CREDIT RIVER TOWNSHIP
SCOTT COUNTY
STATE OF MINNESOTA

ORDINANCE NO. 2011-04

ORDINANCE RELATING TO FEES FOR NEW DEVELOPMENT AND BUILDING PERMIT FEES

The Board of Supervisors for the Town of Credit River, Scott County, Minnesota, does hereby ordain:

Section 1: **Purpose:** The purpose of this section is to establish certain fees for the delivery of services and processing of various permits as established by the Credit River Town Board to equitably allocate administrative costs to those generating the demand or utilizing the service.

Section 2: **Fee Schedule:** The Credit River Town Board hereby establishes the following schedule of fees:

A. The lot/road fees for new subdivided lots in the Township are as follows:

1. Internal lot with paved township road – $1,000. To be charged for each lot if the driveway to the lot is on a new road to be constructed as part of a new subdivision containing the lot, and access to the new subdivision is provided by a paved township road that meets current township road standards.

2. Internal lot with unpaved or substandard township road – To be charged for each lot if the driveway to the lot is on a new road to be constructed as part of a new subdivision containing the lot, and access to the new subdivision is provided by a gravel township road or a township road that does not meet current township road standards.

   A. Rebuild the township road to current standards from the subdivision to the nearest county road; or

   B. $2,500, if rebuilding the access road would be a hardship upon the developer, in the sole determination of the Town Board.

3. Lot with a driveway to a gravel township road or a township road that does not meet current township road standards – $2,500.00. The lot will be subject to assessment for any subsequent initial paving of the township road.

4. Lot with a driveway to a township road that meets current township road standards –$2,500.

5. Lot with no direct or indirect access to a township road – $500. Such a lot will be located within a subdivision that directly accesses a county road, or with a driveway directly on to a county road.

6. Turn/Bypass Lane Fee – $2,200 per lot. To be charged in addition to the lot fee to allow the Township to add necessary

right turn lanes, left turn lanes, and bypass lanes required by increased traffic caused in part by the development.

If the County Highway Department determines that the new development will require a right turn lane, and/or a left turn lane or a bypass lane, at the intersection of the township road that provides access to the lot or subdivision and the nearest county road, and the developer is required to construct a right turn lane and/or a left turn lane or a bypass lane as part of the development, the developer shall be given a credit for the cost of such turn lanes. The credit shall be approved by the Township Engineer. The maximum credit shall be $20,000 for a right turn lane, $25,000 for a bypass lane, and $150,000 for a left turn lane.

7. AUAR Fee – $7 per acre. To be charged in addition to the fees listed above on all parcels south of County Road 21 in the Township that are greater than 20 acres with the potential for more than one housing unit based on GIS density, excluding: park land; land involved in previous environmental review; land with preliminary plat application currently under review; and existing golf course land.

B. Building Permit Fees:

1. Fees for lots with a community sewage treatment system:

A.	Access Deposit	$ 900
B.	NPDES Inspection Escrow	$ 2,000
C.	CSTS Tank Inspection Fee[i]	$ 650
D.	Park Fund	$ 500
E.	Administration Fee	$ 225
F.	Wetland Contribution Fee	$ 25
G.	Access Inspection Fee [ii]	$ 100
	Total Permit Fee	$ 4,400

2. Fees for lots with an individual sewage treatment system:

A.	Access Deposit	$ 900
B.	NPDES Inspection Escrow	$ 2,000
C.	Park Fund	$ 500
D.	Administration Fee	$ 200
E.	Wetland Contribution Fee	$ 25
F.	Access Inspection Fee	$ 100
	Total Permit Fee	$ 3,725

3. General Permit Fees:

A.	NPDES Inspection Escrow for in ground pool	$ 1,000
B.	NPDES Inspection Escrow for above ground pool	$ 500
C.	NPDES Inspection Escrow for shed or addition up to 1,000 square feet	$ 500
D.	NPDES Inspection Escrow for shed or addition greater than 1,000 square feet	$ 1,000

E.	Administration Fee for pool	$ 100
F.	Administration Fee for shed or addition	$ 100
G.	Administration Fee for Deck	$ 50
H.	Encroachment Agreement	$ 500

C. Utility Permit Fees:

A.	Excavation Permit Fee (one thousand feet or less)	$ 150
B.	Excavation Permit Fee (each additional One thousand feet)	$ 50
C.	Obstruction Permit Fee	$ 150
D.	Registration Fee for a utility permit and any extensions	$ 50

D. The following fees are charged to reimburse the Township for expenses related to the Local Governmental Unit's (LGU's) role in administration and technical oversight of the Wetland Conservation Act (WCA). Fees are as follows:

1.	WCA Application	$ 350
2.	Delineation Review	$ 500
3.	Application / Delineation Escrow	$ 500
4.	Replacement Plan Application	$ 750
5.	Banking Plan Application	$ 1,000
6.	Monitoring Cash Escrow	$ 5,000
7.	After the Fact WCA Applications	Double the fee
8.	Wetland Appeal	$ 500

Fees shown above are the minimum fees. Minimum fee is non-refundable. A cash escrow will be required for all applications in addition to the minimum fee to cover additional review, administration, or technical costs.

Monitoring cash escrow is required to cover Township expenses related to the Local Governmental Unit (LGU) responsibilities during the monitoring period.

Additional escrow may be required for more complex projects, larger projects, or for projects that require more extensive monitoring. The balance of escrow accounts is refunded upon completion of a project. Applicant is responsible for providing sufficient copies of all applications, reports, supporting information, etc.

Surety for replacement plan applications will be determined on a site specific basis and will be relative to the estimated cost to purchase replacement credits. Surety

will be released when the LGU has determined that the replacement wetland(s) meets all the requirements of the WCA.

Section 3: **Hardship:** These fees may be reduced or waived by the Town Board upon recommendation of the Township Engineer if payment of the fees would be a hardship for the developer of the lot.

Section 4: **CSTS Fees:** Except as provided above, this Ordinance does not apply to Community Sewage Treatment System rates, fees and charges that the Township may set as it deems appropriate. Any CSTS fees established shall be in addition to the fees provided above.

This ordinance shall be effective upon passage and publication in the official Township newspaper.

Passed by the Town Board of the Town of Credit River this _____.

_____
Leroy Schommer, Chairman
Credit River Township

ATTEST:

_____
Cathy Haugh, Clerk
Credit River Township

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[i] The community septic tank inspection (CSTS) fee covers two inspections. Additional inspections will be billed at actual cost.

[ii] The Access Inspection Fee may be reduced to $50 if the Township Engineer determines a pre-inspection is not necessary.