intent of the City Council and Planning Commission is that amendment of the Zoning Ordinance will at least eliminate the need for future variance applications from the front yard and side yard setback requirements and that any such application that is made would be held to a high standard to demonstrate a practical difficulty to justify approval.

City staff has drafted a proposed amendment to the Zoning Ordinance that would reduce front yard and side yard setback requirements for platted lots of record within the Shoreland Overlay District that were established prior to adoption of the Sherburne County Zoning Ordinance. These standards would supersede those of the underlying R1, General Rural District allowing for a 20-foot front yard setback to City streets and seven-foot side yard setback to side lot lines. The draft ordinance also includes a reduced 30-foot front yard setback to roads under Sherburne County or Minnesota Department of Transportation jurisdiction. These setback standards are typical of the requirements applicable to urban lots with lot widths of 50-feet or less.

Fees, Charges, and Expenses. Section 900-1-1 of the Zoning Ordinance establishes the City's pass-through fee structure, under which persons that generate the need for zoning administration services are responsible for the costs incurred by the City. Administration also includes enforcement of the Zoning Ordinance. The City ordinarily bears the costs for enforcement. However, when enforcement requires Court action, the City may seek to be reimbursed for its costs. The City Attorney has provided language for inclusion in the Zoning Ordinance to establish a basis for requesting that reimbursement.

CSTS. There are several developments in Baldwin served by Community Sewage Treatment Systems. All but one of these systems is operated by a homeowners association regulated by the MPCA and outside of the City's control. The CSTS system in Nordwall Estates required improvements before there would be the ability to serve new homes to be constructed on remaining vacant lots within the plat. The homeowners association, after significant delays, has received MPCA approval of plans and is undertaking the project.

Once the CSTS improvement project began, builders that owned vacant lots started requesting building permits. City staff concluded that the Building Code and Zoning Ordinance did not allow the City to withhold building permits until the CSTS improvements were complete. The City could, however, withhold a Certificate of Occupancy if the CSTS was not yet operational when a house was completed. Building permit applications have therefore been accepted but none have been issued as of this date. The CSTS improvement project is almost complete, and the system is undergoing testing. The CSTS is expected to be fully operational before any new homes are complete and requesting a Certificate of Occupancy.

Baldwin no longer allows subdivisions with homes that are served by CSTS systems due to the technical needs and cost involved with their long-term operation being beyond the ability of most homeowners associations. To avoid problems with issuing building permits for expansion of an existing house or construction of a new house served by a CSTS, City staff recommends adding a provision to the Zoning Ordinance that the CSTS must have the capacity to serve the property, be operational, and be licensed by the MPCA.

Access. The Zoning Ordinance and Right-of-Way Ordinance establish performance standards for installation of driveways to access lots from public streets. The City has had issues with the responsibility for the driveway installation between subdividers and home builders in new plats. In response, City staff is proving to amend the Subdivision Ordinance to include lot access to public streets as a required improvement for the plat. This will make construction of the lot access subject to the administrative and security provisions of a development contract providing City staff additional remedies to ensure that driveways are being completed in a timely manner parallel to house construction.

RECOMMENDATION

City staff recommends approval of an ordinance amending the Zoning Ordinance addressing Shoreland Overlay District lot setbacks; recovery of enforcement related costs; building permits for lots served by a CSTS; and amendment of the Subdivision Ordinance requiring lot access as a public improvement within new plats, as presented in the draft ordinance.

POSSIBLE MOTION

Motion to recommend City Council of an ordinance amending the Zoning Ordinance addressing of fees, charges, and services; utility systems; setbacks for non-conforming Shoreland Overlay District lots; and amendment of the Subdivision ordinance required access to public streets.

- c. Joan Heinen, City Clerk/Treasurer
 James Bedell, DNR

ORDINANCE NO.: 2026-XX

CITY OF BALDWIN
SHERBURNE COUNTY, MINNESOTA

AN ORDINANCE AMENDING THE ZONING ORDINANCE ADDRESSING
FEES, CHARGES, AND EXPENSES; UTILITY SYSTEMS;
SETBACKS FOR SHORELAND OVERLAY DISTRICT NON-CONFORMING LOTS;
AND AMENDING THE SUBDIVISION ORDINANCE REQUIRING LOT ACCESS AS A PUBLIC IMPROVEMENT.

