



Planning & Community Dev.
117 N Molalla Avenue
PO Box 248
Molalla, Oregon 97038
Phone: (503) 759-0219
communityplanner@cityofmolalla.com

NOTICE OF ADMINISTRATIVE DECISION

APPROVAL WITH CONDITIONS

File No.:	MP03-2019
Tax Lot(s):	52E08B; Tax Lot 4300
Address:	861 W Main Street
Applicants:	Jeffrey Shoemaker on behalf of Rodney Orr
Owners:	Molalla River School District
Proposal:	Preliminary Subdivision Plat for a three-lot partition.
Decision Becomes Final:	September 11, 2019 , unless appealed to the Planning Commission by 5:00 p.m. on September 10, 2019. Any appeal must be consistent with Molalla Municipal Code Section 17-4.1.030.D

SUMMARY:

This decision grants the applicant approval to partition an existing lot in Molalla into three lots, subject to conditions of approval. This lot is the current site of the two medical offices; Family Medical Group of Molalla and The Dentist Off Main. It is 4.48 acres in size and is zoned General Commercial (C-2). Lot 1 will be the site of the existing Family Medical Group of Molalla building, all onsite parking lots, and wetland area. Lot 2 will be the site of the existing Dentist off Main offices. Lot 3 will be banked for future development.

ACTION:

Molalla City Staff hereby grants **APPROVAL** of **File # MP03-2019**, subject to conditions of approval listed below. This approval is based on the applicant's submitted plans; written narrative; supplemental application materials dated April 30, 2019 and City staff report dated June 25, 2019. Any change to the approved preliminary plat dated March 26, 2019 and written narrative besides those required through conditions of approval, will require a new land use application and approval:

Conditions Requiring Resolution Before Submitting Final Subdivision Plat:

Prior to submitting a final plat for review and approval by City staff, the Applicant shall:

- A. Locate, name, and show the dimensions of West Lane on the final plat.
- B. Comply with all requirements of ORS Chapter 92 - Subdivisions and Partitions.
- C. Dedicate a right of way radius at the intersection of N Hezzie Lane and Main Street to the City of Molalla. Radius will transition from existing width on N Hezzie Lane to existing width on Main Street
- D. Dedicate a 10-foot wide public utility easement along all roadway frontages.
- E. Dedication of a 15-foot wide public waterline easement will be required across all existing and future fire line terminating 7.5 feet beyond fire hydrants. The easement to Lot 3 will also be a 15-foot wide public waterline easement
- F. Record a private sewer easement across Lot 1 for the benefit of Lot 3.
- G. Record cross-over access easements to the proposed parcels with the County Assessor to facilitate future shared access to N Hezzie Lane and West Lane (i.e. no direct access to OR 211). Shared access will improve highway safety by reducing potential conflicts between vehicles and between vehicles and pedestrians and bicyclists at closely spaced driveways and will implement ODOT Access Management Program goals.
- H. Submit detailed engineering plans for roadway and utility improvements for N Hezzie Lane and West Lane demonstrating compliance with the MMC and City of Molalla Public Works Standards and install these roadway and utility improvements. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Public Works Director. All public utility/improvement plans submitted for review shall be submitted in a 22"x 34" format. The engineering plans shall also include design for the following improvements for review and approval of the City:
 - i. Construct the full width improvements on the east side of N Hezzie Lane and into the intersection of West Lane. Road improvements will be constructed to City standards for 36 feet of pavement (face of curb to face of curb), curb and gutter, 6-foot curb tight sidewalk, and street lighting on the east side of N Hezzie Lane from OR 211 to West Lane. Intersection improvements will include ADA accessible sidewalk ramps per City standards. Additional signing and or modification will comply with City requirements.

