ORDINANCE NO. 2094

AN ORDINANCE amending Title 17, adding the definition of "substantially complete subdivision", adding a new section to Chapter 17.08 and adding provisions to final plat time limit and information required.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

There is hereby added a new section to Chapter 17.04 of the Camas Municipal Code to provide as follows:

17.04.180 Substantially complete subdivision. "Substantially complete subdivision" means that improvements to the water, sewer, street, and storm drainage systems necessary to support occupied dwelling units have been constructed to city standards and specifications, and have been inspected and accepted by the city.

Section II

There is hereby added a new section to Chapter 17.08 of the Camas Municipal Code to provide as follows:

17.08.030 Issuance of substantial completion and building permits; model home exemption. Upon inspection and acceptance of improvements necessary to occupy dwelling units, the city will issue a notice to the developer that the subdivision has been deemed substantially complete. This notice shall be forwarded to the Building Department for the express purpose of issuing building permits. No building permits for housing shall be issued in the subdivision until the streets have been paved, inspected and approved, and the water lines have been installed, tested and approved. A temporary water tap will be issued for the purposes of housing construction. After final residential building inspection, the temporary water tap shall be discontinue. A permanent water tap will be issued to homeowner when the subdivision has been deemed substantially complete. The exception to these regulations is in the case of model homes. One model home per phase may be granted a building permit upon the review of the Public Works Director. Nothing in this section shall preclude a person to submit a building permit application for review

Section III

Chapter 17.16 Final Plat is amended to add a provision in section 17.16.010:

17.16.010 Time Limit. The official plat shall be prepared and submitted within three years following the approval given on the preliminary plat by the planning commission and it shall incorporate the recommendations made by the commission. An applicant who files a written request with the City Council at least thirty days before the expiration of this three-year period shall be granted a one-year extension upon a showing that the applicant has attempted in good faith to submit the final plat within the three-year period. If the owner or subdivider wishes to proceed with the subdivision of his land after the expiration of the three-year period following the approval of the preliminary plat by the planning commission, he shall resubmit his preliminary plat to the planning commission and make any revisions considered necessary to meet changed conditions.

Section IV

Subsection 17.16.020(A)(6) is amended to read in the following manner:

6. All building setbacks on the face of the plat per Camas Municipal Code for individual phases of the subdivision or for the entire subdivision;

Section V

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the City Council and APPROVED by the Mayor this 25th day of November, 1996.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

_____
City Attorney