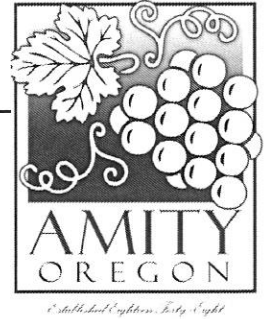


CITY OF AMITY

109 Maddox Avenue
P.O. Box 159
Amity, OR 97101

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SUBDIVISION APPLICATION

I. BACKGROUND INFORMATION

Applicant/Owner: _____ Phone: _____

Mailing Address: _____

Site Address: _____

Township; Range; Section; Tax Lot: _____

Zone: _____ Parcel Size: _____

Existing Use/Structures: _____

Application Proposal: _____

II. REVIEW CRITERIA

Section 3.109.01, of the Amity Zoning and Development Code, establishes findings that must be addressed before granting approval of a Subdivision. **The applicant must provide a written response to the following:**

1. All subdivisions and PUDs shall conform to all applicable Zoning District Standards, development standards and other provisions of this Ordinance.
2. A Master Plan for development is required for any application which leaves a portion of the subject property capable of redevelopment.

Each subdivision application must satisfy the design standards in Section 2.208. These standards are contained in Section VI.

III. APPLICATION REQUIREMENTS

- A. Completed and signed application form.
- B. Written response to the criteria in Item II., above.
- C. Ten (10) copies of the site plan drawn to scale. Specific requirements are found in Section 3.10.04.b. of the Development Code. See Section V., for detailed information.
- D. Names and addresses of all the property owners within 150 feet of the boundaries of the property. This list must be provided by a Title Company or the Yamhill County Assessor.
- E. Copy of the latest deed, sales contract, or title report indicating property ownership.

IV. SIGNATURES

NOTE: All owners *MUST* sign this application or submit a letter of consent authorizing another individual to complete and sign application. Incomplete or missing information may delay the review process.

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

For Office Use Only

Submittal Date: _____ Fee: _____ Received by: _____

Application Type: _____ Completeness: _____ 120 Day: _____

Staff Report Received: _____ Commission Hearing: _____

Application Deposit and Fee paid on: _____ Receipt _____

Cash Check # _____ Refund Yes, on: _____, check # _____ No

V. SUBDIVISION SUBMITTAL REQUIREMENTS

Section 3.108.04.B.

B. The applicant shall prepare and submit a preliminary plan and other supplemental information as may be required by staff to indicate the intent of the development. The preliminary plan should show pertinent information to scale to facilitate the review of the proposed development.

1. General Information. The following general information shall be shown on the tentative plan:
 - a. Vicinity map showing all streets, property lines, streams, and other pertinent data to locate the proposal.
 - b. North arrow and scale of drawing.
 - c. Tax map and tax lot number or tax account of the subject property.
 - d. Dimensions and size in square feet or acres of the subject property and of all proposed parcels.
2. Existing Conditions:
 - a. Location of all existing easements within the property.
 - b. Location of City utilities (water, sanitary sewer, storm drainage) within or adjacent to the property proposed for use to serve the development.
 - c. The location and direction of water courses or drainage swales on the subject property.
 - d. Existing uses of the property, including location of existing structures on the property. It should be noted whether the existing structures are to be removed or to remain on the property.
3. Proposed Plan:
 - a. Locations, approximate dimensions and area in square feet of all proposed parcels. All parcels shall be numbered consecutively.
 - b. Location, width and purpose of any proposed easements.
4. Supplemental Information

Proposed deed restrictions, if any, in outline form.

Section 3.109.02.A.2.

2. In addition to the information listed in Subsection 3.108.04, applicants for subdivisions, and planned unit developments shall submit the following:
 - a. Name of the PUD or subdivision.
 - b. Identification of each lot or parcel and block by number.
 - c. Direction of drainage and approximate grade of abutting streets.
 - d. Streets proposed and their names, approximate grade, and radius of curves.
 - e. Any other legal access to the subdivision or PUD, other than a public street.
 - f. Contour lines related to an established bench mark, having the following minimum intervals:
 - (1) Areas with less than 5% slope: One foot contours
 - (2) Areas with slope between 5% and 10%: Two foot contours.
 - (3) Areas with slope greater than 10%: Five foot contours.
 - g. All areas to be offered for public dedication.
 - h. A vicinity map as described in Subsection 3.108.04 extending 1,200 feet in each direction.

VI. LAND DIVISION DESIGN STANDARDS

All subdivisions shall comply with the following design standards in Section 2.208.03:

Standards for Lots or Parcels

- A. Minimum lot area: Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located.
- B. Lot width and depth: The depth of a lot or parcel, (at the building line), shall not be more than 3 times the width of the parcel, with the exception that parcels created for public utility uses or in zones where there is no minimum lot area requirement shall be exempt from width to depth ratio provisions.
- C. Access: All lots and parcels created after the effective date of this Ordinance shall provide a minimum frontage, on an existing or proposed public street, equal to twenty-five (25) feet. The following exceptions shall apply:

1. Residential lots or parcels and Planned Unit Developments, may be accessed via a private street or easement developed in accordance with the provisions of Section 2.202 when the City finds that public street access is:
 - a. Infeasible due to parcel shape, terrain, or location of existing structures; and
 - b. Not necessary to provide for the future development of adjoining property.
 - c. Flag lots, as permitted in Subsection 2.208.03(D).
- D. Flag Lots: If a flag lot is permitted, the following standards shall be met:
1. The access strip shall not be less than 20 feet wide. The access strip shall be improved with a minimum 12 foot wide paved driveway which meet applicable City standards. If said access strip is over 200 feet in length, the driveway shall terminate in a turn-around capable of accommodating emergency fire vehicles.
 2. The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Ordinance.
- E. Through Lots: Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A ten (10) foot wide screening or buffering easement, pursuant to the provision of Section 2.207, may be required by the City during the review of the land division request.
- F. Lot Side Lines: The side lines of lots, as far as practicable, shall run at right angles to the right-of-way line of the street upon which the lots face.
- G. Lot Grading: The minimum elevation at which a structure may be erected, taking into consideration the topography of the lot, the surrounding area, drainage patterns and other pertinent data, shall be established by the City Building Inspector.
- H. Utility Easements: Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Such easements shall have a minimum total width as specified in Section 2.205.