

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE, TITLE 3,
CHAPTER 4, SECTIONS (2)(2) RELATED TO WATER, SANITARY SEWER, AND
STORMWATER SYSTEM CONNECTION FEES AND SANITARY SEWER AND
WATER TRUNK AREA ASSESSMENTS; SECTION 8-7-4 RELATED TO
STORMWATER SYSTEM RATES AND CHARGES; AND SECTION 10-3-8 RELATED
TO LAND USE APPROVAL FEES AND DEPOSITS**

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS FOLLOWS:

Section One. Amendment. Section 3-4-2-2(C) of the Inver Grove Heights City Code is hereby repealed and replaced in its entirety as follows:

C. Connection Fees for Water Utility System. The following connection fees for the water utility system are hereby imposed and required to be paid with respect to land outside of the Northwest Area that is within the Metropolitan Urban Service Area (MUSA) and for land located within the Northwest Area. Connection fees are required to be paid at the time of plat and at the time of issuance of building permit as noted in Table 3-4-2-2(C)(1). Fees required to be paid at time of plat must be paid when the property is subdivided or the property is platted or a building permit is obtained or when connection is made to the municipal water system, whichever occurs first.

Table 3-4-2-2(C)(1)

FEE	AMOUNT
Land Outside the Northwest Area	
<i>Fees due at time of plat **</i>	
Water Plat Connection Fee*	\$1,720 multiplied by a density factor of 3.5 multiplied by net developable acres
<i>Fees due at time of building permit or connection to water system ***</i>	
Water Building Permit Connection Fee	\$1,010.00 per SAC unit
Water Treatment Plant Fee	\$900.00 per SAC unit
Water Core Connection Fee (based on water meter size)	
1 inch (or smaller)	\$2,120.00
1 ½ inch	\$4,230.00

2 inch	\$6,760.00
3 inch	\$13,520.00
4 inch	\$21,120.00
6 inch	\$42,230.00
8 inch (or larger)	\$67,580.00
Land Inside the Northwest Area	
<i>Fees due at time of plat **</i>	
Water Plat Connection Fee (By Zoning District)	
R-1 and R-2	\$1,720.00 multiplied by a density factor of 2.0 multiplied by the net developable area
R-3A	\$1,720.00 multiplied by a density factor of 4.0 multiplied by the net developable area
R-3B	\$1,720.00 multiplied by a density factor of 6.5 multiplied by the net developable area
R-3C	\$1,720.00 multiplied by a density factor of 12.0 multiplied by the net developable area
B-1 and Office Park	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$1,720.00.
B-2, B-3, and B-4	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 3,000 square feet

	to arrive at density units. Then multiply the density units by \$1,720.00.
I-1 and I-2	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 7,000 square feet to arrive at density units. Then multiply the density units by \$1,720.00.
P-Institutional	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$1,720.00.
Mixed Use-Residential and Mixed Use-Commercial	The fee shall be calculated with respect to each pro-ratable area component of the mixed use development using the appropriate fee calculations set forth above in relation to the respected land use of the component. The respective fees for each component shall then be added to compute the total fee,

*Fees due at time of building permit or connection to water system ****

Water Building Permit Connection Fee***	\$3,900.00 per SAC unit
Water Treatment Plant Fee	\$900.00 per SAC unit
Water Core Connection Fee (based on water meter size)	
1 inch (or smaller)	\$2,120.00
1 ½ inch	\$4,230.00
2 inch	\$6,760.00
3 inch	\$13,520.00
4 inch	\$21,120.00

6 inch	\$42,230.00
8 inch (or larger)	\$67,580.00

* The connection fee is not required if the property has been previously specially assessed on an area basis for a trunk water line.

**Payable when property is subdivided or the property is platted or a building permit is obtained or when connection is made to the municipal water system, whichever occurs first. In the Northwest Area, no fee is required if the property is being platted as an agricultural planned unit development with no connection to the municipal water system.

*** Payable at time of issuance of building permit or when connection is made to the municipal water system, whichever occurs first

Section Two. Amendment. Section 3-4-2-2(D) and (F) of the Inver Grove Heights City Code is hereby repealed and replaced in its entirety as follows:

D. Connection Fees for Sanitary Sewer Utility System. The following connection fees for the sanitary sewer utility system are hereby imposed and required to be paid with respect to land outside of the Northwest Area that is within the Metropolitan Urban Service Area (MUSA) and land located within the Northwest Area. Connection fees are required to be paid at the time of plat and at the time of issuance of building permit as noted in Table 3-4-2-2(D)(1). Fees required to be paid at time of plat must be paid when the property is subdivided or the property is platted or a building permit is obtained or when connection is made to the municipal sanitary sewer system, whichever occurs first. Fees required to be paid when a building permit is obtained or a when connection is made to the municipal sanitary sewer system, whichever occurs first. Sanitary sewer plat connection fees for property within the Northwest Area are not required to be paid if the property is being platted as an agricultural planned unit development with no connection to the municipal water system.

