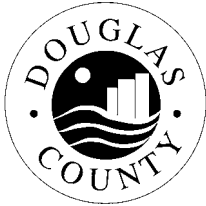





Land and Resource
Management
Annual Report
2009



LAND AND RESOURCE MANAGEMENT
Environment, Planning, Water, Solid Waste & Zoning

MEMORANDUM

TO: Douglas County Board of Commissioners

FROM: David Rush, Director 

DATE: March 10, 2010

RE: 2009 Year-End Report for Land & Resource Management Dept.

It has been a tumultuous, yet productive year for the Land & Resource Management Department. Throughout 2009, the economy remained in recession, with residential/commercial construction at its lowest level in decades. This was felt by the Department in a loss of permit revenue, a cutback of state-funded programs, and changes to staffing. Yet LRM staff continued to provide the same level of service that County residents have come to expect.

Efforts in the department focused on longer-term planning, rule making and compliance projects, as well as continuing to administer state and local required programs. A long overdue revision of the Comprehensive Land Use Plan was begun in April and is expected to continue through 2010. The County hired a consultant to facilitate a public planning process that engages County residents to participate and provide input. LRM also advanced efforts to revise ordinances including the Water Surface Ordinance and the Subdivision Ordinance; making both clearer to understand and simpler to administer. The State-funded compliance program for Feedlots continued to update registrations and complete lot inspections to insure compliance with state rules that protect water quality, while the Construction Stormwater compliance program ended in June. Without State funding or authority and a sharp decrease in construction activity, LRM shifted its focus from stormwater to septic systems, completing inspections of over 100 systems in three Townships. The septic compliance data generated from the inspections should improve the County's chances with competitive grants for enhancing the septic program and upgrading systems.

The following report is a summary of the status of the Land & Resource Management Department, planning and zoning changes and highlights, individual program progress, and an analysis of permitting and development statistics.

Copies of this annual report and additional information about the Land & Resource Management department responsibilities and activities are available at our website at www.co.douglas.mn.us/Land&Resource.htm. Or you may contact our office by phone at (320) 762-3863.

Departmental Summary

The Land & Resource Management Department has taken advantage of this less-herctic time during the economic downturn to focus on long-term planning efforts and improvements in policy and ordinance that better serve the residents of Douglas County. The most significant of these efforts was commencing a revision of the 11-year-old countywide Comprehensive Landuse Plan. The Comprehensive Plan establishes policies and procedures to guide land use, transportation, parks and trails, and natural resource decisions in the County. It is a decision making tool for the Planning Commission and County Board that is based on the values of the County's citizens and guides the County's development 10 to 20 years into the future. A final version of the plan is expected to be ready for adoption by the end of the year. The county also advanced several rule revision efforts including drafting new subdivision rules, recodifying and passing existing and new water surface zoning, and participating in new State-wide shoreland rule development. Land & Resource delayed further action on the Planned Unit Development (PUD) rule revision begun in 2008, so as not to conflict with potential new shoreland rules. The Department continued with the Clean Water Fund septic compliance grant work started in 2008, completing more compliance inspections and holding local informational meetings for those with failed systems. The grant supported Feedlot program continued its success with re-registering over 90% of the County's feedlots and completing permitting of two feedlot expansions. The JPA Stormwater program, however, did not fair as well and ended when MPCA redirected statewide program funds in June. This program change coupled with reductions in permit fees resulted in a reduction in staff needs at the end of the year. In addition, Kelly Anderson accepted a job with the Minnesota Department of Agriculture, leaving the Feedlot Officer position vacant in the last few weeks of December. Department activities in 2010 are again expected to be dominated by administrative and planning efforts. Staff will be working to complete the Comprehensive Plan, adopt revised subdivision ordinances and new septic rules, and, if grant funds are available, begin an effort to enhance the County's septic program.

Staff and BOA/PAC Membership

- After serving both as member and chairman of the Planning Commission and on the Board of Adjustment for almost 5 years, Jim Jensen asked not to be reappointed to allow him a more flexible schedule. The commission and staff will miss his leadership, clarity, and friendship.
- Members of the Board of Adjustment and Planning Advisory Commission were reappointed in 2008 for 2009. The PAC/BOA consisted of: Robert Mostad, Gaylin Croonquist, Les Zimmerman, Jim Jensen, Dan New, and Norm Salto.

- Kelly Anderson left the feedlot officer position in December for an opportunity with the Minnesota Department of Agriculture. Kelly was with the County for a little over three years. During her tenure she worked diligently to advocate for animal agriculture in the County as well as insure that water and soil resources were protected. Kelly also contributed to the improved availability of educational materials and information for the public via newsletters and the department website. The vacancy is expected to be filled by early spring.
- Sue Bertrand was no longer with the Department at years-end due to a decrease in permits and office workload, as well as the effect of reductions in revenue on the budget. Her friendly disposition and cheerful assistance will be missed by department clients and the staff.
- Current office staff includes:
 - David Rush, Director
 - Rebecca Sternquist, Assistant Director
 - Vacant, Feedlot Officer
 - Darla Barker, Secretary/Technician
 - Steve Christenson, Technician
 - Pam Hoidahl, Office Manager
 - Aaron Jensen, Environ. Technician

Delegated Programs

Feedlot Program – The cooperative County Feedlot Program continued to have success in working with producers and other county residents in 2009. This year was busy with re-registration of all active lots in the county. By year-end over 90% of the 456 previously registered operations had returned registration forms. The Feedlot Officer also inspected 31 lots, 19 of which were in shoreland areas. She responded to 2 complaints and worked with three producers on operation modifications or expansions. On the education front, the feedlot program issued two newsletters and was present at the County Fair to provide information on re-registration and answer general feedlot questions. A brief summary of Feedlot Program activities is included.

Stormwater Program – The construction stormwater compliance program, a joint powers program with the Minnesota Pollution Control Agency (MPCA), ended abruptly in June of 2009 when MPCA failed to provide funding for it's continuation. MPCA indicated that the State Legislature redirected the agency priorities away from construction stormwater to other areas. Prior to the program ending, the Department had worked to ensure that permit requirements were being met on the 230 NPDES sites in the County. Although construction activities were slow due to the economy, 12 new general permits and 13 new subdivision permits were granted in 2009. Educational efforts early in the year

included a Contractor's Workshop jointly run with the City of Alexandria, as well as several workshops and conferences attended by County staff to stay abreast of changes in stormwater control technology. A summary of the stormwater program is attached.

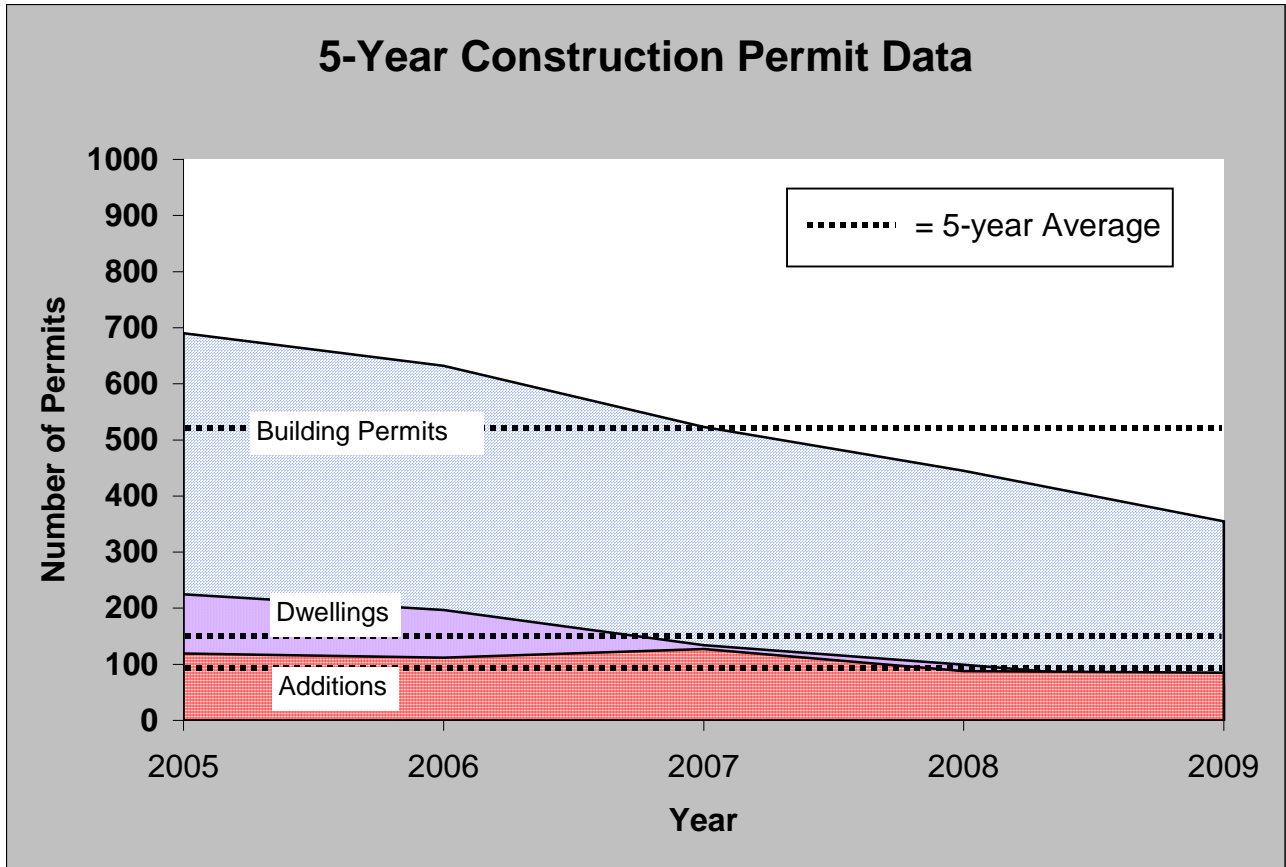
Highlights

- Efforts to revise the County's decade-old Comprehensive Landuse Plan were begun in April of 2009 with the formation of a task force to guide the effort. The Task Force (TF) consists of approximately 30 members who represent various agencies, organizations, and interests in the County that will be most effected by the Plan. The TF directly assisted in the review of proposals and ultimately the hiring of SEH, Inc. as a consultant and facilitator for the process. Information gathering was conducted in the fall and winter including a booth at the county fair, public input forums in three areas of the county, on-line and paper surveys, and focus-group meetings. Efforts this spring and summer will focus on development of objectives and goals culminating in a draft plan that will be taken back to the public for review and input. A final version of the plan is expected to be ready for adoption by the end of the year.
- In cooperation with the County Attorney's Office, the Water Surface Zoning Ordinances were recodified into a single, easy to understand ordinance and expanded to provide additional "no-wake" protection to additional lakes connected to the "Chain of Lakes".
- LRM staff participated in the DNR's Shoreland Rules Update Project to revise the State's rules related to development and land use adjacent to lakes and rivers. The State completed a draft set of rules that should be out for public comment by the summer of 2010. If new shoreland rules were placed into law by the State Legislature, the County would be required to revise shoreland ordinances to be at least as restrictive.
- The LRM website was updated and maintained during the year to improve the availability of information to the public. The website includes information on permits, programs, and frequently asked questions. Staff reports to the PAC/BOA and any important public documents, such as EAWs, were made available as downloadable files. The website was also updated on a regular basis with current meeting dates and times, recently updated information, or reports and newsletters available to the public. Information on the Comprehensive Plan is also available on the website as well as a separate site hosted by SEH specifically for the Comp Plan. The department received a number of requests and questions from the public via the email link on the website, demonstrating it's usefulness as a communication tool for County residents.

