



## 2015 Development Fees & Charges

Listed below are a number of fees and charges that may or may not apply to new development projects within the City of Cottage Grove. These fees and charges are necessary to pay for the costs of processing land development. A member of the Community Development staff can assist you in estimating the application of these fees and charges to your particular development. Depending on the scope of the project, consulting fees will be charged back to the project.

### **APPLICATION FEES**

Conditional Use Permit (Commercial) .....	\$400.00 + \$5,000 escrow
Conditional Use Permit (Residential) .....	\$400.00 + \$1,000 escrow
Interim Conditional Use Permit .....	\$300.00 annually
Comprehensive Plan Amendment .....	\$600.00
Zoning Amendment (text or map/rezoning) .....	\$600.00
Minor Subdivision .....	\$300.00 + \$2,000 escrow
Concept Plan Review.....	\$1,000.00 + \$20 per acre + \$1,000 escrow
Preliminary Plat.....	\$400.00 + \$15,000 escrow
Final Plat.....	\$200.00
Site Plan .....	\$300.00 + \$5,000 escrow
Variance (pre-construction).....	\$200.00
Variance (post-construction) .....	\$800.00
Zoning Appeals.....	\$200.00
Environmental Assessment Worksheet.....	\$600.00 + actual costs
Mining – Permit Removal per Occurrence.....	\$250.00 (under 100,000 tons) \$500.00 (over 100,000 tons)
Mining – Annual Inspection and Review .....	\$2,000.00
Re-addressing .....	\$100.00
Street Re-Naming .....	\$200.00 + sign material & labor
Public Right-of-Way and Easement Vacation.....	\$300.00

Note: Funds expended on application review in excess of escrow will be billed to applicant and additional escrow will be requested.

### **AREA CHARGES**

#### **Residential**

##### **Waterworks**

West Draw Area 1 and 2.....	\$3,288.00/acre
East Ravine Upper Ravine.....	\$3,073.00/acre
Remainder of City.....	\$2,430.00/acre

##### **Sanitary Sewer**

West Draw Area 1.....	\$1,730.00/acre
West Draw Area 2.....	\$2,870.00/acre
East Ravine/Upper Ravine District.....	\$7,112.00/acre
Remainder of City.....	\$1,382.00/acre

**Storm Water Facilities.....(See Table)**

#### **Commercial / Industrial**

Waterworks .....	\$3,071.00/acre
Sanitary Sewer.....	\$1,953.00/acre
Storm Water Facilities .....	<b>(See Table)</b>

**Storm Sewer Land Use Assessment Rate (\$/acre)**

DISTRICT	SINGLE FAMILY	ESTATE	MEDIUM DENSITY	HIGH DENSITY	AG DEVELOPED	COMMERCIAL/ INDUSTRIAL
West Draw	\$6,960.00	\$5,222.00	\$8,702.00	\$10,439.00	\$7,478.00	\$10,439.00
Remainder of City*	\$6,412.00	\$4,673.00	\$7,816.00	\$9,372.00	\$6,710.00	\$9,372.00
East Ravine/Upper Ravine District	Single Family: \$4,141.00			Multi-Family: \$4,901.00		
SW Drainage Area	Single Family: \$7,028.00			Multi-Family: \$9,203.00		

\* Except West Draw, East Ravine/Upper Ravine District, and SW Drainage Area

**CONNECTION FEES**

**Residential**

**Waterworks:**

Entire City..... \$1,160.00/unit

**Sanitary Sewer:**

Entire City..... \$360.00/unit

**Commercial/Industrial**

Waterworks..... \$2,444.00/acre

Sanitary Sewer..... \$1,352.00/acre

**EXCEPTIONS:** No water connection fee shall be collected where the area has previously been assessed for the connection of the water system unless there is a change in the land use which property intensifies the use to which the property can be placed.

**Metro Sewer Availability Charge (SAC)..... \$2,485.00/unit**

**PARK DEDICATION FEES – RESIDENTIAL**

Park dedication is a minimum of 10 percent of the net area/buildable area within the development. Cash amount in lieu of land dedication for residential dwellings is \$3,400.00 per unit. Land dedication areas with steep slopes, ponding/infiltration basins below high water elevation, and tree preservation areas are credited at 50 percent of fair market value pre-construction.

**PARK DEDICATION FEES – COMMERCIAL**

In those instances where the City Council deems it in the public interest to require park dedication from commercial or industrial subdivisions, as a general rule, it may require dedication of 10 percent of the undeveloped land proposed to be subdivided or developed. Equivalent cash amounts in lieu of land shall not exceed 4 percent of the fair market value of the land at the time the subdivision is approved by the City Council. No recreation facility charge will be required for industrial or commercial subdivisions unless a park facility is constructed within the Commercial/Industrial subdivision.

**FINANCIAL GUARANTEE FOR SUBDIVISION IMPROVEMENTS**

- The financial guarantee or escrow for public improvements is 125 percent of the estimated costs.
- The financial guarantee or escrow for boulevard and landscaping improvements is 150 percent of the estimated costs.

**OFF-SITE STORMWATER PONDING FEE**

Off-site stormwater ponding fee is determined by the City’s Surface Water Management Plan, Section 5.4, Water Quality Cash Dedication.

**MAJOR ROAD FEE**

Low Density Residential.....	\$8,615/acre
Medium Density Residential.....	\$16,133/acre
High Density Residential.....	\$33,466/acre

\* Major Road Fees are based on net developable area.

**OTHER FEES**

Park and Open Space Identification Markers .....	\$115.00/marker
East Ravine AUAR Charge .....	\$116.00/acre
Agricultural Preservation Documentation Recording .....	\$100.00
Lot Grading Compliance Escrow.....	\$1,000.00/lot
Sealcoating – Streets (new subdivision) .....	\$1.00/sq. yd.
Sealcoating – Trails .....	\$2.50/sq. yd.
Curb Stop Inspection .....	\$300.00/lot
Right-of-Way Permit, Residential .....	\$50.00/lot

Please see the current City Fee Table for the costs of the street lights that were approved for your development.

**COPY CHARGES**

Sign Ordinance (Title 9, Chapter 8 of City Code) .....	\$15.00 per paper copy
Subdivision Ordinance (Title 10 of City Code).....	\$15.00 per paper copy
Zoning Ordinance (Title 11 of City Code) .....	\$30.00 per paper copy
Structural Maintenance Ordinance (Title 9, Chapter 9 of City Code) .....	\$15.00 per paper copy
Comprehensive Plan .....	\$45.00 per paper copy
Natural Resources Inventory.....	\$70.00 per paper copy

These documents are also available in digital format for \$10 each and for reference without charge on the City’s web site at: [www.cottage-grove.org](http://www.cottage-grove.org).

**PLEASE NOTE:**

1. FEES AND CHARGES ARE PERIODICALLY REVIEWED BY THE CITY COUNCIL AND ARE SUBJECT TO CHANGE.
2. CERTAIN BUSINESSES REQUIRE SPECIALIZED PERMITS AND LICENSES SUCH AS LIQUOR, GAMBLING, AMUSEMENT, ETC. PLEASE FULLY DESCRIBE YOUR OPERATION TO THE COMMUNITY DEVELOPMENT STAFF SO THAT THEY CAN REFER YOU TO THE APPROPRIATE STAFF MEMBER FOR FURTHER INFORMATION.

For further information, please contact the City of Cottage Grove Community Development Department at 651-458-2827.