Table 3-4-2-2(D)(1)

FEE	AMOUNT
Land Outside the Northwest Area	
<i>Fees due at time of plat **</i>	
Sanitary Sewer Plat Connection Fee*	\$1,720 multiplied by a density factor of 3.5 multiplied by net developable acres
<i>Fees due at time of building permit or connection to sanitary sewer system ***</i>	
Sanitary Sewer Building Permit Connection Unit Fee	\$580.00 per SAC unit
MCES SAC Unit Fee	\$2,485.00 per SAC unit

B-Line Special Connection Charge (applicable only to the B-Line area)****	\$1,465.00 per SAC unit
Sewer Core Connection Fee (based on water meter size)	
1 inch (or smaller)	\$700.00
1 ½ inch	\$1,390.00
2 inch	\$2,210.00
3 inch	\$4,420.00
4 inch	\$6,910.00
6 inch	\$13,810.00
8 inch (or larger)	\$22,090.00
Land Inside the Northwest Area	
<i>Fees due at time of plat **</i>	
Sewer Plat Connection Fee (By Zoning District)	
R-1 and R-2	\$2,580.00 multiplied by a density factor of 2.0 multiplied by the net developable area
R-3A	\$2,580.00 multiplied by a density factor of 4.0 multiplied by the net developable area
R-3B	\$2,580.00 multiplied by a density factor of 6.5 multiplied by the net developable area
R-3C	\$2,580.00 multiplied by a density factor of 12.0 multiplied by the net developable area
B-1 and Office Park	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$2,580.00.
B-2, B-3, and B-4	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR

	required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 3,000 square feet to arrive at density units. Then multiply the density units by \$2,580.00.
I-1 and I-2	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 7,000 square feet to arrive at density units. Then multiply the density units by \$2,580.00.
P-Institutional	Multiply the net developable area by 43,560 to determine square footage, then take the square footage and multiply it by 0.25 (the minimum FAR required by the Northwest Area Overlay District). The result is the minimum building area required by the Northwest Area Overlay District. Divide the minimum building area by the density factor of 2,400 square feet to arrive at density units. Then multiply the density units by \$2,580.00.
Mixed Use-Residential and Mixed Use-Commercial	The fee shall be calculated with respect to each pro-ratable area component of the mixed use development using the appropriate fee calculations set forth above in relation to the respected land use of the component. The respective fees for each component shall then be added to compute the total fee,
<i>Fees due at time of building permit or connection to water system ***</i>	
Sanitary Sewer Building Permit Connection Fee***	\$6,960.00 per SAC unit

MCES SAC Unit Fee	\$2,485.00 per SAC unit
Sewer Core Connection Fee (based on water meter size)	
1 inch (or smaller and sewer-only services)	\$700.00
1 ½ inch	\$1,390.00
2 inch	\$2,210.00
3 inch	\$4,420.00
4 inch	\$6,910.00
6 inch	\$13,810.00
8 inch (or larger)	\$22,090.00

*** Payable at time of issuance of building permit or when connection is made to the municipal sanitary sewer system, whichever occurs first

**** The B-line special connection charge only applies to that area of the City served by the B-line sanitary system; for properties in the B-line area, the B-line special connection charge is payable in addition to the other fees set forth in Table 3-4-2-2(D)(1)

Section Three. Amendment. Section 3-4-2-2(G) of the Inver Grove Heights City Code is hereby repealed and replaced in its entirety as follows:

G. Connection Fees for Stormwater System. The following connection fees for the stormwater system, also known as the stormwater utility system, are hereby imposed and required to be paid with respect to land outside of the Northwest Area and for land located within the Northwest Area. The following fees must be paid by the landowner when the property is subdivided or the property is platted or a building permit is obtained, whichever occurs first. The fees are not required to be paid for outlots if the property is being platted as an agricultural planned unit development in the Northwest Area.