- The Department continued to work on the grant it received in 2008 from the Board of Water and Soil Resources (BWSR) Clean Water Legacy program. The purpose of the grant was to inventory the compliance of individual septic treatment systems in priority areas of the County, including Lund, Holmes City, and Osakis Townships. In 2009, LRM staff focused inspection efforts on systems around Lake Osakis and Rachael, Grants, Blackwell lakes in the Holmes City Area. Nearly 250 systems were inspected during the two-year project, with just over 50% being non-compliant. LRM will be working to provide information and assist homeowners with updating systems to meet the current requirements.
- The Land & Resource Management office continued cooperative efforts with several agencies and projects including the County Soil and Water Conservation District, the Chippewa River Watershed Project and the Sauk River Watershed District.

Analysis of 2009 Permit and Development Data

The decline in development and construction observed over the last 5 to 6 years has hopefully reached bottom in 2009. With the economic recession in full-bloom during 2009, new construction, land subdivision, permit numbers and ultimately fees were at the lowest level in a decade or more. Applications for most types of permits were down 3 – 40% from last years' totals and down 20 – 60% from the 5-year average. New dwellings construction continued to decrease dramatically from the 5-year average (-57%), with as few as 61 permits issued for new homes. However, the number of additions leveled off with only a 3% decline from last year and a 20% decline from the 5-year average. Subdivision also suffered from the poor economic conditions with only 13 plats being filed with the County; a 60% decline from the 5-year average and 41% fewer than last year. Declines in new construction and new subdivisions continued to effect new building values (down 26% from 2008) and County fees collected (down 21% from 2008).



Specific Permit Analysis:

- Land Use Permits – 355 land-use permits were processed in 2009 for a total of 497 structures. Of those structures, over half were garages and outbuildings and a quarter were decks. Dwellings and additions combined accounted for just under a third of the permits and for the first time in at least a decade, the number of additions exceeded the number of new dwellings. The number of permits and structures decreased from last year by 20% and 16%, respectively, continuing the downward trend in construction.
- Non-structural Permits – Non-structural permits include those for septic systems, shoreland alterations, conditional use and variance applications, preliminary plats, and licenses. The largest portion of these was for septic systems followed by shoreland alterations and conditional use permits. Combined, non-structural types of applications increased by 15% over last year, likely due to increased emphasis on septic compliance and proposed additions to dwellings.

- Conditional use and variance applications increased by 20% and 4% from last year, respectively. Of the 36 conditional use requests received, 92% were approved and 1 withdrawn. Twenty-three of the 28 variance requests were approved (82%), 4 were denied, and one was withdrawn. The increase in applications was most likely due to property owners seeking to make changes on their current property rather than selling and seeking a different lot. The high approval rate of CUP applications seems to be a product of better guidance from staff to potential applicants on what may or may not be approved.

Future Activities in 2010

- Work on the Comprehensive Plan revision will continue through 2010. A draft version of the plan is expected to be completed by early summer, followed by a series of public meetings intended to gather public feedback on the proposed plan. A final version of the plan is proposed to be completed by early 2011 for review and adoption by the Planning Commission and County Board.
- One of the deliverables of the planning process will be a proposed revision to the County zoning. These proposed changes to the zoning may be available for public review during the summer and fall of 2010 and moved to the County Board for adoption in early 2011.
- The State recently updated the rules regarding individual sewage treatment systems (MN Rules Chapter 7080). Counties are expected to adopt these changes into their local ordinances by February 2010. However, due to errors and changes in the rules, the State has allowed the adoption to be delayed until June 30, 2010. In the spring of 2010, LRM will be convening a task force and working with the Planning Commission to update the septic ordinance prior to the June 30 deadline.
- Efforts to complete the changes to the Subdivision Ordinance will continue. The revised ordinance is expected to be adopted before August of 2010.
- An effort to clean up the ordinance has already been initiated and will coincide with other ordinance changes scheduled for this year. Areas to be addressed include performance standards and definitions.

Douglas County NPDES Stormwater Permits 2009 Annual Report

1. Permit Summary

- a. 230 total NPDES permits as of June 30, 2009
- b. 138 General permits with 12 being new
- c. 92 Subdivision permits with 13 being new
- d. 18 Notice of Termination or permit closures were submitted
- e. On June 30, 2009; 212 total permits were open (122 General and 90 Subdivision)

2. Inspection Summary

- a. 95 compliance inspections were performed

3. Education

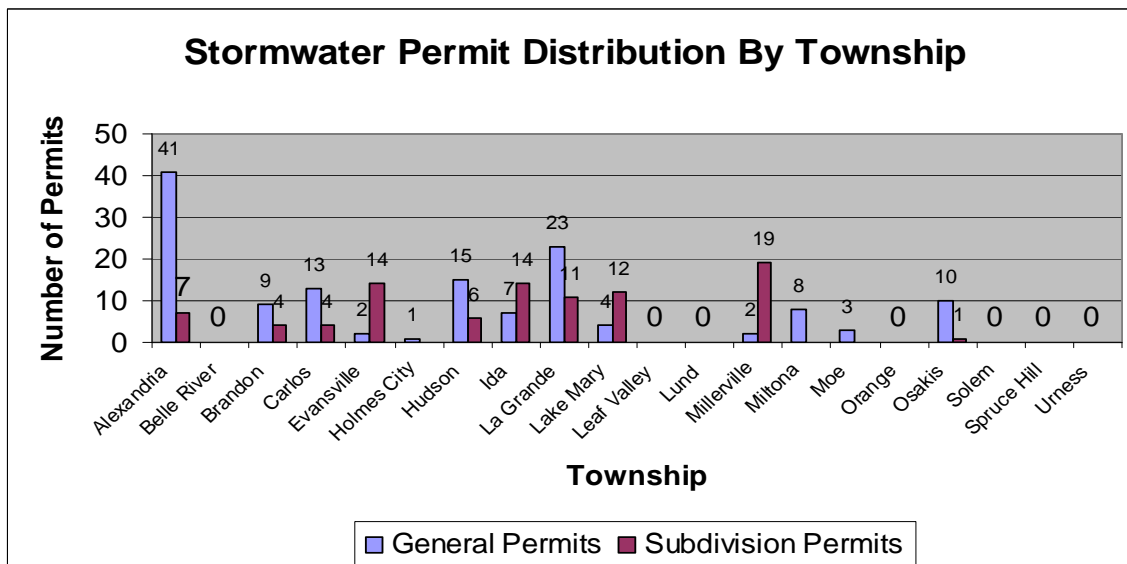
- a. Small Site Stormwater Management (March 4, 2009)
- b. Raingarden and Bioretention/Bioinfiltration Installation for Contractors and Landscapers (March 4, 2009)
- c. 2009 MECA (Minnesota Erosion Control Association) Conference (March 4-5, 2009)
- d. 2009 Douglas County Stormwater Workshop (March 25, 2009)

4. Program Summary

Excavators, contractors, engineers, surveyors, government staff, developers, and others gathered on March 25th for a joint Stormwater Workshop provided by county and city staff to kick off the 2009 construction stormwater season. The workshop was a huge success with 64 people in attendance.

The construction trend for 2009 has continued to be significantly slower than previous years and again like 2008 the building activity is focused primarily around the city of Alexandria. New residential development outside the city limits was minimal, with the majority of projects being road improvements and finishing up residential work that was not completed from last season.

The Construction Stormwater Partnership Contract expired on June 30th of 2009 due to unavailable grant funds in the Minnesota Pollution Control Agency's budget. All ten counties participating in the partnership are no longer receiving grants and the future of the program is still undecided until funds become available.



PERMITS ISSUED IN 2009 FOR DOUGLAS COUNTY

	<u>Permits Processed</u>	<u>Building Valuation</u>	<u>County Fees</u>
Total Permits Processed	355		\$52,871.00
Dwellings (includes manufactured homes)	61	\$11,303,654.00	
Dwelling Additions	85	\$3,336,840.00	
Commercial Buildings and Additions	14	\$2,241,790.00	
Garage and Outbuildings	232	\$4,135,888.00	
Decks	102	\$356,712.00	
Tower	3	\$178,000.00	
Total Permitted Structures	497	\$21,552,884.00	

NOTE: The number of structures exceeds the number of permits as two (2) or more structures are allowed by one (1) permit.

Subsurface Sewer Treatment Systems (Septic)	169		\$33,900.00
Shoreland Alteration Permits	66		\$8,587.50
After the Fact Fees	4		\$1,260.00
Conditional Use Applications and PUDs	36		\$10,750.00
Variance Applications	28		\$7,650.00
Preliminary Plats	13		\$8,660.00
Sign Permits	4		\$300.00
Sign Erectors License	1		\$75.00
Sign Erectors License(receipted in for 2010)	1		\$75.00
Disposal Haulers License	8		\$600.00
Disposal Hauler License(receipted in for 2010)	16		\$1,200.00
Ash Landfill (receipted in for 2010)	1		\$75.00
Demolition Landfill (receipted in for 2010)	1		\$75.00
Transfer Station(receipted in for 2010)	1		\$75.00
Excavator/Landscaper License	40		\$3,000.00
Excavator/Landscaper (receipted in for 2010)	53		\$3,975.00
Metes and Bounds Subdivisions	34		\$1,750.00
Alexandria Township Fees			\$1360.00
Miscellaneous Receipts			\$1,542.68
Total Processed	476		\$83,550.18
Total County Fees			\$136,421.18

