

ORDINANCE NO. 578

AN ORDINANCE AMENDING SECTIONS 15 AND 18 OF SUBDIVISION ORDINANCE NO. 443, TO PROVIDE FOR SUBDIVISION DEVELOPMENT FEES.

THE CITY OF CANBY ORDAINS AS FOLLOWS:

Section 1: Section 15 of Subdivision Ordinance No. 443, enacted August 10, 1962, is hereby amended to provide as follows:

"Section 15. Supplemental Information and Fees with Final Plat. The following data shall accompany the final plat, and the following fees shall be paid by the subdivider to the City Recorder at the time the final plat is filed with the Superintendent of Public Works:

(1) A preliminary title report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises.

(2) Sheets and drawings showing the following:

(a) Traverse data including the coordinates of the boundary of the subdivision and ties to the city coordinate system, and showing the error of closure, if any.

(b) The computation of all distances, angles and courses shown on the final map.

(c) Ties to existing monuments, proposed monuments, adjacent subdivisions and street corners.

(3) A copy of any deed restrictions applicable to the subdivision.

(4) A certificate by the Superintendent of Public Works certifying that the subdivider has complied with one of the following alternatives:

(a) All improvements have been installed in accordance with the requirements of these regulations and with the action of the Planning Commission giving conditional approval of the preliminary plat.

(b) An agreement has been executed as provided in Sections 18 and 19 to assure completion of all required improvements.

(5) A certificate of the subdivider of the total cost or estimate of the total cost for the development of the subdivision in accordance with the provisions and requirements of this ordinance or any other ordinance or regulation of the City relating to subdivision development. This certificate is to be accompanied by a final bid estimate of the subdivider's contractor, if there is a contractor engaged to perform the work; and the certificate of the total cost estimate must be first approved by the Superintendent of Public Works.

(6) A subdivision development fee according to the following schedule and based on the subdivider's approved certificate of the total development cost, or estimate of the total cost:

<u>On any amount exceeding</u>	<u>But not exceeding</u>	<u>Rate</u>
\$ 0	\$ 5,000	\$250
5,000	200,000	\$250 plus 3% of amount in excess of \$5,000
200,000	- - -	\$6100 plus 2% of amount in excess of \$200,000

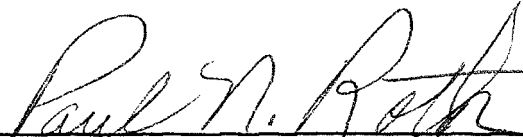
Section 2: Section 18 of Subdivision Ordinance No. 443, enacted August 10, 1962, is hereby amended to provide as follows:

"Section 18. Agreement for Improvements. Before planning commission approval is certified on the final plat, the subdivider shall either install required improvements and repair existing streets and other public facilities damaged in the development of the subdivision or execute and file with the City Recorder an agreement between himself and the City, specifying the period within which required improvements and repairs shall be completed and providing that, if the work is not completed within the period specified, the City may complete the work and recover the full cost and expense from the subdivider."

Section 3: This Ordinance shall take effect at 12:01 a.m. on the 5th day of March, 1974.

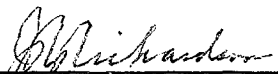
Passed on first reading of the Canby City Council at a special meeting thereof on the 11th day of February, 1974; ordered posted in three (3) public and conspicuous places in the City of Canby as

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 to be held on Monday, March 4, 1974, at the hour of 8:00 o'clock p.m., at the Canby City Hall.



PAUL N. ROTH - Mayor

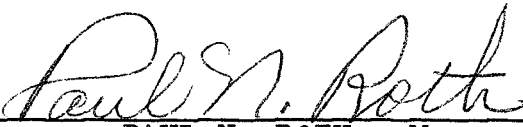
ATTEST:



J. R. RICHARDSON, City Recorder


Passed on final reading of the Canby City Council this 4th day of March, 1974, by the following vote: Yeas 6. Nays 0.

Approved by the Mayor for the City of Canby, this 4th day of March, 1974.



PAUL N. ROTH - Mayor

ATTEST:



J. R. RICHARDSON, City Recorder