



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 REVIEWED 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:

Signature of Office Staff: _____ Date: _____

PUBLIC HEARING DATE: _____ PLANNING COMMISSION ACTION: _____

PUBLIC HEARING DATE: _____ CITY COUNCIL ACTION: _____



TREE CITY USA

Updated 2025.02.25

We are an AA/EOW 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. 22-1393-R

Section 1. Pre-application Fees

A. Minor = \$250 per application (+ 3% tech fee of \$7.50) = \$257.50

B. Major = \$350 per application (+ 3% tech fee of \$10.50) = \$360.50

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. \$100.00 (+ 3% tech fee of \$3.00) = \$103.00

Home Occupation Permit and Review

B. \$250.00 (+ 3% tech fee of \$7.50) = \$257.50

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

Zoning Clearance Fee

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 (+ 3% tech fee of \$10.50) = \$360.50

Lot Line Adjustments

Modification to Land Use Approval

Site Plan Review, Administrative

Temporary Use Permit

Variance

B. 1,200 (+ 3% tech fee of \$36.00) = \$1236.00

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 (+ 3% tech fee of \$18.00) = \$618.00

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 (+ 3% tech fee of \$45.00) = \$1,545.00

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 (+ 3% tech fee of \$75.00) = \$2,575.00

Subdivision or Planned Unit Development plus \$334.75 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 (+ 3% tech fee of \$105.00) = \$3605.00

Annexation

Comprehensive Plan Amendment

Master Plan Amendment

Municipal Code Amendment

Street Vacations

Variance

Section 5. Floodplain Development Permit Fees

A. \$150.00 (+ 3% tech fee of \$4.50) = \$154.50

Processing minor permits for a fence, accessory structure, residential garage, lot line adjustment and property line vacation.

B. \$400.00 (+ 3% tech fee of \$12.00) = \$412.00

Processing major permits for a single family dwelling, accessory dwelling unit and a duplex.

C. \$700.00 (+ 3% tech fee of \$21.00) = \$721.00

Processing permits for multi-family residential, commercial, industrial, partition, zone change and site plan reviews

D. \$1,000.00 (+ 3% tech fee of \$30.00) = \$1030.00

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 (+ 3% tech fee of \$7.50) = \$257.50

Processing minor permits for fences, accessory structure, single family dwelling and accessory dwelling units (includes one (1) inspection.)

B. \$550.00 (+ 3% tech fee of \$16.50) = \$566.50

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 (+ 3% tech fee of \$22.50) = \$772.50

Processing permits for an industrial unit (includes 3 inspections.)

D. \$150.00 (+ 3% tech fee of \$4.50) = \$154.50

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.

Level I = \$50.00 (+ 3% tech fee of \$1.50) = \$51.50

Level II = \$250.00 (+ 3% tech fee of \$7.50) = \$257.50

Level III = \$750.00 (+ 3% tech fee of \$22.50) = \$772.50

Section 8. Plan Review Deposit

Plans reviewed by the Building Official.

A. 65% of permit cost, as evaluated at application

Section 9. Plan Review Fees

Plans reviewed by the City Planner and/or City Engineer.

A. \$103.00 total per hour for plans reviewed by the City Planner

B. \$257.50 total per hour for plans reviewed by the City Engineer

Section 10. Plan Check Fees

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

Section 11. Landscape Design Deposit

\$150.00

Section 12. Construction Inspection Fees

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

Section 13. 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 14. 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.