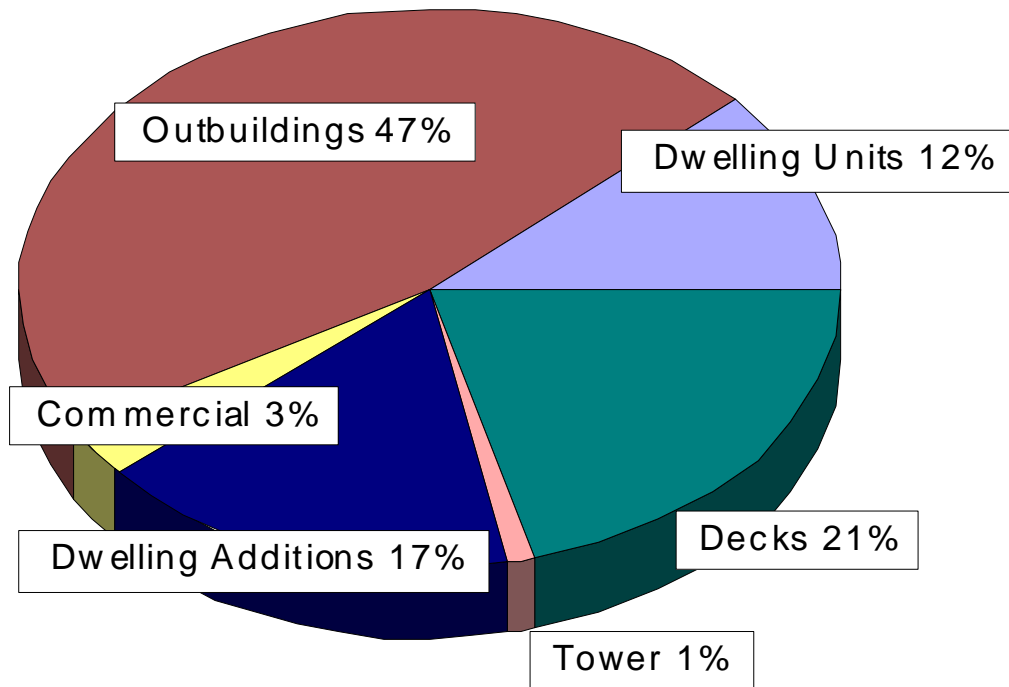
2009 Conditional Use Permits			
TOTALS	APPROVALS	DENIALS	WITHDRAWN
36	33	2	1

2009 Variance Applications			
TOTALS	APPROVALS	DENIALS	WITHDRAWN
28	23	4	1

2009 Preliminary Plats			
TOTALS	APPROVALS	DENIALS	WITHDRAWN
13	13	0	0

TOTAL	DESCRIPTION
20	Final Plats

Analysis of Permits



Dwelling Units	12%	Garages and Outbuildings	47%
Dwelling Additions	17%	Commercial Buildings and Additions	3%
Decks	21%	Tower	1%

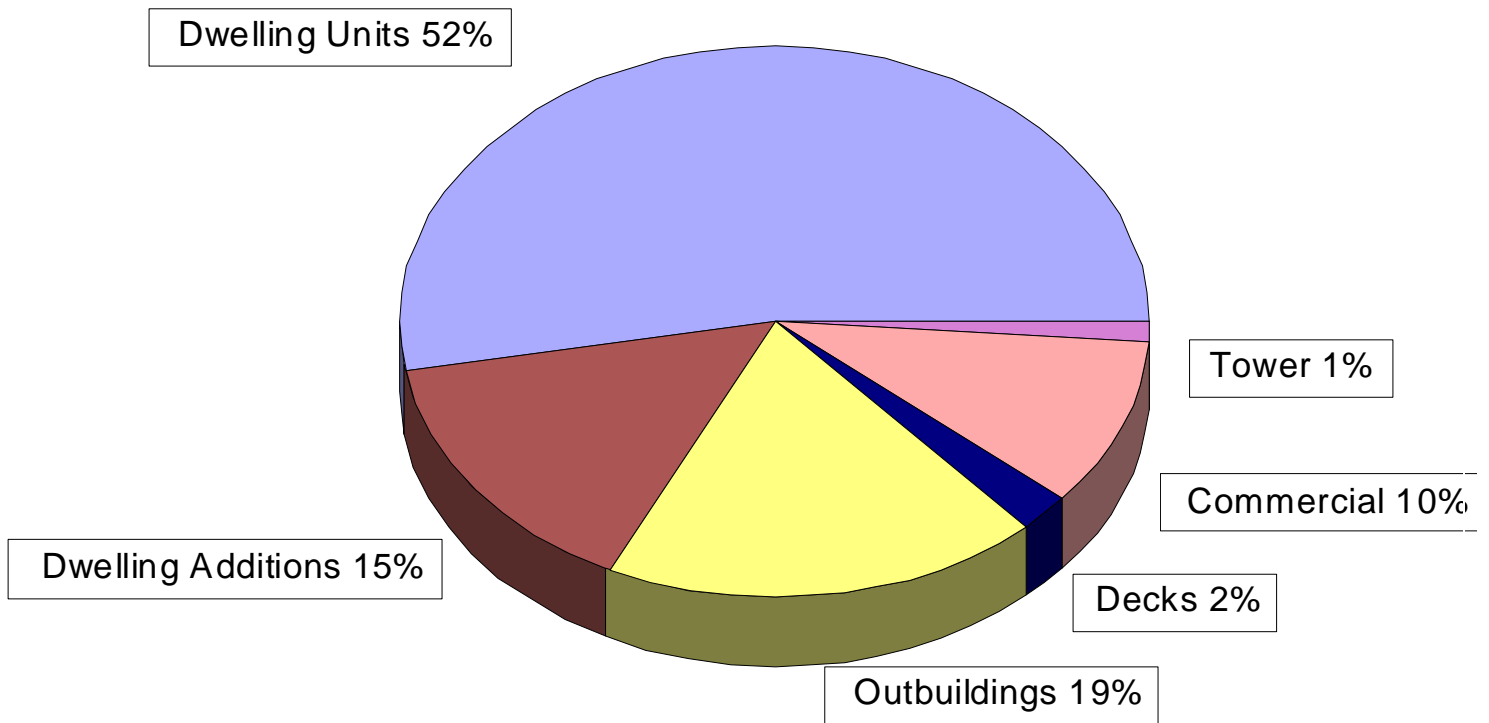
Total Land Use Permits for 2009 is 355.

Total permitted structures for 2009 is 497.

NOTE: The number of structures exceeds the number of permits as often two or more structures are allowed by one (1) permit.

Percent is rounded to the nearest whole number.

Valuation of Permits



Dwelling Units	52%	Garages and Outbuildings	19%
Dwelling Additions	15%	Commercial Buildings	10%
Decks	2%	Tower	1%

Total Valuation of Land Use Permits for 2009 is \$21,552,884.

(Percent is rounded to the nearest whole number.)

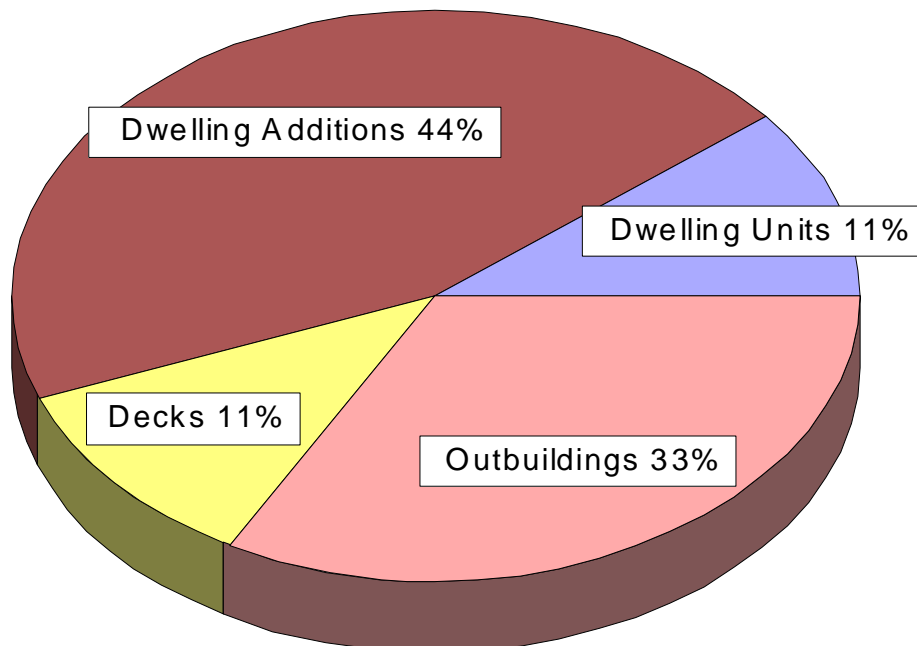
**RECORD OF LAND USE PERMITS BY TOWNSHIP
BELLE RIVER TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	1	11	\$333,230	50
Garages/Outbuildings & Additions	3	33	49,220	7
Dwelling Additions	4	44	284,017	43
Decks	1	11	864	<1
Total Structures	9			
Total Valuation			\$667,331	

*Percent is rounded to the nearest whole number.

Belle River Township

Percent of Structures



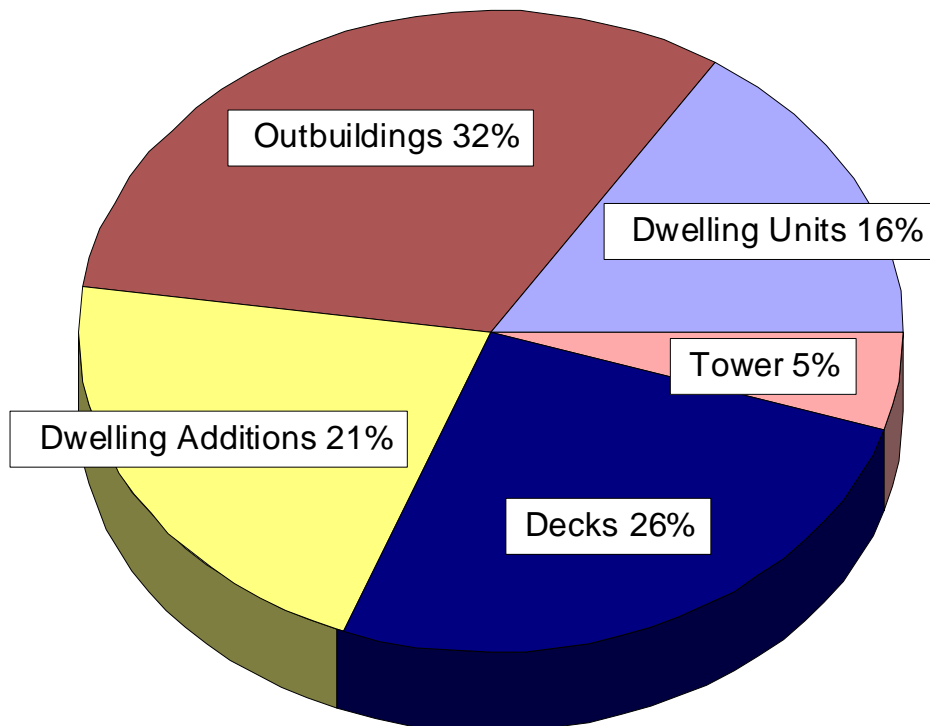
**RECORD OF LAND USE PERMITS BY TOWNSHIP
BRANDON TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	3	16	\$623,786	64
Garages/Outbuildings & Additions	6	32	157,540	16
Dwelling Additions	4	21	139,890	14
Tower	1	5	41,000	4
Decks	5	26	18,144	2
Total Structures	19			
Total Valuation			\$980,360	

*Percent is rounded to the nearest whole number.