THE BALDWIN CITY COUNCIL ORDAINS:

Section 1. 900-1-1 of the Zoning Ordinance (Title and Application – Fees, Charges, And Expenses) is hereby amended add the following provisions:

G. Liability for Enforcement Costs. The owner of record of the property upon which the violation occurs, along with any tenant or party actively responsible for creating or maintaining the violation, shall be jointly and severally liable to the City for all enforcement costs. For the purposes of this Section, "enforcement costs" shall include, but are not limited to, inspection fees, staff time spent investigating and processing the violation, and mailing/service costs, reasonable attorney, engineering and planner fees, court costs, and legal expenses incurred by the City in any civil or criminal proceeding brought to enforce this Ordinance, and all expenses incurred by the City or its contractors to abate, remove, remediate, or correct the violation if the property owner fails to do so after proper notice.

H. Assessment and Collection for Enforcement Costs.

1. All unpaid expenses incurred by the city for enforcement of this ordinance shall be charged against the property subject to the violation and be the responsibility of the property owner pursuant to Minnesota Statutes §§ 429.101, 462.353, 366.012, or any other relevant statutes.
2. The property owner shall be invoiced for the city's costs to where the property tax statements are sent by the Sherburne County to be paid within 30 days of the date of the invoice.
3. Should the property owner not reimburse the city as required by this section, the city shall be authorized to certify said unreimbursed costs plus interest to the county auditor to be assessed to be paid with interest, and said certified amounts shall constitute a lien against the property that shall be collected and enforced in the same manner as general property taxes pursuant to Minnesota Statutes section 429.101, 462.353, or any other relevant statutes. This cost recovery shall be in addition to any penalty or legal or equitable remedy the city may seek or receive for the violation of this ordinance.
4. The City may alternatively bring a civil action in a court of competent jurisdiction to recover any unpaid costs and fees.

1. Cumulative Remedies. The powers, remedies, and procedures provided in this chapter are not exclusive. The city may choose, in its sole discretion, to enforce violations of this ordinance through any combination of administrative citations, civil actions, injunctive relief, summary abatement, or criminal prosecution as allowed by Minnesota law. The pursuit of one remedy does not waive or bar the use of any other remedy. The city shall have the authority to institute appropriate civil and criminal actions in District Court to enforce the provisions of this Ordinance, compel compliance, or restrain, correct, or abate any violation.

Section 2. 900-16-6 of the Zoning Ordinance (General Performance Standards Utility Systems) is hereby amended to read as follows:

XX-16-6: UTILITY SYSTEMS:

- A. Any development of land requiring provision of utilities for potable water and ~~subsurface~~ sewage treatment ~~system~~ shall comply with the provisions of the building ordinance.
- B. Approval of an individual private subsurface sewage treatment system as required for all uses in accordance with chapter 4 of the building ordinance shall be ~~required prior to a~~ condition of approval of any site and building plans, conditional use permit, interim use permit, or variance as provided for by this ordinance.
- C. For legal lots of record established prior to April 20, 2023 served by private community sewer collection and treatment systems, new development or redevelopment, expansion or enlargement of an existing use requiring sewage treatment shall not be allowed unless the wastewater system has a valid operations permit issued by the Minnesota Pollution Control Agency.

Section 3. 900-90- 12.A of the Zoning Ordinance (Shoreland Overlay District; Non-Conformities) is hereby amended to include the following provisions with subsequent sections renumbered accordingly:

2. Platted lots of record in the office of the county recorder as of February 2, 1971 with a width of 50 feet or less, as defined by this Ordinance, shall be allowed the following minimum setback requirements, notwithstanding a greater setback required by the underlying zoning district:

<u>A. Front Yard or Side Yard Abutting a Public Street:</u>		<u>=</u>
<u>City Street:</u>		<u>20 feet</u>
<u>County Road:</u>		<u>30 feet</u>
<u>County State Aid Highway:</u>		<u>30 feet</u>
<u>US Highway 169:</u>		<u>30 feet</u>
<u>B. Side Yard:</u>		<u>7 feet</u>

Section 3. 910-10-3.B.9.a of the Subdivision Ordinance (Design Standards – Lots and Blocks) is hereby amended to read as follows:

- a. Each lot shall directly access ~~an~~ an improved public street, except as may be allowed by the Zoning Ordinance, by a driveway constructed in compliance with the provisions of the Zoning Ordinance and Right-of-Way Ordinance.

