



CITY OF ROGUE RIVER

133 Broadway • Box 1137 Rogue River, Oregon 97537 • (541) 582-4401

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LAND USE APPLICATION

APPLICANT: _____ MAILING ADDRESS: _____

PROPERTY OWNER: _____ MAILING ADDRESS: _____

Phone Numbers(s): _____ E-mail: _____

Situs Address: _____ Legal Description: T36S, R4W, Section _____ Tax Lot _____

Size of Lot: Acres: _____ Width: _____ Length: _____ Current Zoning: _____ Comprehensive Zoning: _____

ACTING AGENT OF PROPERTY OWNER (if any): _____

MAILING ADDRESS: _____

Phone Numbers(s): _____ E-mail: _____

Brief summary of request: _____

The owner or authorized agent's signature and a filing fee are required at submittal. At the time that the application is deemed complete, when required, the land use matter will be scheduled for Public Hearing.

** See attached fee schedule for details*

APPLICANT'S AFFIDAVIT

I/WE _____:

PLEASE PRINT OWNER OR AUTHORIZED AGENT NAME(S) IN FULL

DO HEREBY STATE THAT THE STATEMENTS AND INFORMATION HEREIN CONTAINED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF *(If signed by agent, letter of authorization must be attached to this form)*

Signature of Owner(s) or Authorized Agent: _____ Date: _____

Receipt No: _____ Amount Paid: _____ Date: _____ Signature of Office Staff: _____

THIS IS TO CERTIFY THAT THE FOREGOING APPLICATION HAS BEEN INSPECTED BY STAFF AND HAS BEEN FOUND TO BE COMPLETE:

Signature of Office Staff: _____ Date: _____

COMPLETED APPLICATION AND INFORMATION REQUIRED BY APPLICABLE ORDINANCES RECEIVED BY CITY PLANNING DEPARTMENT AND PUBLIC HEARING SCHEDULED FOR: _____ AT _____

Signature of Office Staff: _____ Date: _____

PUBLIC HEARING DATE: _____ PLANNING COMMISSION ACTION: _____

PUBLIC HEARING DATE: _____ CITY COUNCIL ACTION: _____



TREE CITY USA

We are an AA/EOE and comply with Section 504 of the Rehab. Act of 1973

"Home of the National Rooster Crowing Contest"



Fees for Land Use Matters and Planning Actions established by Resolution No. 13-1238-R

Section 1. Pre-application Fees

- A. Minor = \$200.00 per application _____
- B. Major = \$300.00 per application _____

Section 2. Appeals

One half of the application fee plus attorney costs.

Section 3. Type I Planning Actions Fees

Type I decisions are made by the City Planner without public notice and without holding a public hearing. The Type I procedure is used when there are clear and objective approval criteria, and applying City standards and criteria requires no use of discretion.

- A. \$50.00 _____
- B. \$150.00 _____
 - Home Occupation Permit and Review _____
 - Code Interpretation _____
 - Land Use Compatibility Statement (LUCS) _____
 - Lot Authorization _____
 - Non-conforming Use or Development Confirmation _____
 - Site Plan Review - Administrative _____
 - Temporary Use Permit _____
 - Vacation of Property Line _____
 - Variance _____

Section 2. Type II Planning Actions Fees

Type II decisions are made by the City Planner with public notice being held for an opportunity for a public hearing. The appeal of a Type II decision is heard by the Planning Commission.

- A. \$350.00 _____
 - Lot Line Adjustments _____
 - Modification to Land Use Approval _____
 - Site Plan Review, Administrative _____
 - Temporary Use Permit _____
 - Variance _____
- B. 1,200.00 _____
 - Partitions _____

Section 3. Type III Planning Actions Fees

Type III decisions are made by the Planning Commission after a public hearing, with appeals reviewed by the City Council and generally use discretionary approval decisions.

- A. \$600.00 _____
 - Appeal of a Planning Commission decision to the City Council _____
 - Appeal to Planning Commission _____
 - Conditional Use Permit _____
 - Conversion Plan _____
 - Manufactured Dwelling Park _____
 - Modification to Land Use Approval _____
 - Recreational Vehicle park _____
 - Site Plan Review by Planning Commission _____
 - Variance _____
- B. \$1,500.00 _____
 - Partitions _____

Section 4. Type IV Planning Actions Fees

Type IV procedures that are quasi-judicial final decisions made by the City Council and matters that are considered initially by the Planning Commission with final decisions made by the City Council.

- A. \$2,500.00 _____
 - Subdivision or Planned Unit Development plus \$325 per lot _____

Type IV procedures are legislative matters involving the creation, revision, or large-scale implementation of public policy such as annexations, adoption of land use regulations and Comprehensive Plan amendments. (Matters may be considered initially by the Planning Commission with final decisions made by the City Council.)

- B. \$3,500.00 _____
 - Annexation _____
 - Comprehensive Plan Amendment _____
 - Master Plan Amendment _____
 - Municipal Code Amendment _____
 - Street Vacations _____
 - Variance _____

Section 5. Floodplain Development Permit Fees

- A. \$100.00 _____
 - Processing minor permits for a fence, accessory structure, residential garage, lot line adjustment and property line vacation.
- B. \$400.00 _____
 - Processing major permits for a single family dwelling, accessory dwelling unit and a duplex.
- C. \$700.00 _____
 - Processing permits for multi-family residential, commercial, industrial, partition, zone change and site plan reviews
- D. \$1,000.00 _____
 - Processing permits for four (4) or more lots, manufactured dwelling park, recreational vehicle park and planned unit development.

Section 6. Floodplain Compliance Permits

- A. \$250.00 _____
 - Processing minor permits for fences, accessory structure, single family dwelling and accessory dwelling units (Includes one (1) inspection.)
- B. \$550.00 _____
 - Processing permits for a single family dwelling unit, accessory dwelling unit, manufactured dwelling unit, duplex (includes three (3) inspections: two (2) inspections during work, a final inspection and certificate of compliance, inspection report, and consultation regarding replacement products.)
- C. \$750.00 _____
 - Processing permits for an industrial unit (includes 3 inspections.)
- D. \$100.00 _____
 - Processing fee for each additional inspection of A-C above.

Section 7. Erosion Control Permits Fees

The Level of an Erosion Control Permit is determined by the amount of ground disturbance.

- A. Level I = \$50.00 _____
- Level II = \$150.00 _____
- Level III = \$500.00 _____

Section 8. Plan Review Deposit

- A. \$200.00 _____
 - Plans reviewed by the Building Official.

Section 9. Plan Review Fees

- A. \$60.00 per hour _____
 - Plans reviewed by the City Planner and/or City Engineer

Section 10. Plan Check Fees

Plan Check Fee for off-site improvements is actual cost plus 20%.

Section 11. Construction Inspection Fees

Construction Inspection Fees for off-site improvements is actual cost plus 20%.

Section 12. Construction Inspection Deposit Fees

Construction Inspection Fee Deposit is determined by the Public Works Director and shall be required of each developer. Such deposit shall be made with the City Recorder in the form of cash or bond, and shall not exceed three (3%) percent of the total cost of construction. The Development shall be billed for all inspection fees which are due and payable within ten (10) days of notification.

Section 13. Additional Fees

When costs exceed the initial fee collected, the City shall invoice the applicant for all additional cost associated with project approval and/or completion. These costs shall begin accruing at the time of applicants submittal and include, but not limited to, publishing of legal notices, postage, recordings and attorney, engineering and planning fees. Documentation shall be provided by the City for all invoiced charges.