- ii. Construct the half width improvements on the south side of West Lane and into the intersection of N Hezzie Lane a. Road improvements will be constructed to City standards for 20 feet of pavement (face of curb to edge of pavement), 2-foot wide gravel shoulder on north side, curb and gutter, 6-foot curb tight sidewalk and street lighting on the south side from N Hezzie Lane to the east limits of the partition boundary. Intersection improvements will include ADA accessible sidewalk ramps per City standards. Additional signing and or modification will comply with City requirements. The City may elect to have the Applicant construct the full pavement width, curb and gutter, and sidewalk on the north side of N Hezzie Lane and credit the Applicant utilizing System Development Charge credits for Lot 3. The balance of unused SDC's will be credited to the Applicant. The balance of SDC's owed will be paid to the City at time of building permit for Lot 3.
- iii. Access to public streets shall be limited to the existing access on N Hezzie Lane and future access at the east end of Lot 3. The proposed width of accesses shall meet the Molalla Standard Specifications for Public Works Construction.
- iv. Provide drainage on the east side of N Hezzie Lane. Drainage and drainage crossing to the north for future connection will be required on West Lane. West Lane will be designed to accommodate drainage on the south and north side of the roadway so that catch basins align on centerline stationing.
- v. Should Fire Department regulations require additional fire flow that results in looping the water line through the site, then Applicants engineer shall coordinate with Public Works for the extension of a public water line through the site and connect to a waterline extension from N Hezzie Lane and to the east end of site. Dedication of public easements will be required across public property. Applicant will be required to designate type of building and confirm fire needs prior to construction of roadway improvements.
- vi. Staff reserves the right to require revisions/modifications to the public improvement construction plans and completed street improvements, if additional modifications or expansion of the sight distance onto adjacent streets is required.
- vii. All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Molalla Public Work's Standards
- viii. Sanitary sewer designs require review by Oregon Department of Environmental Quality. Applicant shall be responsible for submission of plans to state agency and all associated fees. Applicant's Engineer will be required to submit final report to DEQ and provide a copy of the report to the City.
- ix. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Public Works Director.

- x. A 10-foot wide public utility easement shall be dedicated to the City adjacent to all public right-of-way and no structures can encroach into the easement. Applicant shall be required to submit a legal description and exhibit map for review and sign City easements. Once completed, Applicant will be required to record easements with the County Recorder's Office and return the original document to the City prior to final occupancy.
 - xi. Provide the City with a letter of concurrence from the Department of State Lands regarding any wetlands on the subject property.
 - xii. Install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Molalla and DEQ during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 - xiii. Be responsible for all erosion control requirements under the 1200-C permit and shall coordinate directly with DEQ for questions related to 1200-C permit compliance.
 - xiv. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, bonding, right-of-way and easements have been obtained and approved by staff, and Staff is notified a minimum of 24 hours in advance.
- I. Submit the final plat within two years of the approval of the preliminary plat. The final plat shall be consistent with the preliminary plat with all conditions of approval met.
 - J. Submit the final plat to Clackamas County for signatures.

Conditions Requiring Resolution following Final Partition Plat Approval:

Following approval of the final partition plat the applicant shall:

- A. Submit to the City a mylar copy and three paper copies of all sheets of the recorded final plat.
- B. Contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards and supply the City with a copy of the final document.

DATED this 29th Day of August 2019.



Alice Cannon
City of Molalla Planning Director

Attachments:

Staff Report

STAFF REPORT:

Molalla Planning File MP03-2019 – Jeffrey Shoemaker – 861/863 W Main Street

Prepared by Dan Zinder, Associate Planner

June 25, 2019

Summary: The Applicant, Jeffrey Shoemaker on behalf of property owner Rodney Orr, has applied to partition an existing lot in Molalla into three lots. The existing lot is located at 861/863 W Main Street, on the north side of W Main Street, east of N Hezzie Lane, and South of West Lane. The property has a Tax Lot ID number of 52E08B 04300 and is 4.48 acres in size. This lot is the current site of two medical offices; Family Medical Group of Molalla and The Dentist Off Main. The property's zoning designation is General Commercial (C2) and no zone change is proposed.

The Applicant's proposal includes a plan to partition the existing 195,204 SF (4.48 AC) lot into three lots of the following dimensions:

Lot 1 - (140,249 SF, 3.22 AC)

Lot 2 – (19,088 SF, 0.44 AC)

Lot 3 – (35,866 SF, 0.82 AC)

Lot 1 will be the site of the existing Family Medical Group of Molalla building, all onsite parking lots, and wetland area. Lot 2 will be the site of the existing Dentist off Main offices. Lot 3 will be banked for future development.

All preliminary plats, including partitions and subdivisions, are subject to the approval criteria in Section 17-4.3.070. The following sections include applicable criteria supporting Staff's recommendation to approve MP03-2019. Sections of Molalla Municipal Code and ORS Chapter 92 not addressed are either found to be sufficiently addressed by the Applicant or are not applicable to this application.

Procedural Information: This application was processed using a Type II procedure defined in Section 17-4.1.030. The application was submitted on April 30, 2019 and deemed complete by staff on May 24, 2019. Notice to property owners within 300 feet mailed on May 29, 2019. Staff routing plans for review by the Fire District and the Public Works Department on June 3, 2019.

The 14-day comment period for public comment was complete on June 12, 2019. Staff received no public comments. On June 27, the applicant requested a 120-day process extension to October 21, 2019. On July 24, the applicant requested another 120-day extension to November 20, 2019.

Applicable Criteria and Findings:

1. The land division application shall conform to the requirements of Chapter 17-4.3 “Land Divisions and Property Line Adjustments”:

FINDINGS: Section 17-4.3.060 requires the location of streets, street names and present width of right-of-way abutting the site to be included on the preliminary plat. Staff reviewed the preliminary plat and found that the applicant did not list West Lane, a City owned right-of-way that abuts the northern boundary of the subject parcel. As a condition of final plat approval, the Applicant shall locate, name, and show the dimensions of West Lane on the final plat

2. All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of Division II Zoning Regulations, except as modified by the provisions of Chapter 17-4.3 (e.g., lot size averaging);

FINDINGS: Development of existing facilities on the subject parcel were built in conformance with the existing standards at the time of development. There are no current plans for re-development or expansion on any of the proposed lots. The three proposed new parcels will continue to be zoned General Commercial (C2) and there are no applicable lot size requirements for resultant parcels under this zoning designation. Any future development of the undeveloped property will be required to meet all requirements of Molalla Municipal Code Division II Zoning Regulations.

3. Access to individual lots, and public improvements necessary to serve the development, including, but not limited to, water, sewer, and streets, shall conform to Division III Community Design Standards;

FINDINGS: The Applicant states that there are no applicable prior decisions or conditions of approval that must be addressed with this application. The Applicant also states that access for Lot 3 will be determined when a use and development are determined.

A development agreement was executed between the City of Molalla and Molalla Medical Offices LLC in early 2017. The agreement states that **any future land-use approvals for the subject property** shall be conditioned to provide full half-street improvements; including curbs, gutters and landscaping along the west property frontage abutting W. Hezzie Lane and within right-of-way along West Lane abutting the north side of the property. Prior to recording the final plat for this partition, the applicant will be required to submit engineered drawings for these improvements to the City for review and approval. Prior to final plat approval, the applicant will be required to install these street improvements. All future accesses to Lot 3 shall meet the Molalla Standard Specifications for Public Works Construction.

4. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

FINDINGS: The proposed plat number will not be duplicated for another partition. As a condition of approval, the Applicant shall comply with all requirements of ORS Chapter 92 - Subdivisions and Partitions.

5. The proposed streets, utilities, and surface water drainage facilities conform to City of Molalla adopted master plans and applicable engineering standards and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;

FINDINGS: Per the City Engineer, the following conditions of approval apply to this partition:

A. Street:

1. **N Hezzie Lane:** In accordance with a Development Agreement between the City of Molalla and Molalla Medical Offices, LLC (the current property owner) recorded at Clackamas County on February 7, the Applicant will be required to construct the full width improvements on the east side of N Hezzie Lane and into the intersection of West Lane. Road improvements will be constructed to City standards for 36 feet of pavement (face of curb to face of curb), curb and gutter, 6-foot curb tight sidewalk, and street lighting on the east side of N Hezzie Lane from OR 211 to West Lane. Intersection improvements will include ADA accessible sidewalk ramps per City standards. Additional signing and or modification will comply with City requirements.
2. **West Lane:** In accordance with the development agreement, the Applicant will be required to construct the half width improvements on the south side of West Lane and into the intersection of N Hezzie Lane. Road improvements will be constructed to City standards for 20 feet of pavement (face of curb to edge of pavement), 2-foot wide gravel shoulder on north side, curb and gutter, 6-foot curb tight sidewalk and street lighting on the south side from N Hezzie Lane to the east limits of the partition boundary. Intersection improvements will include ADA accessible sidewalk ramps per City standards. Additional signing and or modification will comply with City requirements. The City may elect to have the Applicant construct the full pavement width, curb and gutter, and sidewalk on the north side of N Hezzie Lane and credit the Applicant utilizing System Development Charge credits for Lot 3. The balance of unused SDC's will be credited to the Applicant. The balance of SDC's owed will be paid to the City at time of building permit for Lot 3.

3. **Right of Way Dedications:** Applicant will be required to dedicate a right of way radius at the intersection of N Hezzie Lane and Main Street to the City of Molalla. Radius will transition from existing width on N Hezzie Lane to existing width on Main Street.
4. Access to public streets shall be limited to the existing access on Hezzie Lane and future access at the east end of Lot 3. The proposed width of accesses shall meet the Molalla Standard Specifications for Public Works Construction.
5. Applicant will be required to dedicate a 10-foot wide public utility easement along all roadway frontages.

B. Storm Drainage

1. **N Hezzie Lane and West Lane:** Applicant will be required to provide drainage on the east side of Hezzie Lane. Drainage and drainage crossing to the north for future connection will be required on West Lane. West Lane will be designed to accommodate drainage on the south and north side of the roadway so that catch basins align on centerline stationing.

C. Sanitary Sewer

1. Applicant proposes to serve Lot 3 via future sewer connection to sewer main on Main Street. The private sewer easement across Lot 1 for the benefit of Lot 3 on the preliminary plat, acknowledges this future connection.

D. Water

1. Dedication of a 15-foot wide public waterline easement will be required across all existing and future fire line terminating 7.5 feet beyond fire hydrants. The easement to Lot 3 will also be a 15-foot wide public waterline easement.
2. Should Fire Department regulations require additional fire flow that results in looping the water line through the site, then Applicant's engineer shall coordinate with Public Works for the extension of a public water line through the site and connect to a waterline extension from Hezzie Lane and to the east end of site. Dedication of public easements will be required across public property. Applicant will be required to designate type of building and confirm fire needs prior to construction of roadway improvements.

Per the City Engineer, the following design requirements and policies apply:

- A. For commercial and industrial development projects, all public improvements shall be completed and accepted by the Public Works Department prior to issuance of any occupancy.