Brandon Township

Percent of Structures



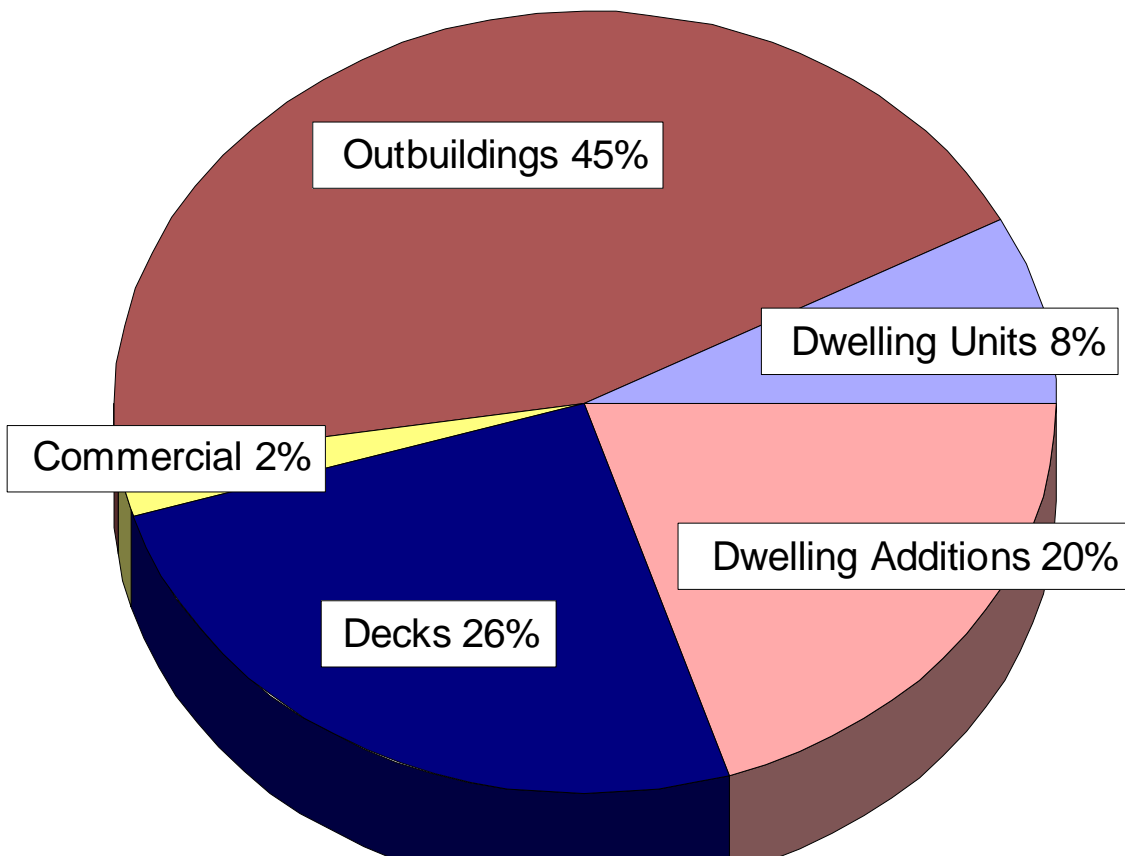
**RECORD OF LAND USE PERMITS BY TOWNSHIP
CARLOS TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	5	8	\$988,014	43
Garages/Outbuildings & Additions	29	45	438,326	19
Dwelling Additions	13	20	570,793	25
Decks	17	26	71,340	3
Commercial	1	2	216,000	9
Total Structures	65			
Total Valuation			\$2,284,473	

*Percent is rounded to the nearest whole number.

Carlos Township

Percent of Structures



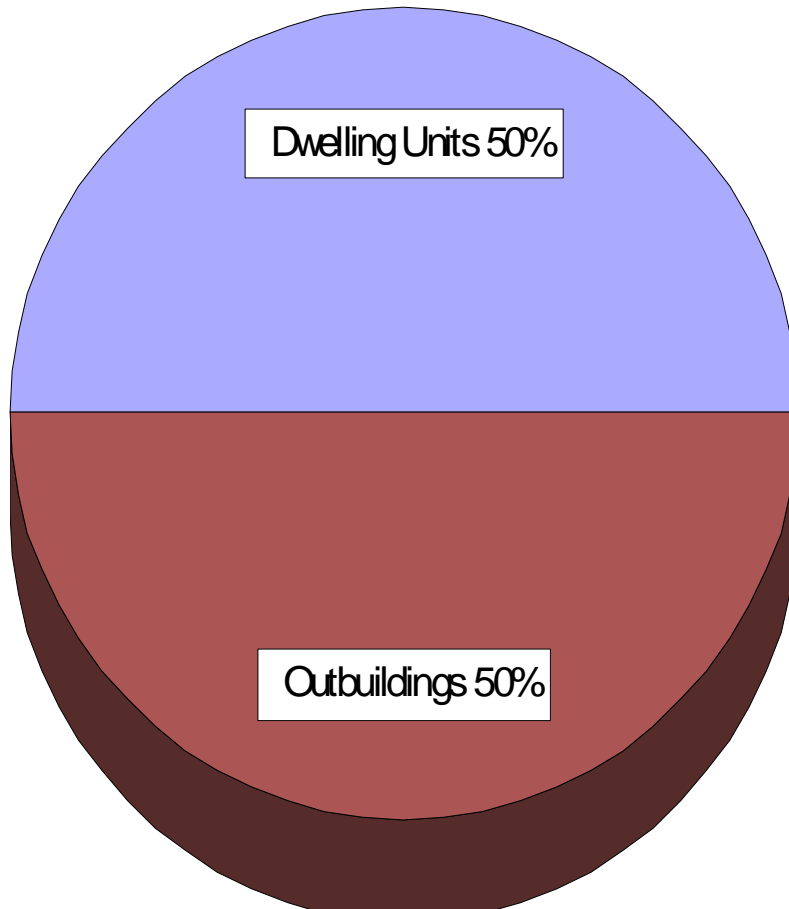
RECORD OF LAND USE PERMITS BY TOWNSHIP
EVANSVILLE TOWNSHIP

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Garages/Outbuildings & Additions	1	50	\$ 6,664	5
Dwellings	1	50	135,000	95
Total Structures	2			
Total Valuation			\$ 141,664	

*Percent is rounded to the nearest whole number.

Evansville Township

Percent of Structures



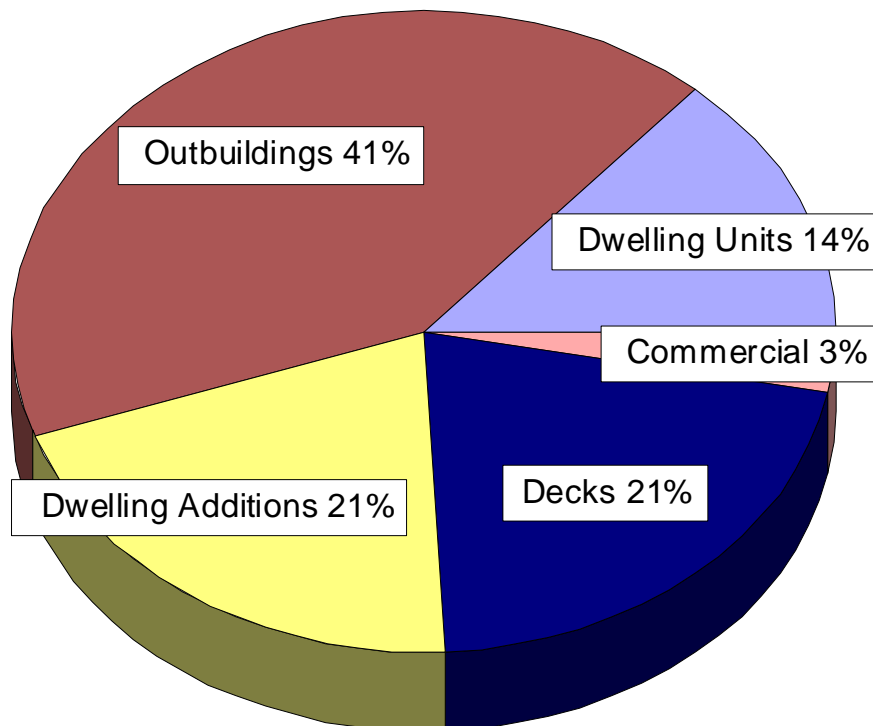
**RECORD OF LAND USE PERMITS BY TOWNSHIP
HOLMES CITY TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	4	14	\$ 911,136	51
Garages/Outbuildings & Additions	12	41	216,560	12
Dwelling Additions	6	21	597,100	34
Commercial	1	3	40,320	2
Decks	6	21	16,440	1
Total Structures	29			
Total Valuation			\$1,781,556	

*Percent is rounded to the nearest whole number.

Holmes City Township

Percent of Structures



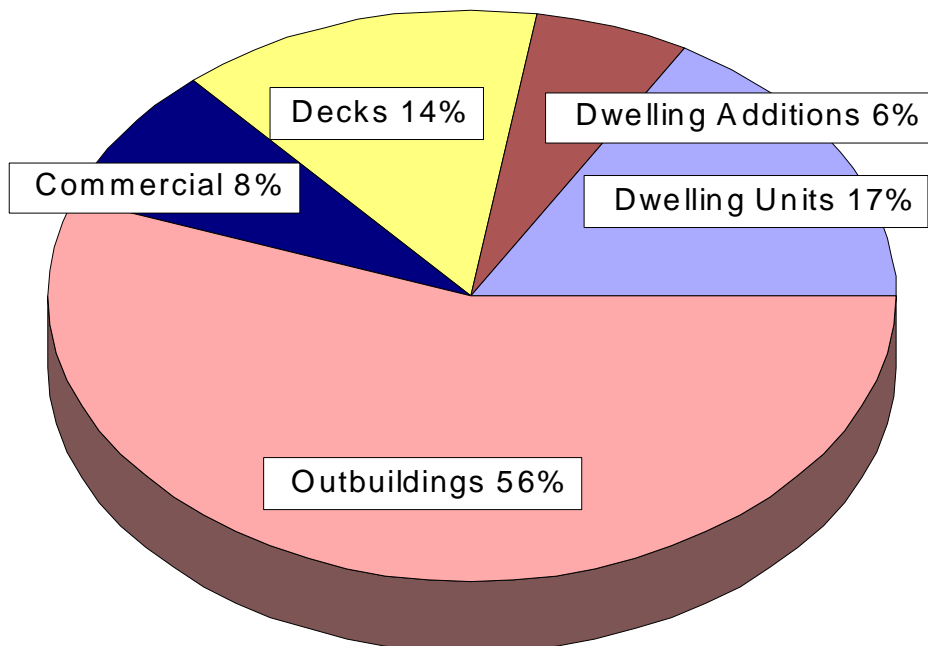
**RECORD OF LAND USE PERMITS BY TOWNSHIP
HUDSON TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	6	17	\$972,856	42
Garages/Outbuildings & Additions	20	56	340,924	15
Dwelling Additions	2	6	71,709	3
Commercial Buildings	3	8	933,300	40
Decks	5	14	17,100	1
Total Structures	36			
Total Valuation			\$2,335,889	

*Percent is rounded to the nearest whole number.

