

City of Oakridge Planning Commission

Supplemental Staff Report - Minor Clarification Ahead of September 13, 2022 PC Deliberations

DATE: SEPTEMBER 13, 2022

Ness Tentative Partition

Clarification of Condition of Approval #3:

This supplemental report is intended to clarify any confusion regarding Condition of Approval #3, which is discussed on pages 10 and 11 of the staff report. Condition #3 is intended to satisfy Section 151.103 of the Municipal Code, which addresses the improvements in the partitions. The language of Condition #3 has been revised (revisions in bold italic) to make it clear that only Parcel 2 will be immediately developed and that the applicant intends to further divide Parcels 1 and 3. The remainder of the language of the condition has not been changed as it sets forth the improvements that will be necessary for future partitioning and subsequent residential development.

The revised Condition #3 is as follows:

Condition of Approval #3: *The intent of the applicant is to develop Parcel 2 without further parcelization. Residential development of this parcel will require the construction of sidewalk, road and utility corridors, as necessary, in the locations shown on the approved partition map(s) to service that parcel. Parcels 1 and 3 may be further partitioned or subdivided, in one or more applications, with each application creating new residential parcels.* With respect to each such partition *or subdivision* application, provided that the new residential parcels abut the terminus of an existing paved street allowing connection to existing sewer, water and power, the new residential parcels may take access to and connect with the existing street and utilities and no additional infrastructure shall be required to be constructed in connection with the development of those residential parcels. Additional land division of either of the residential parcels for further residential development will require the construction of sidewalk, road and utility corridors, as necessary, in the locations shown on the approved partition map(s) to service those additional parcels or lots. This process may be repeated for each of the nine (9) street terminuses abutting the currently vacant lot 36. All access and utilities shall be located within the dedicated access and utility easement except for where such access and utilities divert from said easement to service the individual residences. Any and all parcels created, including the currently proposed Parcel 1 and Parcel 2, which abut utility right of way where water main is shown on the original platted plans (Elk Meadows), shall have that section of water main bordering the Parcel constructed as a condition of sale of said parcel. The water mains shall be a minimum six-inch diameter, of C900 PVC construction, with fire hydrants and valving installed every 500-feet and will conform to the City Public Works Standards and all construction requirements shown in the original platted plans of Elk Meadows. Prior to construction an

engineered set of plans including, but not limited to, the proposed water main's construction, valving, hydrants, trench detail and connection to the existing system shall be submitted to the City. All design and construction shall comply with OHA Drinking Water and AWWA regulations, and construction of the proposed water main shall be inspected by the City along with watermain being pressure tested and disinfected prior to acceptance. Nothing in this condition requires that any residential parcel or remaining parcel be further partitioned or subdivided or prohibits the subdivision of any residential or remaining parcel.

Written by: Gary Darnielle



Acknowledged by Planning Commission Chair

Date: