



City Of  
*Oronoco*

*This is only a short guide to help developers know the basic process for developing in the City of Oronoco. For a full description and details, copies of the Subdivision Ordinances are available at request.*

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*Home of  
Downtown  
Oronoco Gold  
Rush*

*Guide for  
Residential  
Developments*

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*This an informational guide to help developers get a basic idea of what will be expected, for a full disclosure a subdivision ordinance copy should be requested.*

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**Q: What fees can I expect?**

- A Cost Security Agreement must be completed.
- Application for a Preliminary Plat is a minimum of \$250.00, \$5.00 per lot, and Attorney & Engineer fees incurred by the City for the development.
- Application for the Final Plat is a minimum of \$250.00, \$5.00 per lot, and reimbursement of Attorney & Engineer fees incurred by the City for the development.
- WAC & SAC Fees for each lot sold.

**Q: What is the short version of what I need to do?**

- Review Subdivision Ordinance on the City Website at [www.oronoco.com](http://www.oronoco.com)
- The City of Oronoco prefers that developers first submit a sketch plan. Which would include the following:
  - Two large scale copies, plus ten reduced scale copy (11" x 17") of detailed written materials, plans and specifications and a digital copy.

• **Second step** is to submit the Preliminary Plat, with a completed application. Along with two copies of the preliminary plat on black or blue line prints, one electronic version, and ten 11 x 17" copies. Sixteen copies of the certificate of survey, preliminary grading, drainage & erosion control plan, utility plan, and vicinity map showing existing subdivisions, streets and tract of land adjoining proposed subdivision. Two copies of existing private deed restrictions. Executed City Cost Reimbursement and Security Agreement.

• This information will be passed on to the Planning & Zoning Commission, who will hold a Public Hearing. P&Z meets the 2nd Thursday of the month @ 7:00 pm.

• They will forward their recommendations to the Oronoco City Council, who shall take action within 120 days. During which time they may ask for more information; such as an EAW, EIS, AUAR, Phasing Plan, among other information listed in the Subdivision Ordinance.

• **Next:** you may go on to the Final Plat. Submittal of Preliminary Plat Revisions, Title Restrictions, and two large scale (22" x 34") copies and one digital electronic copy, plus ten copies reduced to 11" x 17". Along with other information listed in the Ordinance for final plats.

• A Public Hearing is held with City Council and they shall act on the findings of fact within sixty days.

• **Development Agreement:** Upon finalization of the development agreement it will be signed by the appropriate parties and sent to the county to record.

Other things to look at in a development are the design standards, easements, erosion control, stormwater management, street layout and parkland dedication.

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