

Chapter 17.32

SUBDIVISIONS

Sections:

17.32.010 Applicability.

17.32.020 Tentative plan.

17.32.030 Final plat.

17.32.060 Land for public purposes.

17.32.010 Applicability.

A subdivision is the division of a lot of record into four lots or more in one calendar year and shall be governed by this chapter.

Statutory Reference: ORS Ch. 92.197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002.

17.32.020 Tentative plan.

(1) Submittal Requirement. An application for a subdivision shall include a minimum of twelve (12) copies of a tentative plan drawn to scale and prepared by an Oregon registered professional engineer or professional land surveyor. The following information shall be provided on the tentative plan or, where it is impractical to include an item on the tentative plan, in a separate attachment:

(a) Subdivision name that has been approved by the Clackamas County Surveyor in accordance with Oregon Revised Statutes 92.090;

(b) Date the tentative plan was drawn;

(c) North arrow;

(d) Scale of drawing;

(e) Township, Range, Section and Tax Lot numbers of the subject property and any contiguous property under the same ownership as the subject property;

(f) Complete names, addresses and telephone numbers of the property owner(s), applicant(s), engineer(s) and land surveyor(s);

(g) Gross acreage of the subject property;

(h) The locations, widths, names, approximate grades and radii of curves of all proposed streets and all existing or platted streets within or adjacent

to the subdivision site. Include proposed new curbs and sidewalks. Include existing curbs and sidewalks where necessary to show a connection to new curbs and sidewalks;

(i) Contour lines at two-foot (2') intervals for ground slopes less than ten percent (10%), five-foot (5') intervals for ground slopes between ten percent (10%) and twenty percent (20%) and ten-foot (10') intervals for ground slopes exceeding twenty percent (20%). Identify the source of the contour information;

(j) The locations and direction of flow of all watercourses and areas subject to flooding, including boundaries of areas of special flood hazard regulated by GMC Chapter 17.29 (FM - flood management area district);

(k) The location of natural features, such as rock outcroppings, wetlands, wooded areas and individual large trees;

(l) Identification of existing uses of the subject property, including the location of all existing structures. Identify whether existing structures will remain on the property or be removed. When a structure will remain, identify its setbacks from new property lines;

(m) The location of proposed and existing utilities within the subdivision and the location of adjacent off-site utilities to which on-site utilities will connect. Include water; sanitary sewer; storm drainage with width, depth and direction of flow of any drainage channels; gas; electric, including power poles; and other utilities;

(n) Zoning of the subject property;

(o) The location, including width, of existing and proposed easements, to which property they are conveyed and for what purpose(s). Include easements on the subject property and off-site easements conveyed to the subject property;

(p) Proposed lots and tracts, including location, dimensions, area, lot numbers and, if applicable, tract letters;

(q) Identification of the proposed use of any designated tracts within the subdivision;

(r) A master plan, to include a tentative layout of possible future lots and streets, may be required when proposed lots or adjacent properties have the potential for additional land division;

(s) A vicinity map showing the location of the subdivision relative to well-known landmarks in all directions, at a scale of one inch (1") equals two thousand feet (2,000') or some other

scale that better depicts the area, at least four inches (4") by four inches (4");

- (t) The location of adjacent properties;
- (u) Proposed deed restrictions, if any;
- (v) Approximate centerline profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and the nature and extent of street construction;

(w) If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil;

(x) The location of any existing on-site sewage disposal systems and wells.

(2) Review. An application for a subdivision shall be reviewed pursuant to GMC Division VII (administrative procedures).

Statutory Reference: ORS Ch. 92, 197 and 227
History: Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002; Ord. 1334, §2 (part), 2002.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.32.030 Final plat.

(1) Expiration of Approval. Approval of a tentative plan shall expire if a final plat consistent with the tentative plan is not submitted to the City Administrator or designee within one year of the date of the final decision. Upon request, the one-year period may be renewed once by the Planning Commission for not more than one year.

(2) Form and Content. The form and content of the final plat shall be consistent with relevant provisions of Oregon Revised Statutes Chapters 92 and 209.

(3) Review. Prior to recording, the final plat shall be submitted to the City Administrator, or designee, who shall review it to determine whether the subdivision as shown is substantially the same as it appeared in the approved tentative plan and whether there has been compliance with conditions of tentative plan approval.

(4) Approval. When satisfied that the final plat is consistent with the tentative plan approval and that compliance with conditions of tentative plan approval has been met, the City Administrator, or designee, shall sign the final plat.

(5) Filing. Following city approval of the final plat, the final plat shall be submitted to those Clackamas County officials who are required by

state law to sign it. One copy of the recorded plat and two copies of the "as-builts" shall be submitted to the city

Statutory Reference: ORS Ch. 92, 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1265 §1, 1998; Ord. 1323 §1 (part), 2002.

[Ed. Note: The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]

17.32.040 **History:** Ord. 1131 §2(part), 1990; Repealed by Ord. 1323 §1 (part), 2002. 17.32.050 **History:** Ord. 1131 §2(part), 1990; Repealed by Ord. 1323 §1 (part), 2002.

17.32.060 Land for public purposes.

If the city has an interest in acquiring a portion of a proposed subdivision for a public purpose, or if the city has been advised of such interest by a school district or other public agency, and there is reasonable assurance that steps will be taken to acquire the land, then the Planning Commission may require that those portions of the subdivision be reserved for public acquisition for a period not to exceed one year from the date of approval of the subdivision plat.

Statutory Reference: ORS Ch. 92, 197 and 227
History: Ord. 1131 §2 (part), 1990.

17.32.070 **History:** Ord. 1131 §2 (part), 1990; Repealed by Ord. 1323§1 (part), 2002.

