

**ORDINANCE NO. 556-2017**

**AN ORDINANCE RELATING TO SYSTEM DEVELOPMENT CHARGES  
AND AMENDING THE DUNDEE MUNICIPAL CODE.**

**THE CITY OF DUNDEE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Subsection 15.16.060 of the Dundee Municipal Code is hereby amended to read as follows:

**15.16.060 Exemptions and pre-existing conditions.**

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A. The following are exempt from the system development charge imposed by this chapter:

1. Development which legally existed prior to the effective date of the methodology adopted by resolution of the city council. The impact of existing development will be calculated, and an allowance will be granted for such pre-existing building or use in calculating any new or additional system development charge. The calculation for pre-existing use shall establish the number of pre-existing hydraulic equivalent units for water SDCs, the number of pre-existing equivalent residential units for sanitary sewer SDCs, the number of pre-existing p.m. peak hour trip ends for transportation SDCs, and the amount of pre-existing impervious surface area for stormwater utility SDCs.
2. Any change in use, conversion, reconstruction or rehabilitation, alteration, addition or replacement that does not increase the use of the applicable public improvement facility as described in the adopted methodology are exempt from that public facility's system development charge. Notwithstanding, if the prior building was demolished more than two years ago, the reconstruction or new construction shall not be exempt from SDCs, unless applicable utility billing fees have been continuously paid and no past due charges are owed.
3. Additions to single-family dwellings that do not constitute the addition of a dwelling unit are exempt from all portions of the system development charge.
4. A transportation facility or improvement constructed by a governmental entity or by a private entity when the transportation facility or improvement is to be transferred to a governmental unit immediately upon its completion.
5. Low and moderate income single-family housing units pursuant to the procedures and requirements adopted by resolution of the council.
6. Any public facility or improvement which is or by agreement undertaken by the City of Dundee.

B. SDCs will be imposed upon any change in use, conversion, reconstruction, rehabilitation, alteration, addition or replacement which increases the use of the applicable public improvement facility as described in the methodology. The SDC will be based upon the difference between the SDC calculated for the new use and the SDC calculated for pre-existing use under the current methodology.

C. An exemption pursuant to 15.16.060.A shall not be approved if the water meter for the property was removed, or the sewer lateral was disconnected, at the request of the property owner to avoid payment of the monthly City utility charges. In such circumstances, new service or reconnection requires payment in full of the applicable SDC in place at the time of the new service or reconnection. Requests to remove a water meter or disconnect a sewer lateral shall be made in writing by the owner of the property on a form provided by the City.

**ADOPTED by the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2017.**

**Approved:**

\_\_\_\_\_  
David Russ  
*Mayor*

**Attest:**

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Rob Daykin  
*City Administrator/Recorder*