

ORDINANCE NO. 555

AN ORDINANCE AMENDING SECTIONS 24, 26, 28 and 32 OF THE SUBDIVISION ORDINANCE NO. 443.

THE CITY OF CANBY ORDAINS AS FOLLOWS:

Section 1: Paragraph (5) of Section 24 entitled "Minor Partitioning. Procedures for Approval." of Subdivision Ordinance No. 443 is hereby amended to provide as follows; and a new Paragraph No. (6) is hereby added to said Section 24 to provide as follows:

"(5) When a sketch map has been approved all copies shall be marked with the date and conditions, if any, of approval. Two (2) copies shall be returned to the applicant and one copy shall be retained in the Planning Commission files."

"(6) After all conditions are met, the lot shall be surveyed by a registered surveyor and the survey map shall be signed and dated by the Planning Commission Chairman certifying that the condition(s) of approval have been met by the applicant. A copy of this survey and map shall be retained in the Planning Commission files. The final survey shall be completed and approved before any lot(s) shall be transferred or sold, or structures build thereon."

Section 2: Paragraphs (5) and (9) of Section 26 entitled "Streets." of Ordinance No. 443 are hereby amended to provide as follows:

"(5) Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end may be approved without a turn around, if such extension is less than 250 feet in length. Reserve strips and street plugs may be required to preserve the objectives of street extensions. No building permit shall be issued at the end of any street without prior approval of the Planning Commission."

"(9) Cul-de-sacs. A street terminating with a cul-de-sac shall be as short as possible and shall have a maximum length of 450 feet and serve no more than 18 single family dwellings, if classified by the Planning Commission to be the final terminus of a street.

A. If a street is projected to continue in a given area, then the Planning Commission may require a temporary cul-de-sac to be constructed.

- B. The temporary cul-de-sac or turn-around shall be constructed in any new subdivision in which the cul-de-sac street is over 250 feet in length and extends to the property line. The construction standards for the area outside the projected curb line shall be as follows:
1. The subgrade roadbed to be graded and compacted.
  2. Two inches of asphaltic concrete over the compacted subgrade.
  3. An asphaltic concrete roll curb shall be provided around the perimeter of the turn-around.
  4. The cost of future curb extension and removal of temporary turn around will be required by the developer in accordance with the following procedure:
    - a) Cost of removal of temporary turn-around and curb extension shall be calculated by the Superintendent of Public Works.
    - b) This cost of construction shall be deposited with the City Treasurer by the developer prior to the final plat being approved by the Planning Commission.
    - c) After the above items are completed, the City will then be responsible for the removal of the turn-around and the placement of the curb at the time the street is to be extended into the adjacent property.
- C. The temporary turn-around shall be indicated on the final plat as an easement to be vacated outside of the dedicated right-of-way when the street is extended into adjacent property.
- D. Turn-around setback. The building setbacks for the areas abutting the temporary turn-around shall be computed from the projected tangent of the street right-of-way."

Section 3: Paragraph (1) of Section 28 entitled "Lots."

is hereby amended to provide as follows:

- "(1) Size and shape. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The width of every lot shall be at least 70 feet except that corner lots shall have a width of at least 75 feet to permit appropriate building setback from both streets. In the case of irregular lots, the depth shall be not less than

100 feet and not more than two and one-half times the width. The average width of the lot is calculated and the lots must meet the minimum width stated in the Ordinance. In no case shall a lot be less than 7,000 square feet in area. These minimum standards shall apply with the following exceptions:

1. In areas that will not be served by a public sewer, minimum lot sizes shall conform to the requirements of the County Health Department and shall take into consideration problems of water supply and sewage disposal, particularly problems of soil structure and water table as related to sewage disposal by septic tanks.
2. Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the Planning Commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated."

Section 4: Section 32 entitled "Improvement Requirements."

is hereby amended to read as follows:

"Section 32. Improvement Requirements. If any part of the subdivision is within the City, the following improvements shall be installed at the expense of the subdivider:

- (1) Streets. All streets, including alleys within the subdivision, streets abutting or only partially within the subdivision, and the extension of subdivision streets to the intercepting paving line of existing streets within which subdivision streets intersect shall be improved to the following minimum standards:
  - A. The roadway shall be improved in accordance with the standards adopted by the City for acceptance of streets for maintenance.
    1. The entire width of the right-of-way shall be brought up to proper grade.
    2. Concrete curbs shall be installed on all streets as per standards.
    3. Other street improvements installed at the subdivider's option, such as permanent surfacing and street trees shall be in accordance with City standards for such improvements.
- (2) Sidewalks. Sidewalks shall be constructed in accordance with standards adopted by City if required by the Planning Commission.


- (3) Surface drainage and storm sewer system. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage ways or storm sewers outside the subdivision. In the absence of drainage facilities, drywells may be accepted. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.
- (4) Sanitary Sewers. Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to the City trunk sewer system.
- (5) Water System. Water lines with valves and fire hydrants to serve the subdivision and to connect the subdivision to existing mains shall be installed. The design shall take into account provisions for extension beyond the subdivision and to adequately grid the City system, but the City shall not require the subdivider to pay for the extra cost of mains exceeding six inches in size.
- (6) Underground Utility and Service Facilities. All utility lines including, but not limited to those required for electric, communication, lighting and cable television services and related facilities shall be placed underground, except surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground, temporary utility service facilities during construction, high capacity electric and communication feeder lines and utility transmission lines operating at 12,500 volts or above. The subdivider shall make all necessary arrangements with the serving utility to provide the underground services.
- (7) Street Lighting. Street lighting shall be installed in accordance with regulations adopted by the Canby Utility Board.
- (8) Street Signs. Street signs shall be installed at all street intersections and dead end signs shall be installed at the entrance to all dead end streets and cul-de-sacs in accordance with standards adopted by the City. Other signs may be required upon recommendation of the City Engineer.
- (9) Monuments. Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, centerline intersecting points, at intermediate points, and shall be of such material, size and length as required by State law. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced to the requirements of State law.
- (10) Guarantee. All improvements installed by the subdivider shall be guaranteed as to workmanship and materials for a period of one year following acceptance by the City."

Section 5: Effective Date. This Ordinance shall take effect immediately upon its final passage by the Council.

Passed on first reading at a recessed regular meeting of the Canby City Council held on the 3rd day of May, 1972; ordered posted in three (3) public and conspicuous places in the City of Canby for a period of two (2) full calendar weeks as provided by the Canby City Charter, and to come up for final reading and action of the Canby City Council at a regular meeting thereof on Monday, the 5th day of June, 1972, at 8:00 o'clock p.m., Oregon Daylight Saving Time, at the Canby City Hall.

  
CARL A. BRAMAN - Mayor

ATTEST:


  
J. F. RICHARDSON - City Recorder

Passed on second and final reading of the Canby City Council at a regular meeting thereof held on the 5th day of June, 1972, by the following vote: Yeas 5. Nays 0.

Approved by the Mayor for the City of Canby this 5th day of June, 1972.

  
CARL A. BRAMAN - Mayor

ATTEST:

  
J. F. RICHARDSON - City Recorder