Hudson Township

Percent of Structures



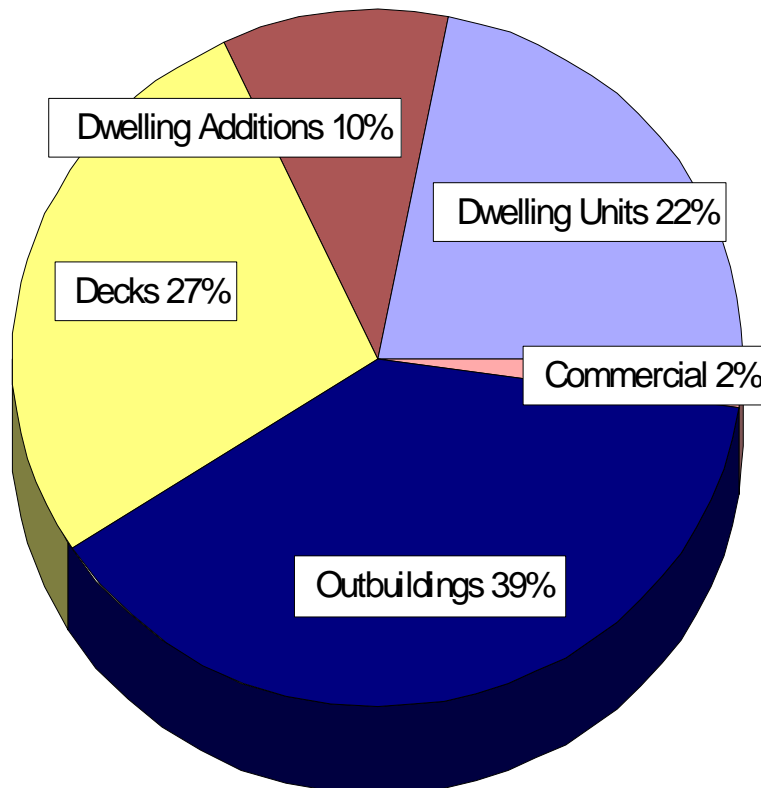
**RECORD OF LAND USE PERMITS BY TOWNSHIP
IDA TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	11	22	\$2,210,030	77
Garages/Outbuildings & Additions	20	39	345,440	12
Dwelling Additions	5	10	224,412	8
Decks	14	27	41,136	1
Commercial	1	2	35,280	1
Total Structures	51			
Total Valuation			\$2,856,298	

*Percent is rounded to the nearest whole number.

Ida Township

Percent of Structures



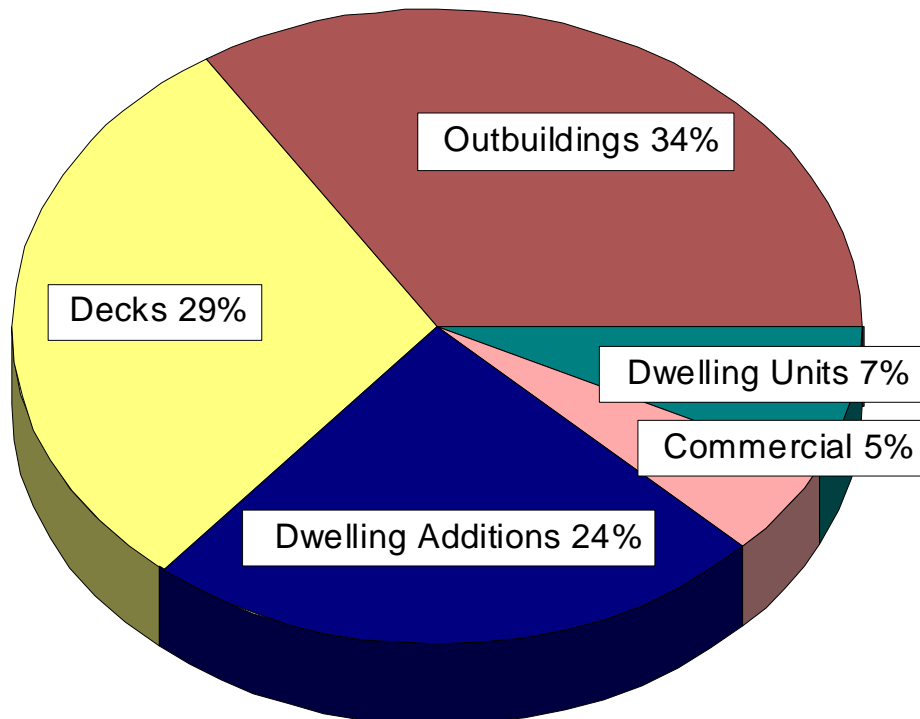
**RECORD OF LAND USE PERMITS BY TOWNSHIP
LAGRAND TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	4	7	\$768,556	40
Garages/Outbuildings & Additions	20	34	244,131	13
Dwelling Additions	14	24	351,268	19
Commercial Buildings	3	5	471,370	25
Decks	17	29	63,060	3
Total Structures	58			
Total Valuation			\$1,898,385	

*Percent is rounded to the nearest whole number.

LaGrand Township

Percent of Structures



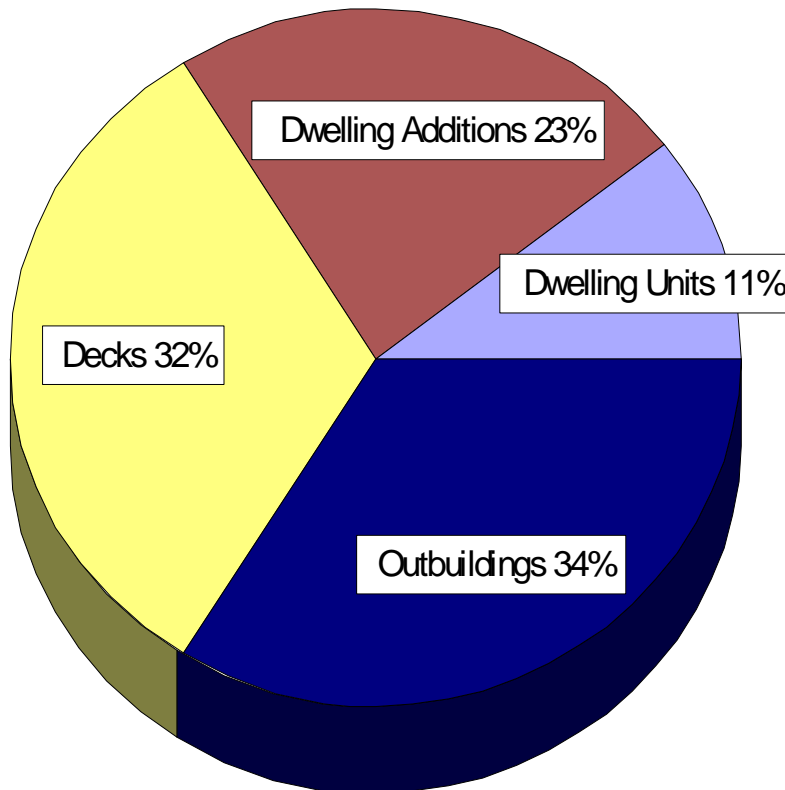
**RECORD OF LAND USE PERMITS BY TOWNSHIP
LAKE MARY TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	5	11	\$830,756	70
Garages/Outbuildings & Additions	15	34	185,130	16
Dwelling Additions	10	23	123,500	10
Decks	14	32	47,124	4
Total Structures	44			
Total Valuation			\$1,186,510	

*Percent is rounded to the nearest whole number.

Lake Mary Township

Percent of Structures



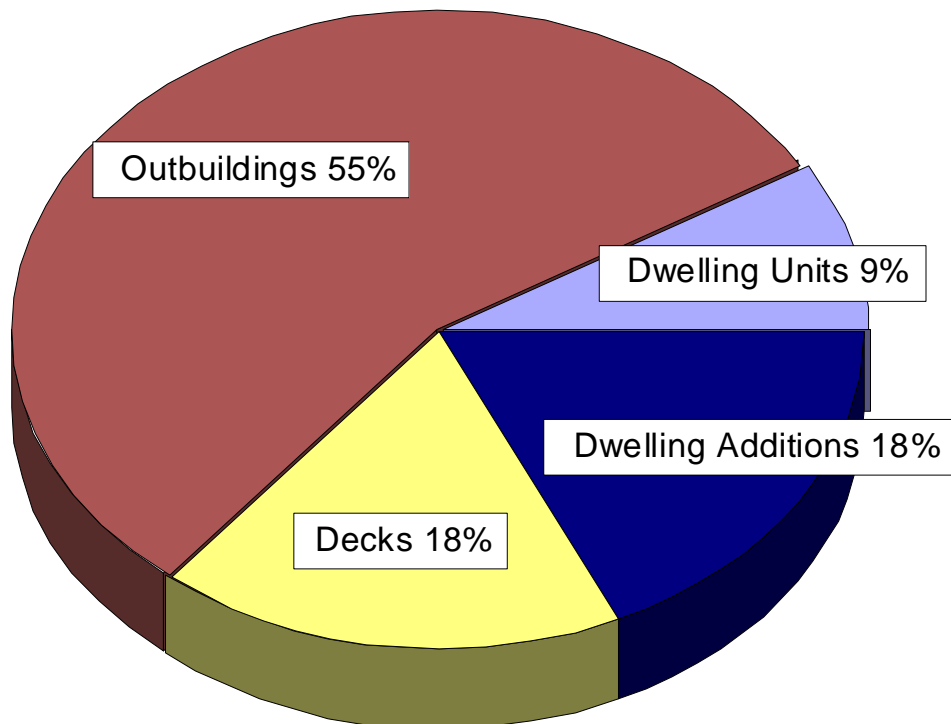
RECORD OF LAND USE PERMITS BY TOWNSHIP
LEAF VALLEY TOWNSHIP

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	1	9	\$128,160	34
Garages/Outbuildings & Additions	6	55	119,920	32
Dwelling Additions	2	18	118,400	32
Decks	2	18	7,728	2
Total Structures	11			
Total Valuation			\$374,208	

*Percent is rounded to the nearest whole number.