Section 4. 910-11-A.6 of the Subdivision Ordinance (Required Improvements – Improvements Required) is hereby amended to read as follows:

6. ~~Driveway aprons and Culverts, and driveways shall be installed as required by the Town in accordance with the Zoning Ordinance, Right-of-Way Ordinance, and Engineering Manual, or as required by the City as a condition of plat approval~~

Section 5. This ordinance shall be in full effect upon adoption and publication.

(remainder of page intentionally blank signatures follow)

ADOPTED by the Baldwin City Council this ____ day of _____, 2026.

MOTION BY:

SECONDED BY:

IN FAVOR:

OPPOSED:

CITY OF BALDWIN

Jay Swanson, Mayor

ATTEST:

Joan Heinen, City Clerk/Treasurer

MEMORANDUM

TO: City of Baldwin Planning Commission

CC: Kayla Nielsen, Deputy City Clerk

FROM: Sam Jochum, City Engineer

DATE: October 16, 2026

RE: Second Property Access Review for 29507 131st Street.

The purpose of this memo is to summarize the review Hakanson Anderson performed regarding the request for a second property access at 29507 131st Street. We reviewed the secondary access sketch plan to ensure it was compliant with City Ord. 100 Section 1.08. The items within the ordinance the secondary access need to satisfy are as follows:

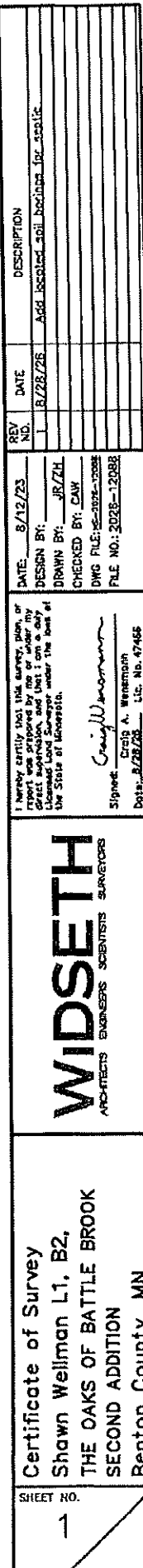
1. The lot or parcel shall comply with the minimum lot area, width, and depth requirements of the Zoning Ordinance.
2. There is a demonstrated need for more than one access due to physical site constraints (soils, steep slopes, significant vegetation, storm basins, wetlands or waterbodies) or the location of an existing principal buildings.
3. The proposed access shall not be onto a collector or arterial roadway designated by the Town.
4. The proposed access shall comply with the construction standards of this Ordinance, subject to approval of the Town Engineer.
5. No access shall be located closer than 75 feet to the intersection of the pavement of two local public roads or another access on the same side of the road.
6. All accesses shall be setback 10 feet from side or rear property lines, except as required for a shared access as allowed by Sec on 1.08.3(a) of this Ordinance subject to approval of the Town Engineer.
7. An access shall not encroach within a drainage and utility easement, except those at the perimeter of a lot as required by the Subdivision Ordinance, unless approved by the Town Engineer and the property owner enters into an encroachment agreement approved by the Town Attorney that is recorded with the property.

The proposed secondary property access in question met all the review criteria listed above except for No. 5. According to the applicant's sketch plan, the second driveway is only 65 feet from the primary driveway. We recommend approval of the secondary access subject to submission of revised plans providing a distance of 75 feet or greater between the two driveways.

**Lot 1, Block 2, THE OAKS OF BATTLE BROOK SECOND ADDITION
City of Baldwin, Sherburne County, Minnesota**

PROTECT AND DO NOT DISTURB PROPOSED SEPTIC AREAS.

