

EXHIBIT "C"

**PROPOSED CONDITIONS OF
APPROVAL**

**JANTZER SUBDIVISION
PROPOSED CONDITIONS OF APPROVAL**

Based on the evidence and the findings of fact entered herein, Planning staff recommends approval of the tentative plan for a 7-lot subdivision along with the new extension of SW Hudson Lane, as described in Section 1 of this document. This approval is subject to performance of the following conditions:

1. The new road and irrigation canal crossing shall be constructed to Public Works specifications; all appropriate permits shall be obtained in conjunction with such construction. As the application involves a land division, property corners along the new road frontage shall be staked concurrently. (*§50.050.A.4, 51.090, 81.130 RLDC*)
2. As-built mylars shall be submitted to Public Works prior to final approval of the development. (*§80.030.A RLDC*)
3. A final Erosion and Sediment Control Plan including calculations with summary sheet showing drainage areas, along with culvert sizes and locations, shall be prepared by a registered engineer and submitted to Public Works for review and approval. (*§83.030, 83.040 RLDC*)
4. The developer shall submit to Public Works either a statement that the following requirement is not applicable, or shall submit a Geotechnical Report from the responsible engineer certifying the stability of all cut/fill slopes over 4 feet in height. (*§80.030 RLDC*)
5. The developer shall enter into a General Project Agreement with Public Works for County maintenance of the new road. (*Josephine County Public Works Design and Construction Standards and Specifications*)
6. Applicant shall provide documentation to Public Works that the requirements of the National Pollutant Discharge Elimination System have been complied with. Contact the Department of Environmental Quality (DEQ) at 541-776-6214 for further details. (*§50.050.A.4 RLDC*)
7. Final storm drainage construction drawings (plans and profiles) including calculations with summary sheet showing storm drainage areas, culvert sizing and related storm design shall be prepared by a registered engineer and submitted to Public Works for review and approval. (*§83.050 RLDC*)
8. The developer shall prepare covenants, conditions, and restrictions (CC&R's) to be reviewed and approved by the Josephine County Planning Department. The approved CC&R's shall establish the following special requirements:
 - A. A fire safety plan in accordance with Article 76 of the Josephine County Rural Land Development Code and Oregon Administrative Rule (OAR) 660-06-035 to be submitted to and approved by the Josephine County Planning Department prior to

the issuance of a Development Permit for each lot. (*§50.050.A.3 RLDC*)

- B. An erosion control plan in accordance with Article 83 of the Josephine County Rural Land Development Code to be submitted to and approved by the Josephine County Planning Department prior to the issuance of a Development Permit for each lot. (*§50.050.A.3 RLDC*)
9. All owners of record must sign the Final Plat. (*§50.050.A.2 & 56.040 RLDC*)
10. All new wells shall comply with the Water Quality Ordinance. (*§50.050.B.2 & Article 84 RLDC*)
11. The applicant shall submit copies of the approved septic site evaluations for each lot. All septic drain fields shall be located within the confines of the property lines for each lot. Pursuant to the requirements of the Department of Environmental Quality (DEQ), a sufficient area shall be maintained (unencumbered by driveways, buildings, pavement, etc.) to ensure the ability to install, repair or replace a sewage disposal system on each parcel. (*§50.050.A.4 & B.2 RLDC*)
12. The proposed parcels shall be surveyed. (*§50.070 RLDC*)
13. The Final Plat shall show all easements of record, including any newly established easements (including but not limited to slope easements for road construction and maintenance, emergency access, shared road approaches, etc.) (*§56.050.C.8, 81.070 RLDC*)
14. An emergency access route shall be established utilizing the existing easements noted on the tentative plan provided the appropriate legal documents granting such use are filed with the Josephine County Clerk's office prior to Final Plat approval. If so established, the applicant's engineer of record shall certify adequate sight distance at the intersection with Upper River Road. (*76.040.B.2, 80.010, 81.010 RLDC*)
15. A Final Plat Map shall be prepared in compliance with Articles 56 and 57 of the *RLDC*.
16. A subdivision guarantee issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises (*§56.050.D.1 RLDC*)
17. The applicant shall provide copies of any shared well agreements. (*Article 84 RLDC*)
18. All septic drain fields shall be located within the confines of the property lines for each lot. Pursuant to the requirements of the Department of Environmental Quality (DEQ), a sufficient area shall be maintained (unencumbered by driveways, buildings, pavement, etc.) to ensure the ability to install, repair or replace a sewage disposal system on each parcel (*§ 50.050.B.2 RLDC*).

19. The applicant shall provide evidence that all GPID requirements related to Tokay Canal (a Grants Pass Irrigation District facility) have been satisfied. (§85.070.B RLDC)
20. The Final Plat shall dedicate a 10-foot easement for any Grants Pass Irrigation District facility located on the subject parcel. (§85.070.A RLDC)
21. A 10-foot utility easement shall be dedicated on the Final Plat along all new road frontages. All utilities shall be placed underground to the lot line of each lot during the construction of the new road; utility poles shall be relocated or utilities placed underground at the developer's expense. (§81.070, 85.010, 85.020 RLDC).
22. The applicant shall follow the appropriate procedure as indicated by the City of Grants Pass for vacation of the street plug at the northern terminus of SW Hudson Lane. (§81.120.A RLDC)
23. The applicant shall demonstrate that they have written authorization to utilize the existing pathway indicated on the Tentative Plan for emergency access purposes. If authorization to use the pathway cannot be obtained, the applicant shall comply with one of the two code alternatives as required by the Planning Commission. Alternative #1 is to act in accordance with a fire mitigation plan prepared by a Wildfire and Emergency Safety Standards Review Committee. Alternative #2 is to provide a written statement which explains the reason why the emergency access is not practical or feasible. (§76.040.B.3, 76.090.B.1.b, 76.110.A.7 RLDC)
24. Conditions must be completed and final map submitted for approval within 24 months of this approval (§50.130 RLDC)