



February 12, 2024

Culver City Planning Commission  
P.O. Box 256  
Culver, Oregon 97734

**RE: Minor Subdivision Ordinance Amendment Staff Report**

Dear Commissioners:

I have been working with Jered Reid, City Attorney, to craft a revision in the City's Subdivision Ordinance to amend the filing requirements of a Final Plat. Currently the Final Plat must be filed within one calendar year of the Planning Commission's date of Approval of the Tentative Plat for a Subdivision or a Partition. There is the ability to request a one-year extension beyond that date, provided the request for such an extension is filed before the expiration date of the first year.

The Haystack Butte Subdivision is nearing the limit of time allowed for completion later this spring. There was some difficulty in getting started with the initial construction, and the Subdivision is designed to create 164 lots. It appears it would be in the City's interest to have the ability to offer more time for the completion of these large subdivision developments.

Therefore, we have drafted a revision for that section of the Subdivision Ordinance, a copy is attached.

Briefly, we would recommend increasing the initial time for Filing the Final Plat from one year to two years. Then provide the City with the ability to allow additional time on a one year at a time basis when the Developer can provide a rational explanation for the extra time. We recommend that an extra three years be available in one-year increments, provided the Planning Commission is satisfied with the explanation for each extension request by the Developer.

The other option is to Bond the Improvements for the completion of the Public Infrastructure that is required to be installed as a condition of approval for the Subdivision. A total of five years would then be available, if necessary, for a large subdivision to be completed.

We would be reluctant to allow more than 5 years for the completion of a subdivision because City Construction standards change over time. Furthermore, the City must be mindful of the capacities of its municipal systems, including sanitation and stormwater system. A subdivision

taking many years to complete could limit additional construction of Residential, Commercial or Industrial development over that time.

I look forward to seeing you on March 11th.

Sincerely,

***AKS ENGINEERING & FORESTRY, LLC***

***/s/ Dan Meader***

Dan Meader, Senior Land Use Planner

3775 Crates Way, The Dalles, OR 97058

(541) 296-9177 | meaderd@aks-eng.com