Leaf Valley Township

Percent of Structures



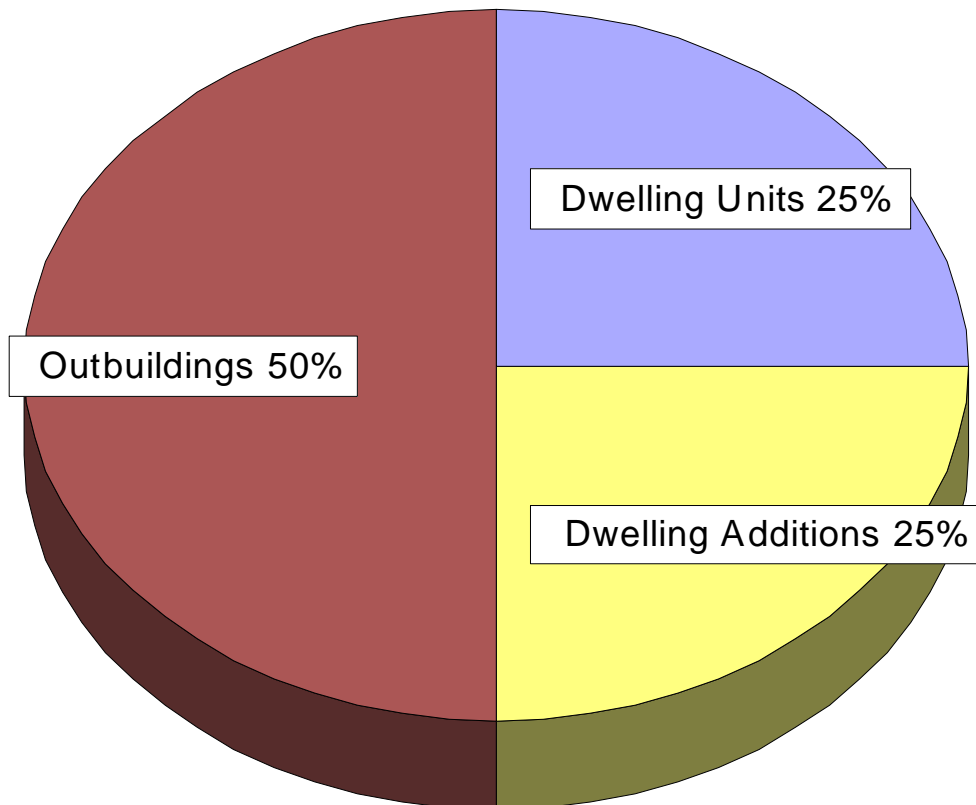
RECORD OF LAND USE PERMITS BY TOWNSHIP
LUND TOWNSHIP

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	2	25	\$328,000	86
Garages/Outbuildings & Additions	4	50	45,020	12
Dwelling Additions	2	25	9,000	2
Total Structures	8			
Total Valuation			\$382,020	

*Percent is rounded to the nearest whole number.

Lund Township

Percent of Structures



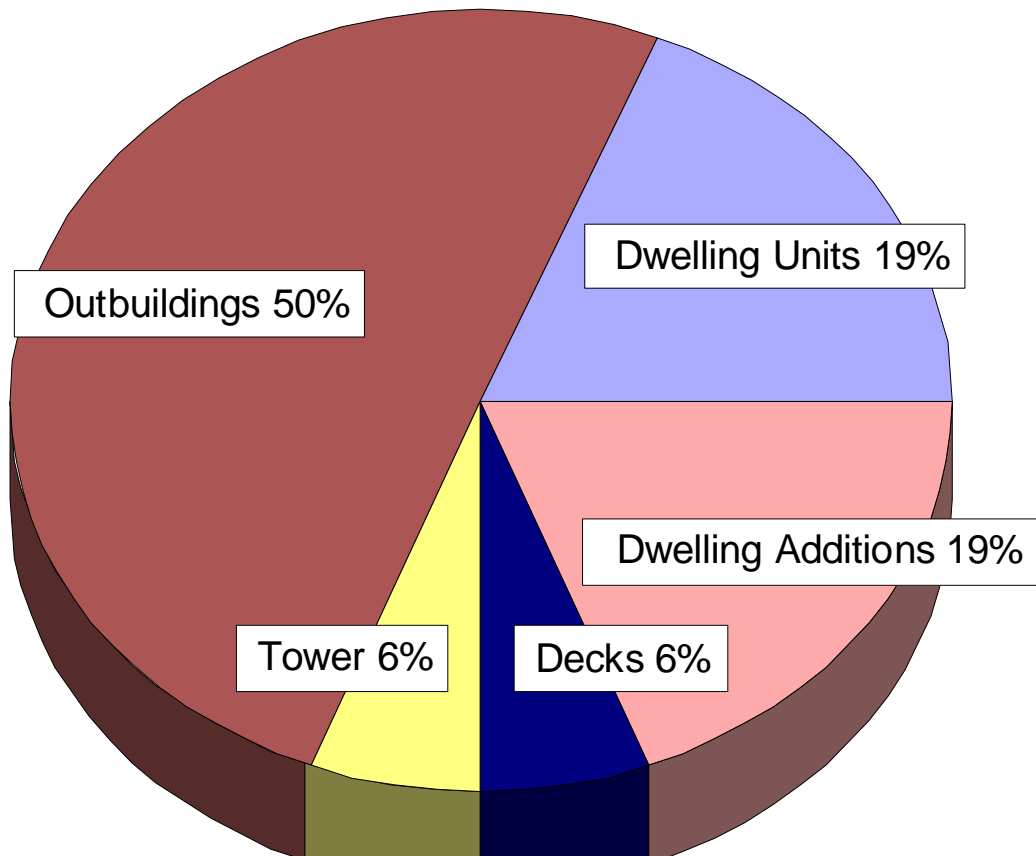
**RECORD OF LAND USE PERMITS BY TOWNSHIP
MILLERVILLE TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	3	19	\$457,406	41
Garages/Outbuildings & Additions	8	50	572,400	51
Dwelling Additions	3	19	37,040	3
Decks	1	6	1,152	<1
Tower	1	6	57,000	5
Total Structures	16			
Total Valuation			\$1,124,998	

*Percent is rounded to the nearest whole number.

Millerville Township

Percent of Structures



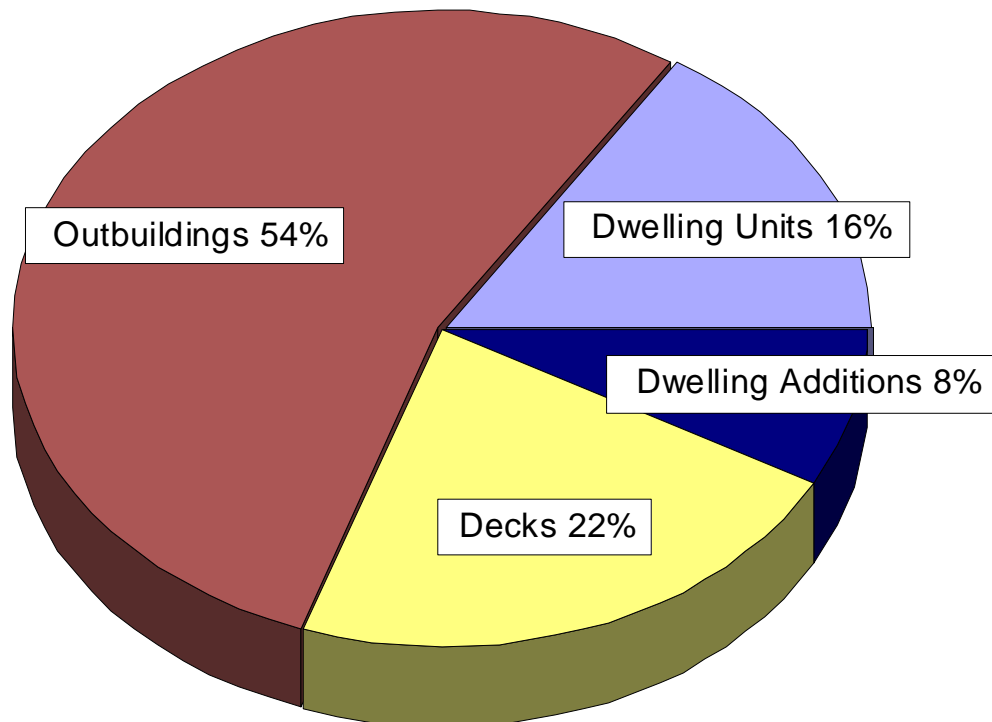
**RECORD OF LAND USE PERMITS BY TOWNSHIP
MILTONA TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	6	16	\$894,162	54
Garages/Outbuildings & Additions	20	54	418,512	26
Dwelling Additions	3	8	299,556	18
Decks	8	22	28,848	2
Total Structures	37			
Total Valuation			\$1,641,078	

*Percent is rounded to the nearest whole number.

Miltona Township

Percent of Structures



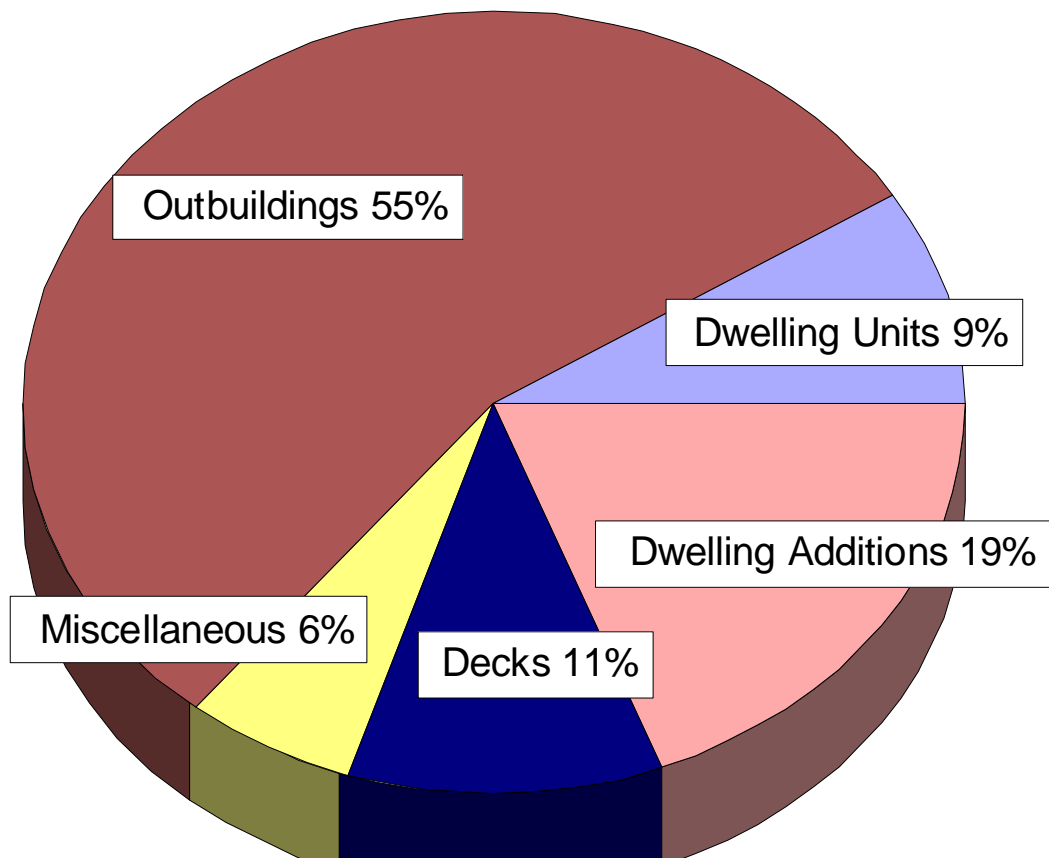
**RECORD OF LAND USE PERMITS BY TOWNSHIP
MOE TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	5	9	\$940,114	50
Garages/Outbuildings & Additions	29	55	387,430	21
Dwelling Additions	10	19	317,035	17
Decks	6	11	22,368	1
Miscellaneous	3	6	220,080	12
Total Structures	53			
Total Valuation			\$1,887,027	

*Percent is rounded to the nearest whole number.

