

2023 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

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|--|---|
| Conditional Use Permit (Commercial) | \$515.00 + \$5,000 escrow |
| Conditional Use Permit (Residential) | \$515.00 + \$1,000 escrow |
| Interim Conditional Use Permit | \$515.00 annually |
| Comprehensive Plan Amendment | \$620.00 + \$55 GIS fee + \$2,500 escrow |
| Zoning Amendment (text or map/rezoning) | \$615.00 + \$2,000 escrow |
| Minor Subdivision | \$310.00 + \$2,000 escrow |
| Concept Plan Review..... | \$1,030.00 + \$20 per acre + \$1,000 escrow |
| Preliminary Plat..... | \$515.00 + \$50 per lot/unit + \$5,000 escrow |
| Final Plat..... | \$310.00 + \$100 per acre + \$5,000 escrow |
| Site Plan | \$415.00 + \$5,000 escrow |
| Variance (pre-construction)..... | \$255.00 |
| Variance (post-construction) | \$875.00 |
| Sketch Plan Review | \$150.00 + \$500 escrow |
| Zoning Appeals..... | \$260.00 |
| Environmental Assessment Worksheet..... | \$620.00 + actual costs |
| Mining – Permit Removal per Occurrence..... | \$250.00 (under 100,000 tons) \$500.00 (over 100,000 tons) |
| Mining – Annual Inspection and Review | \$2,060.00 |
| Re-addressing | \$100.00 |
| Street Re-Naming | \$200.00 + sign material & labor |
| Public Right-of-Way and Easement Vacation..... | \$310.00 |

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..... | \$3,840.00/acre |
| East Ravine Upper Ravine..... | \$3,600.00/acre |
| Remainder of City..... | \$2,840.00/acre |

Sanitary Sewer

| | |
|--|-----------------|
| West Draw Area 1..... | \$2,030.00/acre |
| West Draw Area 2..... | \$3,350.00/acre |
| East Ravine/Upper Ravine District..... | \$8,320.00/acre |
| South District Upper..... | \$3,210.00/acre |
| South District Lower..... | \$8,510.00/acre |
| Remainder of City..... | \$1,620.00/acre |

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

Commercial / Industrial

Waterworks \$3,590.00/acre
 Sanitary Sewer South District Upper \$4,520.00/acre
 Sanitary Sewer South District Lower \$12,000.00/acre
 Sanitary Sewer Remainder of City..... \$2,280.00/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 | \$8,140.00 | \$6,110.00 | \$10,180.00 | \$12,210.00 | \$8,750.00 | \$12,210.00 |
| Remainder of City* | \$7,500.00 | \$5,470.00 | \$9,140.00 | \$10,960.00 | \$7,850.00 | \$10,960.00 |
| East Ravine/Upper Ravine District | Single Family: \$4,850.00 | | | Multi-Family: \$5,730.00 | | |
| SW Drainage Area | Single Family: \$8,220.00 | | | Multi-Family: \$10,760.00 | | |

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

CONNECTION FEES

Residential

Waterworks:

Entire City \$1,270.00/unit

Sanitary Sewer:

Entire City \$390.00/unit

Commercial/Industrial

Waterworks \$2,680.00/acre
 Sanitary Sewer..... \$1,480.00/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.

TREE MITIGATION

- Replacement Trees: Reference City Code Title 11-3-13
- Cash In Lieu Of: \$150.00 per required replacement inch

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 below:

- **Residential:** Estimated \$4,400.00 Per Unit or 10 percent of the Fair Market Value, based on individualized determination.
- **Commercial:** Estimated \$7,800.00 Per Acre or 4 percent of the Fair Market Value, based on individualized determination.
- **Industrial:** Based on individualized determination.

ENGINEERING FEES

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|---|-------------|
| 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; \$13.00 per additional \$1,000 site improvement valuation |
| \$100,001 - \$500,000 Valuation | \$1,300 base fee for first \$100,000 site improvement valuation; \$8.00 per additional \$1,000 site improvement valuation |
| \$500,001 - \$1,000,000 Valuation | \$4,300 base fee for first \$500,000 site improvement valuation; \$5.00 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; \$4.50 per additional \$1,000 site improvement valuation |

OTHER FEES

| | |
|---|-----------------|
| Zoning Letter | \$75.00 |
| Park and Open Space Identification Markers | \$135.00/marker |
| East Ravine AUAR Charge | \$120.00/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 | \$155.00/lot |
| Boulevard Tree/Sod Inspection..... | \$150.00/lot |

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|--|--------------------------------|
| Right-of-Way Permit, Curb Cuts – Residential | \$50.00/lot |
| Right-of-Way/Driveway Permit, Commercial | \$200.00 each |
| Street Lighting – New Developments | \$2.83/Lot/Month for 24 months |
| Street Light Poles and Luminaires – Materials: | |
| Residential Pole | \$1,079 each or current cost |
| Decorative Pole – 14 feet | \$2,090 each or current cost |
| Decorative Pole – 18 feet | \$2,950 each or current cost |
| Concrete Pole | \$3,850 each or current cost |
| Commercial Pole | \$1,650 each or current cost |
| Residential Fixture | \$935 each or current cost |
| Residential LED Fixture | \$1,625 each or current cost |
| Granville Fixture | \$990 each or current cost |
| Granville LED Fixture | \$1,595 each or current cost |
| Cobra Head Fixture | \$235 each or current cost |
| Cobra Head LED Fixture | \$860 each or current cost |
| Concrete Fixture | \$2,860 each or current cost |
| Concrete LED Fixture | \$1,320 each or current cost |
| Pole Mast Arm | \$825 each or current cost |
| Dual Pole Mast Arm | \$825 each or current cost |

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 CGSubmittals@cottagegrovem.gov.