- B. Separate engineering drawings reflecting the installation of these public utilities will be required.
- C. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, bonding, right-of-way and easements have been obtained and approved by staff, and Staff is notified a minimum of 24 hours in advance.
- D. Staff reserves the right to require revisions/modifications to the public improvement construction plans and completed street improvements, if additional modifications or expansion of the sight distance onto adjacent streets is required.
- E. All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Molalla Public Work's Standards.
- F. All survey monuments on the subject site or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
- G. The Applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards and supply the City with a copy of the final document.
- H. Sanitary sewer designs require review by Oregon Department of Environmental Quality. Applicant shall be responsible for submission of plans to state agency and all associated fees. Applicant's Engineer will be required to submit final report to DEQ and provide a copy of the report to the City.
- I. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Public Works Director.
- J. General Easements – A 10-foot wide public utility easement shall be dedicated to the City adjacent to all public right-of-way and no structures can encroach into the easement. Applicant shall be required to submit a legal description and exhibit map for review and sign City easements. Once completed, Applicant will be required to record easements with the County Recorder's Office and return the original document to the City prior to final occupancy.

- K. General Wetland Requirements – The Applicant will be required to provide Public Works with a letter of concurrence from the Department of State Lands regarding any wetlands on the subject property.
- L. General Erosion Control – The Applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Molalla and DEQ during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed. Applicant or Applicant’s Contractor shall be responsible for all erosion control requirements under the 1200-C permit and shall coordinate directly with DEQ for questions related to 1200-C permit compliance.

6. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;

FINDINGS: Per the recommendation of the Oregon Department of Transportation the following condition of approval applies to this partition:

The Applicant shall record cross-over access easements to the proposed parcels with the County Assessor to facilitate future shared access to Hezzie Lane and West Lane (i.e. no direct access to OR 211). Shared access will improve highway safety by reducing potential conflicts between vehicles and between vehicles and pedestrians and bicyclists at closely spaced driveways and will implement ODOT Access Management Program goals.

7. Evidence that any required state and federal permits, as applicable, have been obtained or can reasonably be obtained prior to development;

FINDINGS: Staff routed the application to Oregon Department of Transportation for their review. ODOT’s comments are reflected in a prior finding, relating to the need for a cross-access easement across Lots 1-3 to consolidate access points to the properties on Hezzie and West Lane.

As a condition of approval, the applicant shall provide the City with a letter of concurrence from the Oregon Department of State Lands regarding wetland impacts on the subject property prior to beginning construction of public improvements on the subject property.

8. Evidence that improvements or conditions required by the City, road authority, Clackamas County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met; and

Staff received comments from the Molalla Fire District and ODOT. This criterion is met. Conditions addressing ODOT and Fire comments will be incorporated into this decision.

9. The architectural standards of Section 17-3 are met.

FINDINGS: This section does not apply to this partition. Architectural standards will be applied at time of future development.

Conditions Requiring Resolution Before Submitting Final Subdivision Plat:

Prior to submitting a final plat for review and approval by City staff, the Applicant shall:

- K. Locate, name, and show the dimensions of West Lane on the final plat.
- L. Comply with all requirements of ORS Chapter 92 - Subdivisions and Partitions.
- M. Dedicate a right of way radius at the intersection of N Hezzie Lane and Main Street to the City of Molalla. Radius will transition from existing width on N Hezzie Lane to existing width on Main Street
- N. Dedicate a 10-foot wide public utility easement along all roadway frontages.
- O. Dedication of a 15-foot wide public waterline easement will be required across all existing and future fire line terminating 7.5 feet beyond fire hydrants. The easement to Lot 3 will also be a 15-foot wide public waterline easement
- P. Record a private sewer easement across Lot 1 for the benefit of Lot 3.
- Q. Record cross-over access easements to the proposed parcels with the County Assessor to facilitate future shared access to N Hezzie Lane and West Lane (i.e. no direct access to OR 211). Shared access will improve highway safety by reducing potential conflicts between vehicles and between vehicles and pedestrians and bicyclists at closely spaced driveways and will implement ODOT Access Management Program goals.
- R. Submit detailed engineering plans for roadway and utility improvements for N Hezzie Lane and West Lane demonstrating compliance with the MMC and City of Molalla Public Works Standards and install these roadway and utility improvements. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Public Works Director. All public utility/improvement plans submitted for review shall be submitted in a 22"x 34" format. The engineering plans shall also include design for the following improvements for review and approval of the City:
 - xv. Construct the full width improvements on the east side of N Hezzie Lane and into the intersection of West Lane. Road improvements will be constructed to City standards for 36 feet of pavement (face of curb to face of curb), curb and gutter, 6-foot curb tight sidewalk, and street lighting on the east side of N Hezzie Lane from OR 211 to West Lane. Intersection improvements will include ADA accessible sidewalk ramps per City standards. Additional signing and or modification will comply with City requirements.