Moe Township

Percent of Structures



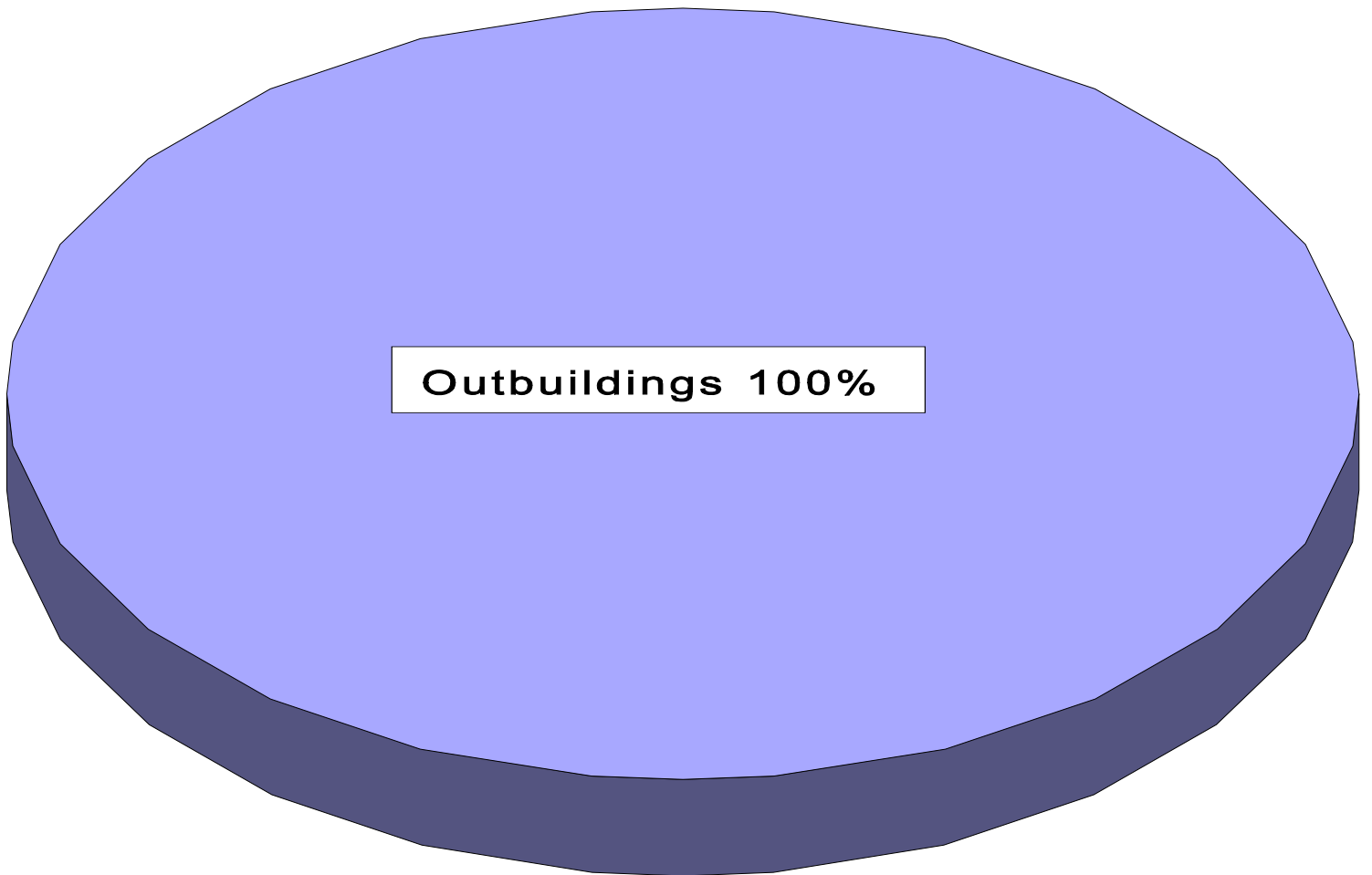
RECORD OF LAND USE PERMITS BY TOWNSHIP
ORANGE TOWNSHIP

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Garage /Outbuildings & Additions	3	100	\$58,700	100
Total Structures	3			
Total Valuation			\$58,700	

*Percent is rounded to the nearest whole number.

Orange Township

Percent of Structures



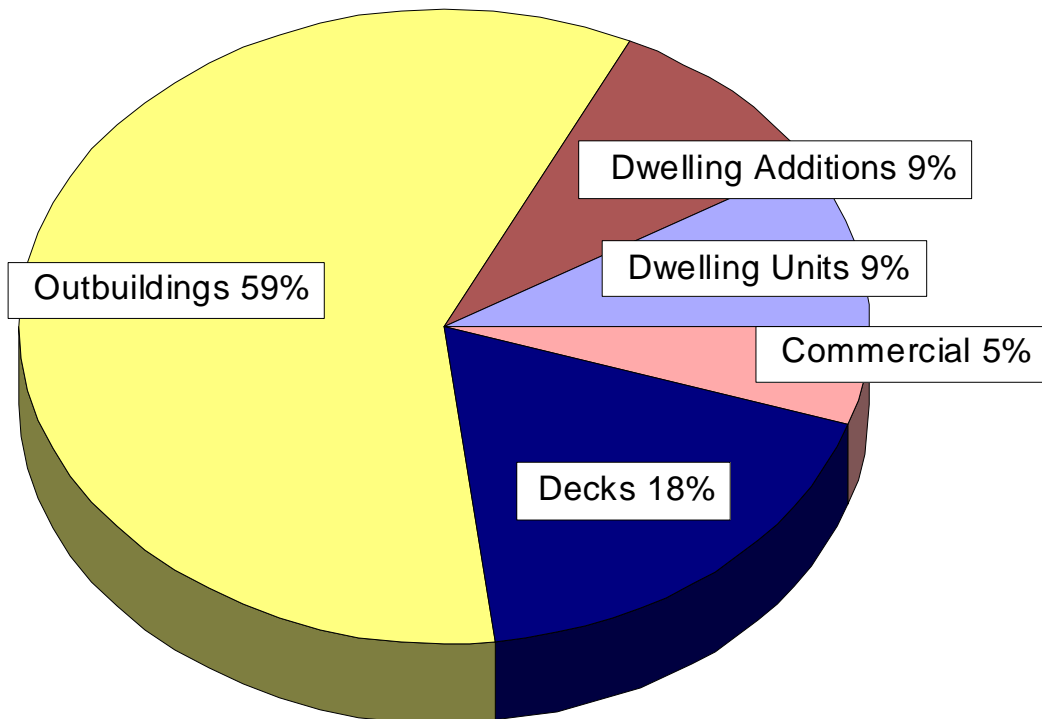
**RECORD OF LAND USE PERMITS BY TOWNSHIP
OSAKIS TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	2	9	\$472,520	67
Garages/Outbuildings & Additions	13	59	207,396	29
Dwelling Additions	2	9	7,500	1
Decks	4	18	13,776	2
Commercial	1	5	7,200	1
Total Structures	22			
Total Valuation			\$ 708,392	

*Percent is rounded to the nearest whole number.

Osakis Township

Percent of Structures



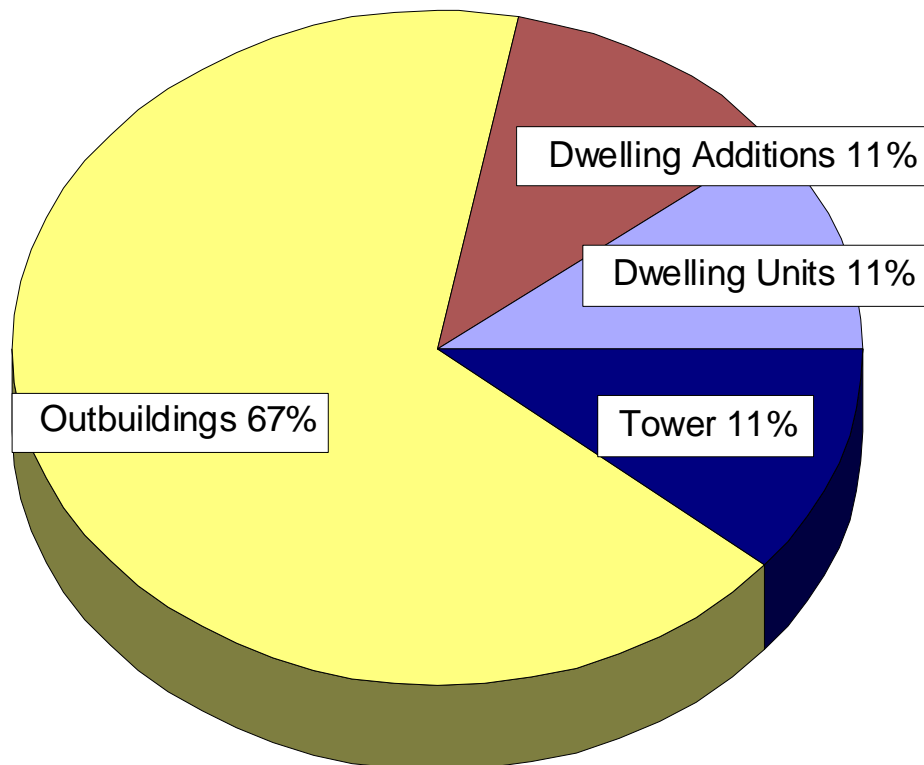
**RECORD OF LAND USE PERMITS BY TOWNSHIP
SOLEM TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	1	11	\$163,200	34
Garages/Outbuildings & Additions	6	67	118,080	24
Tower	1	11	80,000	16
Dwelling Additions	1	11	125,080	26
Total Structures	9			
Total Valuation			\$ 486,360	

*Percent is rounded to the nearest whole number.

