

9-02.03 [Tentative Plan Review]

9-02.03-10 [Preliminary Review of Tentative Plan]

Upon receipt, the City Recorder or City Planner shall furnish one (1) copy of a tentative plan and supplementary material to the City Engineer, Fire Chief, Police, Superintendent of Schools, Public Works Director, City Health Officer, manager of the West Oregon Electric Cooperative, Inc., manager of the Vernonia area of the General Telephone Company of the Northwest, Inc., and such other agencies as are known to be affected. Other agencies believed to have an interest shall be provided notice of the proposal. These officials and agencies shall be given a reasonable time to review the plan and to suggest revisions that appear to be in the public interest.

9-02.03-20 [Approval of Tentative Subdivision Plan]

- A. In accordance with the Type III permit provisions, the City shall find the Tentative Plan application is complete and then schedule a public hearing before the Planning Commission in accordance with Section 9-01.10.40.
- B. Approval of the tentative plan shall indicate approval of the final plat if there is no change in the plan of the subdivision and if the sub-divider complies with the requirements of this code.
- C. The action of the Planning Commission shall be noted on two (2) copies of the tentative plan, including reference to any attached documents describing conditions. One (1) copy shall be returned to the sub-divider, and the other shall be retained by the Planning Commission.
- D. Tentative Plan Approval Criteria. The Planning Commission may approve, approve with conditions or deny a tentative subdivision plan based on the following approval criteria:
 1. The proposed tentative plan complies with the applicable Development Code sections and all other applicable ordinances and regulations. At a minimum, the provisions of this article and the applicable Chapters of Title 9 shall apply. Where a variance is necessary to receive preliminary approval, the application shall also comply with the relevant variance approval standards;
 2. The proposed plan name is not already recorded for a other subdivision, and satisfies the provisions of ORS Chapter 92;
 3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedication are identified on the preliminary plan;
 4. All proposed private common areas and improvements (e.g. homeowners association property) are identified on the tentative plan; and
 5. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plan;
 6. Evidence that improvements or conditions required by the City, road authority, County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met; and

7. If any part of the site is located within a specific Area Plan District, Overlay Zone, or previously approved Master Planned Development, it shall conform to the applicable regulations and/or conditions.
- E. Conditions of Approval. The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations and may require access strips be granted to the City for the purpose of controlling and assuring access to adjoining undeveloped properties.