Land Outside the Northwest Area		
	Zoning District	Fee
Stormwater Plat Connection Fee	R-1 and R-2	\$6,840.00 per net developable acre
	R-3A, R-3B and R-3C	\$8,892.00 per net developable acre
	All Other Zoning Districts (B, I and P)	\$15,732.00 per net developable acre
	Mixed Use Zoning Districts	Pro-rated

Land Inside the Northwest Area		
	Zoning District	Fee
Stormwater Plat Connection Fee	R-1 and R-2	\$14,070.00 per net developable acre
	R-3A, R-3B and R-3C	\$16,122.00 per net developable acre
	All Other Zoning Districts (B, I and P)	\$22,962 per net developable acre
	Mixed Use Zoning Districts	Pro-rated

Section Four. Amendment. The table establishing per acre assessment amounts for trunk line area benefit found in Section 3-4-2-3 of the Inver Grove Heights City Code is hereby repealed and replaced as follows:

For water trunk line area benefit	\$5,285.00 per acre
For sanitary sewer trunk line area benefit	\$5,440.00 per acre

Section Five. Amendment. The table listing base fees, other fees, and escrow amounts found in Section 10-3-8 of the Inver Grove Heights City Code is hereby repealed and replaced in its entirety as follows:

REQUEST TYPE	BASE FEE	ABSTRACT FEE	GIS FEE	ESCROW*
Administrative Subdivision	\$200		\$25/lot	
Comprehensive Plan Amendment	\$500		\$50	\$2,500
Comprehensive Plan Amendment - minor	\$200			\$250
Conditional Use Permit	\$500	\$52		\$6,000
Conditional Use Permit - amendment	\$150	\$52		\$1,000
Conditional Use Permit, single-family residential	\$250	\$52		
Final Plat - single family	\$500	\$52	\$25/lot	\$6,000
Final Plat - other (i.e. Commercial or Industrial)	\$200	\$52	\$100/acre	\$6,000

Interim Use Permit	\$500	\$52		\$1,250
Major Site Plan Review	\$500			\$6,000
Non-Conforming Use Certificate	\$500	\$52		\$1,250
Northwest Area Environmental Studies Fee (paid with Final Plat/PUD in NWA)	\$80/gross acre			
Northwest Area Sketch Plan Review				\$1,000
Planned Unit Development (PUD) - Preliminary	\$1,000 + plat fees	\$52		\$6,000
Planned Unit Development (PUD) - Final	\$500	\$52		\$6,000
Planned Unit Development - Amendment	\$250	\$52		\$2,000
Preliminary Plat	\$500 + \$5 per lot			\$6,000
Rezoning	\$500		\$50	\$500
Street Dedication	\$150	\$52	\$50	
Street/Easement Vacation	\$150	\$52	\$50	\$500
Variance	\$200	\$52		
Waiver of Plat	\$300	\$52	\$25	
Wetland Replacement Plan	\$200		\$100/acre	\$2,500
Zoning Code Amendment	\$500			\$500
Zoning Code Amendment - minor	\$100			\$250
Zoning Interpretation Appeal	\$500			\$1,000

Section Six Amendment. Section 8-7-4 of the Inver Grove Heights City Code is hereby amended as follows. The ~~struck-out~~ text shows the deleted language, and the underlined text shows new language:

A. ~~Northwest Area~~ Connection Fees: The city may impose a connection fee ~~within the northwest area~~, based on: 1) the square footage of the property to be charged, adjusted for a reasonable calculation of stormwater runoff, 2) a reasonable

classification of the types of premises to which service is furnished, 3) by reference to the quantity, pollution qualities, and difficulty of disposal of stormwater runoff produced, or 4) any other equitable basis, including any combination of the basis described in items 1) through 3) of this subsection, but excluding any reference to the amount of water consumed. The connection fee must be a fair and equitable share of the amount reasonably calculated to pay total projected capital costs of the ~~northwest area~~ stormwater system constructed as part of the stormwater system within the ~~northwest area~~, including the cost of debt service and related financing costs in connection with obligations issued by the city to finance such improvements, depreciation, a reasonable reserve for capital replacement, and the costs of obtaining and complying with permits required by law. In determining the connection fee, the city may give consideration to all costs of establishing the system, and of improvements, enlargements and extensions necessary to serve adequately the ~~northwest~~ area. The connection fee, including timing and manner of payment, shall be specified in subsection [3-4-2-2G](#) of this code, as amended from time to time.

Section Seven. Effective Date. This Ordinance shall be in full force and effect beginning January 1, 2023.

Passed in regular session of the City Council of the City of Inver Grove Heights on the ____ day of _____, 2022.

CITY OF INVER GROVE HEIGHTS

By: _____

Thomas Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk