

ORDINANCE NO. 711

An Ordinance relating to land use and amending Sections 17.94.040, 17.128.020, 17.150.020, 17.150.030, 17.150.060, 17.150.070, 17.152.030, 17.152.040, 17.152.070, and 17.152.100 of Title 17 of the Scappoose Municipal Code.

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. That Scappoose Municipal Code Title 17 be amended as described in Exhibit "A", attached hereto.

EXHIBIT "A"

(Language to be omitted is ~~strikethrough~~, language additions are in **bold italics**)

Amend Chapter 17.94 (Manufactured Home Regulations), by adding the following:

17.94.040 Manufactured home park standards.

"[...]"

S. No manufactured home, accessory building, or other structure shall be closer than ~~ten~~ **six** feet to another manufactured home, accessory building, or other structure. Manufactured homes shall be a minimum of ~~fifteen~~ **ten** from another manufactured home. [...]"

Amend Chapter 17.128 (Temporary Commercial and Industrial Uses) by adding the following:

17.128.020 Application Submittal requirements

"[...]"

3. ~~A completed business license application~~ ***Payment of the temporary use permit fee.***

4. ~~The applicable fee.~~

Amend Chapter 17.150 (Land Division--Subdivision) by adding the following:

17.150.020 General provisions.

"[...]"

H. All subdivision proposals shall include neighborhood circulation plans that conceptualize future street plans and lot patterns to parcels within 500 feet of the subject site. Circulation plans address future vehicular/bicycle/pedestrian transportation systems including bike lanes, sidewalks, bicycle/pedestrian paths, and destination points. A circulation plan is conceptual in that its adoption does not establish a precise alignment. An applicant for a subdivision is required to submit a circulation plan unless the applicant demonstrates to the Planning Services Manager one of the following:

1. **An existing street or proposed new street need not continue beyond the land to be divided in order to complete or extend an appropriate street system or to provide access to adjacent parcels within 500 feet of the proposed development; or**

2. **The proposed street layout is consistent with a street pattern adopted as part of the City's Transportation System Plan, or a previously adopted circulation plan.**

17.150.030 Administration and approval process.

"[...]"

F. An applicant may request approval of a modification to an approved tentative plan prior to final plat approval by:

1. **Submitting an application for modification of approval and providing the Planning Services Manager with a reproducible copy of a revised tentative plan or illustration of the proposed modification accompanied by a written narrative detailing the rationale for the proposed modification;**

2. **The Planning Services Manager shall determine whether the proposed change is a major or minor modification. Generally, any modification that alters the tentative plan by more than 10 percent in regard to the proposed number of lots, or makes significant language changes within conditions of approval, shall be considered a major modification, and is subject to the administration and approval process detailed within this section, the approval authority shall be the Planning Commission. A minor modification shall be approved, approved with conditions or denied following the Planning Services Manager's review based on findings that:**

a. **No title provisions will be violated; and**

b. **The modification is not a major modification.**

17.150.060 Approval standards--Tentative plan.

"[...]"

3. **The streets and roads are laid out so as to conform 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, including conformance with submitted neighborhood circulation plans, unless the city determines it is in the public interest to modify the street or road pattern; and [...]"**

17.150.070 Application submission requirements--Tentative plans.

"[...]"

20. **Unless specifically exempted by the Planning Services Manager, a neighborhood circulation plan that conceptualizes future street plans and lot patterns to parcels within 500 feet of the subject site. Circulation plans address future vehicular/bicycle/pedestrian transportation systems including bike lanes, sidewalks, bicycle/pedestrian paths, and destination points."**

Amend Chapter 17.152 (Land Division--Major and Minor Land Partitions and Property Line Adjustment) by adding the following:

17.152.030 General provisions.

"[...]"

G. All land partition proposals shall include neighborhood circulation plans that conceptualize future street plans and lot patterns to parcels within 500 feet of the subject site. Circulation plans address future vehicular/bicycle/pedestrian transportation systems including bike lanes, sidewalks, bicycle/pedestrian paths, and destination points. A circulation plan is conceptual in that its adoption does not establish a precise alignment. An applicant for a partition is required to submit a circulation plan unless the applicant demonstrates to the Planning Services Manager one of the following:

1. An existing street or proposed new street need not continue beyond the land to be divided in order to complete or extend an appropriate street system or to provide access to adjacent parcels within 500 feet of the proposed development; or

2. The proposed street layout is consistent with a street pattern adopted as part of the City’s Transportation System Plan, or a previously adopted circulation plan.

17.152.040 Administration and approval process.

"[...]"

G. An applicant may request approval of a modification to an approved preliminary partition plan prior to final partition plat approval by:

1. Submitting an application for modification of approval and providing the Planning Services Manager with a reproducible copy of a revised preliminary plan or illustration of the proposed modification accompanied by a written narrative detailing the rationale for the proposed modification;

2. The Planning Services Manager shall determine whether the proposed change is a major or minor modification. Generally, any modification that alters the preliminary plan by making significant language changes within conditions of approval, shall be considered a major modification, and is subject to the administration and approval process detailed within this section, the approval authority shall be the Planning Commission. A minor modification shall be approved, approved with conditions or denied following the Planning Services Manager’s review based on findings that:

- a. No title provisions will be violated; and**
- b. The modification is not a major modification.**

17.152.070 Partition approval criteria.

“[...]

E. Streets or roads are laid out so as to conform 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, including conformance with submitted neighborhood circulation plans, unless the city determines it is in the public interest to modify the street or road pattern.”

17.152.100 Preliminary application submission requirements.


“[...]

B. The preliminary partition map and necessary data or narrative shall include the following:

[...]

20. Unless specifically exempted by the Planning Services Manager, a neighborhood circulation plan that conceptualizes future street plans and lot patterns to parcels within 500 feet of the subject site. Circulation plans address future vehicular/bicycle/pedestrian transportation systems including bike lanes, sidewalks, bicycle/pedestrian paths, and destination points.”

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: November 5, 2001

Second Reading: November 19, 2001

Attest: 
Debi G. Schmit, City Recorder