-----	Denotes easement
-----	Denotes existing adjunction
----- SBL -----	Denotes building setback line
----- >> -----	Denotes storm sewer





CITY OF BALDWIN
30239 — 128TH STREET NW
BALDWIN, MN 55371
TELEPHONE: (763) 389-8931
FAX: (763) 389-2751
RETURN TO:
CITY.CLERK@BALDWINMN.GOV

For Office Use Only

Permit # 26-01
Check deposited _____
Sent to Engineer _____
Initial Insp _____
Final Insp _____
Passed _____
Refund _____

PERMIT APPLICATION FOR 2ND ACCESS TO A CITY STREET

NOTE: A CITY PERMIT IS NOT REQUIRED FOR ACCESS OFF OF A COUNTY ROAD OR STATE HIGHWAY. CHECK WITH COUNTY ZONING DEPARTMENT.

Second driveways must have Planning Commission, Engineering and City Council approval before construction can begin. The total \$200.00 fee is non-refundable if the request is not approved.

NOTE: HEADWALLS ARE PROHIBITED

- Construction or reconstruction of any headwall within a right-of-way shall be prohibited.
- Applicant for the Access Permit is responsible for informing the home buyer that headwalls are not allowed.
- If driveways cannot be completed due to winter weather or any other reason, a Construction Escrow Agreement will be required — no exceptions.
- PLEASE call City Hall to schedule an inspection when the driveway has been completed.

SECOND DRIVEWAY ACCESS FEE SCHEDULE

**** All fees required at time of application ****

Lots Platted After April 3, 2023	Cash	Check #	Date	Paid By
\$200 Administrative/Inspection Fee*	/	3645	9/28/26	Shawn Wellman
\$800 Escrow Fee**	/	3645	9/28/26	Shawn Wellman

* Administration/inspection fee is non-refundable if the request is not approved.

** Escrow fees used for planning fees, attorney fees, engineering fees; unused funds will be refunded.

*** If the work is not completed as outlined, costs incurred by the City to remove or complete the construction will be deducted from the Construction Escrow***

PLEASE PRINT

Applicant Name: Shawn Wellman Phone: 763-742-2086 Email: wellman, Shawn@p9100.com
Address: (Street, City, Zip) 31416 17th St NW Princeton, MN 55371

Property Owner: Shawn Wellman Phone: _____
Address: (Street, City, Zip) _____

Proposed access location (Street name) 29507 13th St NW
miles/feet N-E-S-W of intersecting Street (Name) _____

Legal Description: Located in _____ Quarter of Section _____ Township 35 Range 26 or

Located in Plat of (Name) 0065 07 B & H / P B / 00K Lot 1 Block 2

Parcel Identification Number 01- 00604-0205

Property Address _____

Access Purpose: _____ Residential _____ Commercial _____ Other _____

Number of present accesses _____

CITY OF BALDWIN
30239 — 128TH STREET NW
BALDWIN, MN 55371
TELEPHONE: (763) 389-8931
FAX: (763) 389-2751
RETURN TO:
CITY.CLERK@BALDWINMN.GOV

**ATTACH A SKETCH OF THE PROPERTY WHICH INCLUDES
PRESENT & PROPOSED ACCESSES IN RELATION TO INTERSECTING STREETS**

I (we) the undersigned, herewith make application for permission to construct the driveway access at the above location, said access to be constructed in conformance with current City Engineering Standards. It is further agreed that no work in connection with this application will be started until the application is approved and the permit issued. It is expressly understood that this permit is conditioned upon replacement or restoration of the City Street to its original condition. Further, I (we) the undersigned, have received a copy of current City Engineering Standards and Minnesota Statute 160.27 Particular uses of Right of Way; Subdivision 5, Misdemeanors.