Solem Township

Percent of Structures



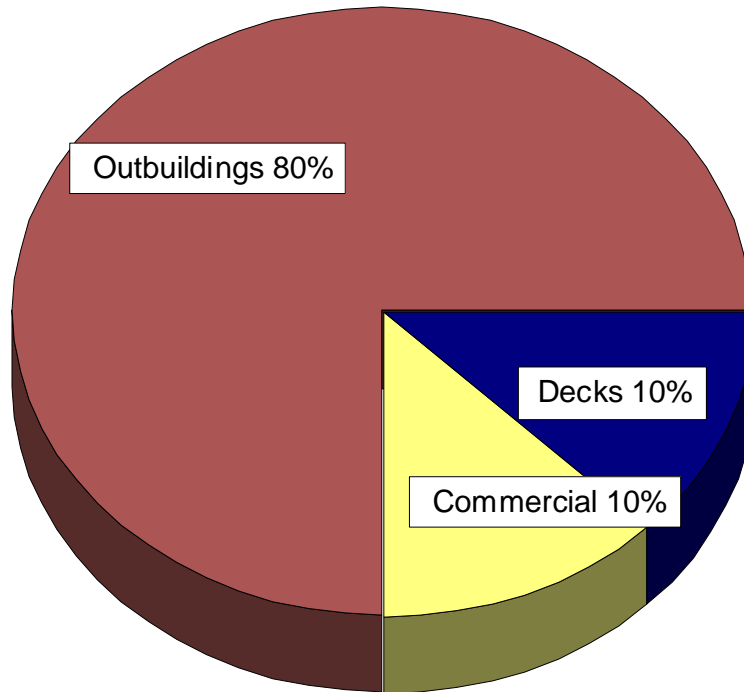
**RECORD OF LAND USE PERMITS BY TOWNSHIP
 SPRUCE HILL TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Decks	1	10	\$3,600	1
Commercial	1	10	318,240	79
Garages/Outbuildings & Additions	8	80	83,055	21
Total Structures	10			
Total Valuation			\$ 404,895	

*Percent is rounded to the nearest whole number.

Spruce Hill Township

Percent of Structures



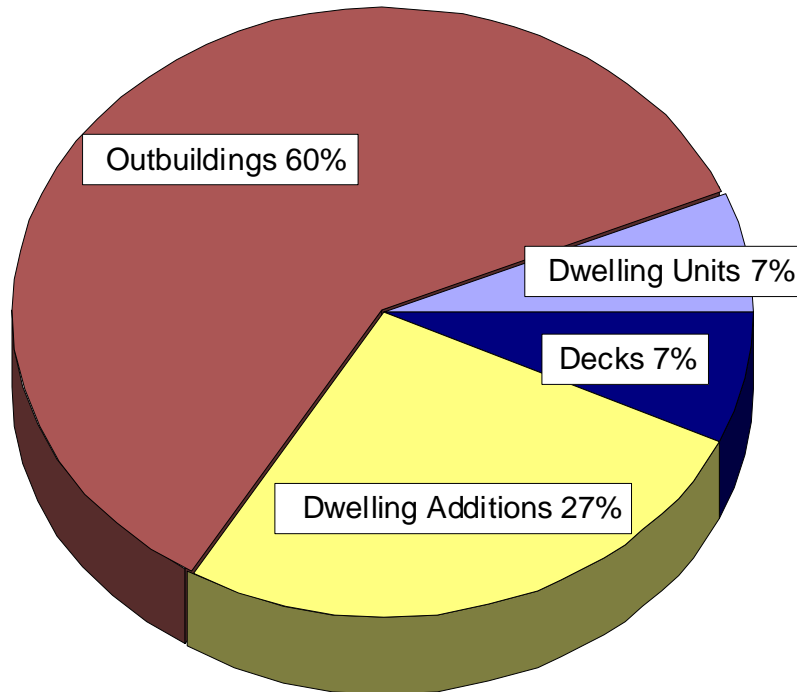
**RECORD OF LAND USE PERMITS BY TOWNSHIP
URNESS TOWNSHIP**

	<u>Number</u>	<u>Percent of Structures*</u>	<u>Valuations</u>	<u>Percent of Valuation*</u>
Dwelling Units	1	7	\$ 146,728	42
Decks	1	7	4,032	1
Dwelling Additions	4	27	60,540	17
Garages/Outbuildings & Additions	9	60	141,440	40
Total Structures	15			
Total Valuation			\$ 352,740	

*Percent is rounded to the nearest whole number.

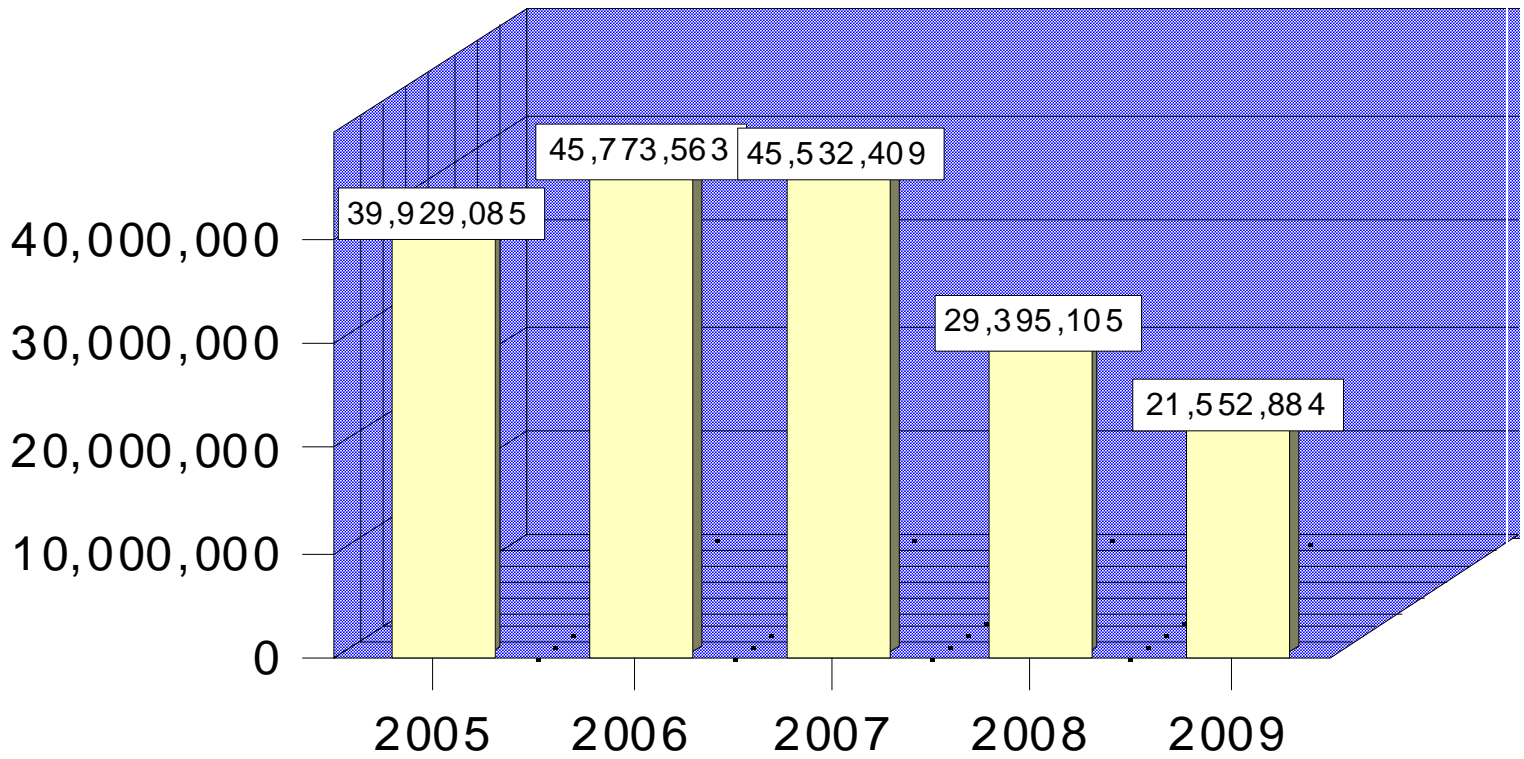
Urness Township

Percent of Structures



Building Valuation

Five Year Summary



Five Year Summary	2005			2006			2007			2008			2009		
	Permits	Building	County	Permits	Building	County	Permits	Building	County	Permits	Building	County	Permits	Building	County
	Issued	Values	Fees	Issued	Values	Fees	Issued	Values	Fees	Issued	Values	Fees	Issued	Values	Fees
Total Building Permits	690	\$39,929,085	\$134,600.00	632	\$45,773,563.00	\$125,805.00	523	\$46,532,409	\$101,970.00	445	\$29,195,105	\$67,281.00	355	\$21,552,884	\$52,871.00
Dwellings	225	27,660,483		197	30,988,433		134	24,594,966		99	18,576,648		61	11,303,654	
Garages, Outbuildings, Additions	474	7,000,975		450	7,116,418		341	5,585,464		280	5,198,887		232	4,135,888	
Dwelling Additions	119	3,270,965		112	3,965,755		127	5,086,625		88	2,667,842		85	3,336,840	
Porches							58	318,250							
Commercial (includes additions)	15	1,352,500		24	3,163,905		17	10,196,270		15	2,376,042		14	2,241,790	
Miscellaneous							8	271,712		4	25,410		3	178,000	
Decks and Patios	250	644,162		194	539,052		145	479,122		109	350,276		102	356,712	
Disposal Permits	225		45,900.00	221		44,800.00	197		40,475.00	119		24,900.00	169		33,900.00
Conditional Use Permits	55		17,400.00	74		25,500.00	57		17,900.00	30		9,400.00	36		10,750.00
Variance Applications	55		17,700.00	55		21,900.00	35		10,200.00	27		7,250.00	28		7,650.00
Rezoning applications	3		1,200.00	9		3,600.00	2		800.00	0			0		
Preliminary Plats	51		35,700.00	42		34,840.00	36		24,760.00	22		16,230.00	13		8,660.00
Minor Subdivision/Split Approval	8		1,520.00	3		690.00	48		2,450.00	33		1,665.00	34		1,750.00
Shoreland Alteration Permits	65		9,825.00	70		10,225.00	72		10,987.50	47		7,725.00	66		8,587.50
Sign Permits	1		75.00	6		450.00	5		259.00	4		300.00	4		300.00
Sign Erector License	*2		150.00	**3		225.00	***2		150.00	****1		75.00	*****2		150.00
Limited License (temporary mining)	1		100.00	1		100.00	1		100.00	0			0		
Excavator/Landscape License	*102		7,650.00	**103		7,825.00	***96		7,200.00	****104		7,800.00	*****93		6,975.00
Disposal Hauler License	*10		750.00	**10		750.00	***10		750.00	****16		1,200.00	*****24		1,800.00
Transfer License	*2		150.00	**1		75	***1		75.00	****1		75.00	*****1		75.00
Ash and Demolitions License	*3		225.00	**2		150.00	***2		150.00	****2		150.00	*****2		150.00
Environmental Assessment Worksheet	1		300.00	2		600.00				3		900.00	0		
Chippewa Loan Application										0			0		
Planning Commission Review	1		200.00	0						0			0		
After the Fact Fees	4		2,400.00	10		6,040.00	5		1,525.00	5		2,500.00	4		1,260.00
Alexandria Township Fees															1,360.00
Miscellaneous Receipts			2,932.04			4,789.82			2,626.00			1,942.13			1,542.68
Total County Fees			\$278,777.04			\$288,264.82						\$149,393.13			\$137,781.18

* Includes licenses received in for 2006

** Includes licenses received in for 2007

*** Includes licenses received in for 2008

**** Includes licenses received in for ***** includes licenses received for 2010