

## 2021 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 fees and charges for 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.....	\$3,556.00/acre
East Ravine Upper Ravine.....	\$3,324.00/acre
Remainder of City .....	\$2,628.00/acre

##### **Sanitary Sewer**

West Draw Area 1.....	\$1,872.00/acre
West Draw Area 2.....	\$3,104.00/acre
East Ravine/Upper Ravine District.....	\$7,692.00/acre
South District Upper.....	\$2,965.00/acre
South District Lower.....	\$7,867.00/acre
Remainder of City .....	\$1,494.00/acre

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

**Commercial / Industrial**

Waterworks ..... \$3,321.00/acre  
 Sanitary Sewer South District Upper ..... \$4,180.00/acre  
 Sanitary Sewer South District Lower ..... \$11,093.00/acre  
 Sanitary Sewer Remainder of City..... \$2,112.00/acre  
 Storm Water Facilities .....(See Table)

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

DISTRICT	SINGLE FAMILY	ESTATE	MEDIUM DENSITY	HIGH DENSITY	AG DEVELOPED	COMMERCIAL/ INDUSTRIAL
West Draw	\$7,528.00	\$5,648.00	\$9,412.00	\$11,290.00	\$8,088.00	\$11,290.00
Remainder of City*	\$6,935.00	\$5,055.00	\$8,454.00	\$10,137.00	\$7,258.00	\$10,137.00
East Ravine/Upper Ravine District	Single Family: \$4,479.00			Multi-Family: \$5,301.00		
SW Drainage Area	Single Family: \$7,601.00			Multi-Family: \$9,954.00		

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

**CONNECTION FEES**

**Residential**

**Waterworks:**

Entire City ..... \$1,212.00/unit

**Sanitary Sewer:**

Entire City ..... \$376.00/unit

**Commercial/Industrial**

Waterworks ..... \$2,554.00/acre

Sanitary Sewer..... \$1,413.00/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**

**OFF-SITE STORMWATER PONDING FEE**

Off-site stormwater ponding fee is determined by the City’s Surface Water Management Plan, Section 5.3, Water Quality Cash Dedication.

**FINANCIAL GUARANTEES**

- 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.

**PARK DEDICATION FEES**

Park dedication for residential and commercial subdivisions is a minimum of 10 percent of the net area/buildable area within the development. Cash payments in lieu of land dedication are listed in the following table:

TYPE OF USE	CASH PAYMENT
<b>Residential*</b>	
Single Family	\$3,400 Per Unit
Quad Homes	\$2,550 Per Unit
Townhomes	\$2,550 Per Unit
Multi-Family (Apartments, Condos, Independent Senior Living)	\$1,360 Per Unit
Multi-Family, Assisted Living (Skilled Care, Memory Care)	\$6,000 Per Acre
<b>Commercial**</b>	\$6,000 Per Acre
<b>Industrial***</b>	\$6,000 Per Acre

\* Residential Subdivision: Cash in lieu of parking land in the amount listed in the table above or 10 percent of fair market value, whichever is greater.

\*\* Commercial Subdivision: Cash in lieu of park land in the amount listed in the table above or 4 percent of fair market value, whichever is greater.

\*\*\* Industrial Subdivision: The City requires the developer/subdivider of industrial property to contribute cash in lieu of land dedication in the amount in the table above or 4 percent of fair market value, whichever is greater. Industrial developers/subdividers are not required to dedicate land.

## ENGINEERING FEES

Hourly Rate for Engineering & Staff Time .....	Actual Cost
City Engineering Administration Fee, Public Project .....	4%
City Concept Review, Public Improvement (Private Developer) .....	1%
City Design, Public Improvement (Private Developer) .....	5%
City Engineering Administration Fee, Public Improvement (Private Developer) .....	2%
City Inspection/Testing, Public Improvement (Private Developer) .....	10%
Plan Review Escrow, Public Improvement (Private Developer, Private Design):	
• \$0 - \$1,000,00 Project Valuation .....	2.5%
• Project Valuation Greater than \$1,000,000.....	2%
City Inspection Escrow, Public Improvement (Private Developer, Private Design):	
• \$0 - \$1,000,00 Project Valuation .....	6%
• Project Valuation Greater than \$1,000,000.....	5%

### Private Commercial Site Improvements

\$0 - \$100,00 Valuation	\$300 base fee for up to first \$20,000 improvement valuation; \$12.50 per additional \$1,000 site improvement valuation
\$100,001 - \$500,000 Valuation	\$1,300 base fee for first \$100,000 site improvement valuation; \$7.50 per additional \$1,000 site improvement valuation
\$500,001 - \$1,000,000 Valuation	\$4,300 base fee for first \$500,000 site improvement valuation; \$4.60 per additional \$1,000 site improvement valuation
Greater than \$1,000,000 Valuation	\$6,600 base fee for first \$1,000,000 site improvement valuation; \$4.10 per additional \$1,000 site improvement valuation

## OTHER FEES

Zoning Letter .....	\$50.00
Park and Open Space Identification Markers .....	\$135.00/marker
East Ravine AUAR Charge .....	\$116.00/acre
Agricultural Preservation Documentation Recording .....	\$100.00

Lot Grading and Corner Pin Compliance Escrow .....	\$1,000.00/lot
Sealcoating – Streets (new subdivision) .....	\$1.25/sq. yd.
Sealcoating – Trails .....	\$2.50/sq. yd.
Curb Box Inspection .....	\$150.00/lot
Boulevard Tree/Sod Inspection.....	\$150.00/lot
Right-of-Way Permit, Residential .....	\$50.00/lot
Right-of-Way/Driveway Permit, Commercial .....	\$200.00 each
Street Light Utility Fee.....	\$3.12/Lot/Month for 24 months
<b>Street Light Poles and Luminaires – Materials:</b>	
Residential Pole .....	\$700 each or current cost
Decorative Pole – 14 feet.....	\$1,800 each or current cost
Decorative Pole – 18 feet.....	\$2,500 each or current cost
Concrete Pole .....	\$3,500 each or current cost
Commercial Pole.....	\$1,600 each or current cost
Residential Fixture .....	\$850 each or current cost
Residential LED Fixture.....	\$1,350 each or current cost
Granville Fixture.....	\$900 each or current cost
Granville LED Fixture .....	\$1,300 each or current cost
Cobra Head Fixture.....	\$210 each or current cost
Cobra Head LED Fixture .....	\$600 each or current cost
Concrete Fixture.....	\$2,600 each or current cost
Concrete LED Fixture.....	\$1,200 each or current cost
Pole Mast Arm .....	\$750 each or current cost
Dual Pole Mast Arm .....	\$750 each or current cost

### **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.cottagegrovern.gov](http://www.cottagegrovern.gov).

---

#### **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, 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 or [planning@cottagegrovern.gov](mailto:planning@cottagegrovern.gov).