



Community Development – Planning

695 Warner Parrott Road | Oregon City OR 97045

Ph (503) 722-3789

Minor Partition Checklist

For information regarding processes, fees, restrictions, etc., contact:

Planning (P) at 503-722-3789 or ocplanning@orc.org.

Public Works Development Services (DS) at 971-204-4601 or ocpublicworks@orc.org.

- ☐ 1. A **completed Online Land Use Application** form with All property owner signatures (P)
- ☐ 2. A complete and **Detailed Narrative Description** of the proposed development and an explanation addressing all applicable approval criteria. A template is provided at the Pre-Application Conference.
- ☐ 3. **Boundary Survey** prepared by an Oregon Professional Land Surveyor (include name and address): (P/DS)
 - ☐ a. The map scale and true north point
 - ☐ b. The location, width and names of all existing or platted streets, other public ways and easements within the proposed land division, and other important features, such as general outline and location of permanent buildings, pedestrian/bicycle accessways, watercourses, power lines, telephone lines, railroad lines, gas lines, water lines, municipal boundaries and section lines.
 - ☐ c. Approximate courses and distances of all parts of the land division.
 - ☐ d. Around the periphery of the proposed land division, the boundary lines and names of adjacent partitions and subdivisions, streets and tract lines of adjacent parcels of property.
 - ☐ e. The location of natural hazard areas on and within 100 feet of the boundaries of the site including areas within the following:

<input type="checkbox"/> Flood Management Overlay District	<input type="checkbox"/> Historic Overlay District
<input type="checkbox"/> Geologic Hazards Overlay District	<input type="checkbox"/> Natural Resource Overlay District
- ☐ 4. **A Connectivity Analysis**

Prepared by a transportation engineer, licensed by the State of Oregon, that describes the existing and future vehicular; bicycle and pedestrian connections between the proposed subdivision and existing or planned land uses on adjacent properties. The subdivision connectivity analysis shall include shadow plats of adjacent properties demonstrating how lot and street patterns within the proposed subdivision will extend to and/or from such adjacent properties and can be developed meeting the existing Oregon City Municipal Code design standards.
- ☐ 5. **Tree Removal and Mitigation Plan**

A tree removal and mitigation plan must include the setbacks, easements and the location and caliper of all trees as well as identification of the trees 6" DBH and greater prepared in accordance with OCMC 17.41. A plan shall also be submitted identifying the location, species and caliper of trees replanted onsite. The tree mitigation plan report shall be prepared by a certified arborist, horticulturalist or forester or other environmental professional with experience and academic credentials in forestry or arboriculture.

- ☐ 6. A **Street Tree Plan** showing the location, size and species of street trees in accordance with OCMC 12.08. (P)
- ☐ 7. **Erosion and Sediment control Permit** (DS)
Submit an application for an erosion and sediment control permit in accordance with OCMC 17.47 concurrently with the preliminary subdivision plat application, including the measures that will be implemented throughout construction of the subdivision to control erosion and sedimentation, unless waived by the City Engineer. This plan must be consistent with all applicable erosion control requirements in Chapter 17.47.
- ☐ 8. Recommended: **Neighborhood Association meeting:** (P)
 - ☐ A sign-in sheet of the meeting attendees
 - ☐ A Summary of issues discussed
 - ☐ A letter from the Neighborhood Association or CIC indicating that a meeting was held.
 - ☐ If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign sheet of attendees and a summary of issues discussed.
- ☐ 9. **Pre-Application Conference Notes from Planning and Development Services.** (P/DS)
- ☐ 10. **Additional Information or Reports**, if required in Pre-Application Conference (P/DS)
- ☐ 11. A current **Preliminary Title Report or Trio** for the subject property(ies). (P)
- ☐ 12. **Documentation** indicating there are **no liens favoring the City** for the subject site. (P)
- ☐ 13. **County Assessor's Office Receipt** indicating all taxes for the parcels involved are paid in full for the preceding tax year. (P)
- ☐ 14. **Preliminary Storm Calculation**, if Stormwater Management is required. (DS)
- ☐ 15. **Application fees** to be paid once invoice is generated. (P)
- ☐ 16. **Electronic Version of Application Materials** (P/DS)

Note: There may be more information required once your application has been reviewed.

Incomplete applications will increase processing time.