

## Financial Assistance for Development: SAC/WAC and Parkland Dedication, from City Code

### **Sec. 82-32. - Sanitary sewer availability charge and water availability charge for new developments.**

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(a)

*Charges authorized.* A sanitary sewer availability charge (SAC) and/or a water availability charge (WAC) shall be imposed against the owner of property which is proposed to be subdivided or connected to public sewer and water. The SAC and/or the WAC shall be calculated as a fair and equitable amount per residential unit or adjusted residential unit or per acre, as provided in this section, which amounts shall be determined by the city council by resolution from time to time and which shall be reviewed at least every five years as to their adequacy to meet the needs of the subject utility system. In determining the reasonableness of any charges imposed, the council may consider any or all of the costs of the establishment, operation, maintenance, depreciation and necessary replacements of the system and of improvements, enlargements and extensions necessary to serve adequately the territory of the city, including the principal and interest to become due on obligations issued or to be issued. The fees for property being subdivided shall be paid at the time of final city approval of the subdivision. The fees for property being replatted or on property not being subdivided shall be paid at the time a building permit is issued. Credits shall be given for previously paid fees.

(b)

*Computation of units and charges.* The number of units anticipated to be connected shall be computed as follows. The amount to be charged per unit shall be determined by the city council by resolution from time to time:

(1)

Single-family houses, townhouses and duplex units shall each comprise one unit.

(2)

An apartment which lacks separate plumbing for washer and dryer shall comprise 80 percent of a unit. An apartment with separate plumbing for washer and dryer shall comprise one unit.

(3)

Public housing units and housing units subsidized under any governmental program for low and moderate income housing shall be counted as 75 percent of the unit equivalent for that type of housing.

### 5.2.6

#### **Parks, Trails, and Open Space Dedication.**

(A)

##### **Purpose, Nexus, and Proportionality**

(1)

**Purpose.** These requirements are established for the purpose of assisting with the implementation of the Parks, Open Space and Trail System Plan of the City of Northfield by providing for the orderly development of recreation areas and the conservation of natural resources and scenic beauty in the city. The Parks, Open Space and Trail System Plan promotes a balanced and systematic approach to acquiring park and open space resources that include active park facilities, an interconnected trail system, areas of natural and ecological significance emphasizing the Cannon River corridor that is available to residents of the city and the broader region. As a means to accomplish these goals, each developer shall be required to dedicate land, or at the discretion of the city, pay an equivalent cash payment in lieu of land dedication for parks and open space acquisition and development. The policy of the city is to acquire and manage larger parcels of park and open space land resources; therefore, as a result of this policy, it is likely that a cash payment in lieu of land dedication will be the method by which this requirement will be accomplished in most instances, although not to the complete exclusion of a land dedication requirement.

(2)

**Nexus.** The city council finds that there is a rational nexus between the demands created by the subdivision and related development of land and the need for parks, trails, open space areas, public art, and facilities.

(3)

**Proportionality.** Further, the city council herein establishes requirements for the dedication and/or development of park land, trail improvements, and open space land that is roughly proportionate to the demands created by the subdivision and development of land resulting from such subdivision approval.

(B)

**Authority.** It is found and declared that, pursuant to Minn. Stat. § 462.358, subd. 2b, it is reasonable to require dedication of an amount of land equal in value to that percentage of the undeveloped land set forth in Section 5.2.6(D), Land Dedication Required.

(C)

**Waiver of Requirements.** Upon a request by the developer, the city council, may waive or reduce the requirements of this section for development in the C1 (Downtown), ED-F (Economic Development) or N2 (Neighborhood General) districts where the city council finds:

(1)

That the vitality resulting from development or redevelopment occurring in areas zoned C1 district is of greater benefit to the city in comparison to parks, trail and open space improvements;

(2)

That development in areas zoned ED-F district which results in significant increases in tax revenues to the city or significantly increases employment opportunities is of greater benefit to the city in comparison to parks, trail, or open space improvements;

(3)

That development in areas zoned N2 district which allows for the construction of affordable housing units of a type, price, or amount that is determined to be of greater benefit to the city in comparison to parks, trail, or open space improvements; or

(4)

That city-assisted development or redevelopment projects achieve public objectives.