Signed: _____

Name (Print) _____

Date: _____

Address: _____

**FOR
DEPARTMENT USE ONLY**

APPROVALS:

Baldwin Planning Commission:

Signature: _____

Printed Name: _____

Date: _____

Planning Commission Meeting Date: _____

Baldwin City Clerk

Signature: _____

Printed Name: _____

Date: _____

Baldwin City Engineer:

Signature: _____

Printed Name: _____

Date: _____

Baldwin Mayor

Signature: _____

Printed Name: _____

Date: _____

Date of City Council Meeting: _____



Contract Area: City of Baldwin - July 2026

Permit #	Paid Date	Address	Project Description	Permit Portion	70% Billable	Plan Review	80% Billable	Project Fee
BA2026-141	7/7/2026	30209 116TH ST NW	Non-Residential Furnace & A/C	\$ 356.70	\$ 249.69	\$ 231.86	\$ 185.49	\$ 435.18
BA2026-178	7/1/2026	14037 290TH AVE NW	Deck	\$ 125.00	\$ 87.50	\$ 81.25	\$ 65.00	\$ 152.50
BA2026-183	6/11/2026	13838 306th Ave NW	Mechanical - Reinspection Fee	\$ -	\$ -	\$ -	\$ -	\$ 95.00
BA2026-197	7/8/2026	30014 US HIGHWAY 169 NW	Swimming Pool - Applicant paid plan review fee only as he opted to cancel on 7/7/26 due to unforeseen household repair that came up. Advised if no changes occur with the plan review, a new permit could be applied for at a later date and no additional fees for plan review if it remains the exact same.	\$ -	\$ -	\$ 82.25	\$ 65.80	\$ 65.80
BA2026-199	7/1/2026	13284 288TH AVE NW	Furnace & A/C	\$ 185.00	\$ 129.50	\$ -	\$ -	\$ 129.50
BA2026-200	7/13/2026	13813 298TH AVE NW	Building Accessory Structure	\$ 456.00	\$ 319.20	\$ 296.40	\$ 237.12	\$ 556.32
BA2026-203	7/7/2026	29441 136TH ST NW	Building Accessory Structure	\$ 125.00	\$ 87.50	\$ 81.25	\$ 65.00	\$ 152.50
BA2026-206	7/2/2026	13396 295TH AVE NW	Building New Construction	\$ 2,097.90	\$1,468.53	\$1,363.64	\$1,090.91	\$ 2,559.44
BA2026-209	7/2/2026	28636 99TH ST NW	Replacement Septic	\$ 450.00	\$ -	\$ -	\$ -	\$ 350.00
BA2026-210	7/27/2026	28227 116TH ST NW	Building Accessory Structure	\$ 125.00	\$ 87.50	\$ 81.25	\$ 65.00	\$ 152.50
BA2026-212	7/6/2026	9939 284TH AVE NW	Replacement Septic	\$ 450.00	\$ -	\$ -	\$ -	\$ 350.00



Contract Area: City of Baldwin - July 2026

Permit #	Paid Date	Address	Project Description	Permit Portion	70% Billable	Plan Review	80% Billable	Project Fee
BA2026-217	7/1/2026 Cancelled	13396 295th Ave NW	Plumbing New Construction - Cancelled on 7/15/26 Original Fee of \$150, with 80% refund of \$120.	\$ 30.00	\$ 21.00		\$ -	\$ 21.00
BA2026-218	7/1/2026 Cancelled	13396 295th Ave NW	Mechanical New Construction - Cancelled on 7/15/26 Original Fee of \$150, with 80% refund of \$120.	\$ 30.00	\$ 21.00		\$ -	\$ 21.00
BA2026-219	7/24/2026	30476 138TH ST NW	Building New Construction	\$ 1,679.40	\$1,175.58	\$1,091.61	\$ 873.29	\$ 2,048.87
BA2026-220	7/13/2026	30713 119TH ST NW	Replacement Septic	\$ 450.00			\$ -	\$ 350.00
BA2026-222	7/8/2026	28560 111TH ST NW	Window/Door	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-223	7/7/2026	14203 285TH AVE NW	Demolition	\$ 300.00	\$ 210.00		\$ -	\$ 210.00
BA2026-224	7/8/2026	13313 LAKE PLACE RD NW	Water Heater	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-225	7/8/2026	13313 LAKE PLACE RD NW	Furnace & A/C	\$ 185.00	\$ 129.50		\$ -	\$ 129.50
BA2026-227	7/20/2026	12823 289th Ave NW	Replacement Septic	\$ 450.00			\$ -	\$ 350.00
BA2026-228	7/8/2026	30513 119TH ST NW	Furnace & A/C	\$ 185.00	\$ 129.50		\$ -	\$ 129.50
BA2026-229	7/9/2026	14262 277TH AVE NW	Mechanical Accessory Structure	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-230	7/27/2026	12724 316TH AVE NW	Replacement Septic	\$ 450.00			\$ -	\$ 350.00
BA2026-231	7/14/2026	13695 301ST AVE NW	Building Deck	\$ 125.00	\$ 87.50	\$ 81.25	\$ 65.00	\$ 152.50