- xvi. Construct the half width improvements on the south side of West Lane and into the intersection of N Hezzie Lane a. Road improvements will be constructed to City standards for 20 feet of pavement (face of curb to edge of pavement), 2-foot wide gravel shoulder on north side, curb and gutter, 6-foot curb tight sidewalk and street lighting on the south side from N Hezzie Lane to the east limits of the partition boundary. Intersection improvements will include ADA accessible sidewalk ramps per City standards. Additional signing and or modification will comply with City requirements. The City may elect to have the Applicant construct the full pavement width, curb and gutter, and sidewalk on the north side of N Hezzie Lane and credit the Applicant utilizing System Development Charge credits for Lot 3. The balance of unused SDC's will be credited to the Applicant. The balance of SDC's owed will be paid to the City at time of building permit for Lot 3.
- xvii. Access to public streets shall be limited to the existing access on N Hezzie Lane and future access at the east end of Lot 3. The proposed width of accesses shall meet the Molalla Standard Specifications for Public Works Construction.
- xviii. Provide drainage on the east side of N Hezzie Lane. Drainage and drainage crossing to the north for future connection will be required on West Lane. West Lane will be designed to accommodate drainage on the south and north side of the roadway so that catch basins align on centerline stationing.
- xix. Should Fire Department regulations require additional fire flow that results in looping the water line through the site, then Applicants engineer shall coordinate with Public Works for the extension of a public water line through the site and connect to a waterline extension from N Hezzie Lane and to the east end of site. Dedication of public easements will be required across public property. Applicant will be required to designate type of building and confirm fire needs prior to construction of roadway improvements.
- xx. Staff reserves the right to require revisions/modifications to the public improvement construction plans and completed street improvements, if additional modifications or expansion of the sight distance onto adjacent streets is required.
- xxi. All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Molalla Public Work's Standards
- xxii. Sanitary sewer designs require review by Oregon Department of Environmental Quality. Applicant shall be responsible for submission of plans to state agency and all associated fees. Applicant's Engineer will be required to submit final report to DEQ and provide a copy of the report to the City.
- xxiii. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Public Works Director.

- xxiv. A 10-foot wide public utility easement shall be dedicated to the City adjacent to all public right-of-way and no structures can encroach into the easement. Applicant shall be required to submit a legal description and exhibit map for review and sign City easements. Once completed, Applicant will be required to record easements with the County Recorder's Office and return the original document to the City prior to final occupancy.
 - xxv. Provide the City with a letter of concurrence from the Department of State Lands regarding any wetlands on the subject property.
 - xxvi. Install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Molalla and DEQ during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 - xxvii. Be responsible for all erosion control requirements under the 1200-C permit and shall coordinate directly with DEQ for questions related to 1200-C permit compliance.
 - xxviii. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, bonding, right-of-way and easements have been obtained and approved by staff, and Staff is notified a minimum of 24 hours in advance.
- S. Submit the final plat within two years of the approval of the preliminary plat. The final plat shall be consistent with the preliminary plat with all conditions of approval met.
- T. Submit the final plat to Clackamas County for signatures.

Conditions Requiring Resolution following Final Partition Plat Approval:

Following approval of the final partition plat the applicant shall:

- C. Submit to the City a mylar copy and three paper copies of all sheets of the recorded final plat.
- D. Contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards and supply the City with a copy of the final document.