Contract Area: City of Baldwin - July 2026

Permit #	Paid Date	Address	Project Description	Permit Portion	70% Billable	Plan Review	80% Billable	Project Fee
BA2026-232	7/23/2026	13606 288TH AVE NW	Replacement Septic	\$ 450.00			\$ -	\$ 350.00
BA2026-235	7/20/2026	31633 127TH ST NW	Building Addition	\$ 608.15	\$ 425.71	\$ 395.30	\$ 316.24	\$ 741.95
BA2026-237	7/20/2026	14250 277TH AVE NW	Plumbing New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-238	7/20/2026	14249 278TH AVE NW	Plumbing New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-239	7/20/2026	14249 278TH AVE NW	Plumbing New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-240	7/20/2026	14250 277TH AVE NW	Mechanical New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-241	7/29/2026	30304 136TH ST NW	Plumbing New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-242	7/29/2026	30304 136TH ST NW	Mechanical New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-243	7/20/2026	14250 277TH AVE NW	New Septic	\$ 450.00			\$ -	\$ 350.00
BA2026-244	7/20/2026	14249 278TH AVE NW	New Septic	\$ 450.00			\$ -	\$ 350.00
BA2026-246	7/24/2026	13438 295TH AVE NW	Building Accessory Structure	\$ 125.00	\$ 87.50	\$ 81.25	\$ 65.00	\$ 152.50
BA2026-247	7/15/2026	13396 295TH AVE NW	Plumbing New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-248	7/15/2026	13396 295TH AVE NW	Mechanical New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-251	7/20/2026	32134 111 1/2 ST NW	A/C	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-252	7/27/2026	9821 300TH AVE NW	Building Accessory Structure	\$ 257.40	\$ 180.18	\$ 167.31	\$ 133.85	\$ 314.03
BA2026-254	7/23/2026	14208 314TH AVE NW	A/C	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-255	7/23/2026	13518 311TH AVE NW	Furnace & A/C	\$ 185.00	\$ 129.50		\$ -	\$ 129.50
BA2026-256	7/27/2026	28188 96TH ST NW	Furnace & A/C	\$ 185.00	\$ 129.50		\$ -	\$ 129.50
BA2026-258	7/29/2026	28738 111TH ST NW	Window/Door	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-261	7/31/2026	13838 306TH AVE NW	Gas Fireplace	\$ 125.00	\$ 87.50		\$ -	\$ 87.50



Contract Area: City of Baldwin - July 2026

Permit #	Paid Date	Address	Project Description	Permit Portion	70% Billable	Plan Review	80% Billable	Project Fee
TOTAL				\$13,040.55	\$ 6,608.39	\$4,034.62	\$3,227.70	\$12,731.08

**Minimum Permit Fee \$75 / Plan Review \$50*



Contract Area: City of Baldwin - August 2026

Permit #	Paid Date	Address	Project Description	Permit Portion	70% Billable	Plan Review	80% Billable	Project Fee
BA2026-122	8/11/2026	14100 296TH CIR NW	Building Accessory Structure	\$ 340.15	\$ 238.11	\$ 221.10	\$ 176.88	\$ 414.99
BA2026-122	8/11/2026	14100 296TH CIR NW	Accessory Structure - Additional Plan Review		-	\$ 42.50		\$ 42.50
BA2026-182	8/17/2026	30741 106TH ST NW	Water Heater	\$ 125.00	\$ 87.50		-	\$ 87.50
BA2026-233	8/6/2026	13430 289TH AVE NW	Building Alteration/Remodel	\$ 207.75	\$ 145.43	\$ 135.04	\$ 108.03	\$ 253.46
BA2026-234	8/5/2026	13430 289TH AVE NW	Plumbing Alteration/Remodel	\$ 125.00	\$ 87.50		-	\$ 87.50
BA2026-236	8/3/2026	31633 127TH ST NW	Replacement Septic	\$ 450.00			-	\$ 350.00
BA2026-249	8/11/2026	11381 313TH AVE NW	Building New Construction	\$ 2,685.15	\$ 1,879.61	\$ 1,745.35	\$ 1,396.28	\$ 3,275.89
BA2026-250	8/3/2026	9816 284TH AVE NW	Deck	\$ 158.10	\$ 110.67	\$ 102.77	\$ 82.22	\$ 192.89
BA2026-253	8/6/2026	30722 119TH ST NW	Furnace & A/C	\$ 185.00	\$ 129.50		-	\$ 129.50
BA2026-257	8/3/2026	32329 104TH ST NW	Building Accessory Structure	\$ 125.00	\$ 87.50		-	\$ 87.50
BA2026-259	8/12/2026	30260 118TH ST NW	Building Accessory Structure	\$ 191.20	\$ 133.84	\$ 124.28	\$ 99.42	\$ 233.26
BA2026-262	8/6/2026	28328 100TH ST NW	Siding	\$ 125.00	\$ 87.50		-	\$ 87.50
BA2026-264	8/10/2026	10365 308TH AVE NW	Window/Door	\$ 125.00	\$ 87.50		-	\$ 87.50
BA2026-265	8/13/2026	30312 138TH ST NW	Building Basement Finish	\$ 125.00	\$ 87.50	\$ 81.25	\$ 65.00	\$ 152.50
BA2026-266	8/13/2026	27829 138TH ST NW	Water Heater & Conditioner	\$ 185.00	\$ 129.50		-	\$ 129.50
BA2026-269	8/27/2026	9725 300TH AVE NW	Replacement Septic	\$ 450.00			-	\$ 350.00
BA2026-270	8/10/2026	12333 278TH AVE NW	Replacement Septic	\$ 450.00			-	\$ 350.00
BA2026-271	8/19/2026	31626 127TH ST NW	Building Alteration/Remodel	\$ 207.75	\$ 145.43	\$ 135.04	\$ 108.03	\$ 253.46
BA2026-272	8/19/2026	31626 127TH ST NW	Plumbing Alteration/Remodel	\$ 126.00	\$ 88.20		-	\$ 88.20
BA2026-274	8/13/2026	29602 131ST ST NW	A/C	\$ 125.00	\$ 87.50		-	\$ 87.50



Contract Area: City of Baldwin - August 2026

Permit #	Paid Date	Address	Project Description	Permit Portion	70% Billable	Plan Review	80% Billable	Project Fee
BA2026-278	8/31/2026	28142 ELK LAKE RD E	Window/Door	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-279	8/17/2026	27827 141ST ST NW	Furnace & A/C	\$ 185.00	\$ 129.50		\$ -	\$ 129.50
BA2026-280	8/19/2026	30605 117TH ST NW	Roof	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-282	8/20/2026	11827 302ND AVE NW	Furnace & A/C	\$ 185.00	\$ 129.50		\$ -	\$ 129.50
BA2026-283	8/20/2026	12413 303RD AVE NW	Furnace & A/C	\$ 185.00	\$ 129.50		\$ -	\$ 129.50
BA2026-285	8/25/2026	13813 298TH AVE NW	Mechanical Accessory Structure	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-286	8/25/2026	11381 313TH AVE NW	Plumbing New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-289	8/27/2026	28511 97TH ST NW	Building Alteration/Remodel	\$ 1,017.65	\$ 712.36	\$ 661.47	\$ 529.18	\$ 1,241.53
BA2026-291	8/27/2026	31043 131ST ST NW	Siding	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-292	8/31/2026	11381 313TH AVE NW	Mechanical New Construction	\$ 150.00	\$ 105.00		\$ -	\$ 105.00
BA2026-293	8/27/2026	11990 286TH AVE NW	Water Heater	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
BA2026-298	8/31/2026	14275 292ND AVE NW	A/C	\$ 125.00	\$ 87.50		\$ -	\$ 87.50
TOTAL				\$ 9,133.75	\$ 5,448.63	\$ 3,248.80	\$ 2,565.04	\$ 9,106.17

*Minimum Permit Fee \$75 / Plan Review \$50