

A-Engrossed
House Bill 2713

Ordered by the House May 2
Including House Amendments dated May 2

Sponsored by Representative P SMITH (at the request of Professional Land Surveyors of Oregon)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Authorizes utility easements for private utility infrastructure.

Prohibits placement of public or private utility [*easement*] **infrastructure** within one foot of survey monument on subdivision or partition plat.

A BILL FOR AN ACT

1
2 Relating to utility easements; amending ORS 92.010, 92.044, 92.090 and 92.175.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1.** ORS 92.010 is amended to read:

5 92.010. As used in ORS 92.010 to 92.190, unless the context requires otherwise:

6 (1) "Declarant" means the person who files a declaration under ORS 92.075.

7 (2) "Declaration" means the instrument described in ORS 92.075 by which the subdivision or
8 partition plat was created.

9 (3) "Lot" means a single unit of land that is created by a subdivision of land.

10 (4) "Negotiate" means any activity preliminary to the execution of a binding agreement for the
11 sale of land in a subdivision or partition, including but not limited to advertising, solicitation and
12 promotion of the sale of such land.

13 (5) "Parcel" means a single unit of land that is created by a partition of land.

14 (6) "Partition" means either an act of partitioning land or an area or tract of land partitioned.

15 (7) "Partition land" means to divide land to create [*two or*] **not more than** three parcels of land
16 within a calendar year, but does not include:

17 (a) A division of land resulting from a lien foreclosure, foreclosure of a recorded contract for
18 the sale of real property or the creation of cemetery lots;

19 (b) An adjustment of a property line by the relocation of a common boundary where an addi-
20 tional unit of land is not created and where the existing unit of land reduced in size by the adjust-
21 ment complies with any applicable zoning ordinance;

22 (c) The division of land resulting from the recording of a subdivision or condominium plat;

23 (d) A sale or grant by a person to a public agency or public body for state highway, county road,
24 city street or other right of way purposes provided that such road or right of way complies with the
25 applicable comprehensive plan and ORS 215.213 (2)(p) to (r) and 215.283 (2)(q) to (s). However, any
26 property divided by the sale or grant of property for state highway, county road, city street or other
27 right of way purposes shall continue to be considered a single unit of land until such time as the
28 property is further subdivided or partitioned; or

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted.
New sections are in **boldfaced** type.

1 (e) A sale or grant by a public agency or public body of excess property resulting from the ac-
2 quisition of land by the state, a political subdivision or special district for highways, county roads,
3 city streets or other right of way purposes when the sale or grant is part of a property line ad-
4 justment incorporating the excess right of way into adjacent property. The property line adjustment
5 shall be approved or disapproved by the applicable local government. If the property line adjustment
6 is approved, it shall be recorded in the deed records of the county where the property is located.

7 (8) "Partition plat" includes a final map and other writing containing all the descriptions, lo-
8 cations, specifications, provisions and information concerning a partition.

9 (9) "Plat" includes a final subdivision plat, replat or partition plat.

10 (10) "Property line" means the division line between two units of land.

11 (11) "Property line adjustment" means the relocation or elimination of a common property line
12 between abutting properties.

13 (12) "Replat" means the act of platting the lots, parcels and easements in a recorded subdivision
14 or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to in-
15 crease or decrease the number of lots in the subdivision.

16 (13) "Road" or "street" means a public or private way that is created to provide ingress or
17 egress for persons to one or more lots, parcels, areas or tracts of land, excluding a private way that
18 is created to provide ingress or egress to such land in conjunction with the use of such land for
19 forestry, mining or agricultural purposes.

20 (14) "Sale" or "sell" includes every disposition or transfer of land in a subdivision or partition
21 or an interest or estate therein.

22 (15) "Subdivide land" means to divide land to create four or more lots within a calendar year.

23 (16) "Subdivision" means either an act of subdividing land or an area or a tract of land subdi-
24 vided.

25 (17) "Subdivision plat" includes a final map and other writing containing all the descriptions,
26 locations, specifications, dedications, provisions and information concerning a subdivision.

27 (18) "Utility easement" means an easement noted on a subdivision plat or partition plat for the
28 purpose of installing or maintaining public **or private** utility infrastructure for the provision of
29 water, power, heat or telecommunications to the public.

30 **SECTION 2.** ORS 92.044 is amended to read:

31 92.044. (1)(a) The governing body of a county or a city shall, by regulation or ordinance, adopt
32 standards and procedures, in addition to those otherwise provided by law, governing, in the area
33 over which the county or the city has jurisdiction under ORS 92.042, the submission and approval
34 of tentative plans and plats of subdivisions, tentative plans and plats of partitions in exclusive farm
35 use zones established under ORS 215.203.

36 [(a)] (b) The standards shall include, taking into consideration the location and surrounding area
37 of the proposed subdivisions or partitions, requirements for:

38 (A) Placement of utilities subject to subsection (7) of this section, for the width and location of
39 streets or for minimum lot sizes and other requirements the governing body considers necessary for
40 lessening congestion in the streets;

41 (B) Securing safety from fire, flood, slides, pollution or other dangers;

42 (C) Providing adequate light and air including protection and assurance of access to incident
43 solar radiation for potential future use;

44 (D) Preventing overcrowding of land;

45 (E) Facilitating adequate provision of transportation, water supply, sewerage, drainage, educa-

1 tion, recreation or other needs; [or] **and**

2 (F) Protection and assurance of access to wind for potential electrical generation or mechanical
3 application.

4 [(b)] (c) The ordinances or regulations shall establish the form and contents of tentative plans
5 of partitions and subdivisions submitted for approval.

6 [(c)] (d) The procedures established by each ordinance or regulation shall provide for the coord-
7 ination in the review of the tentative plan of any subdivision or partition with all affected city,
8 county, state and federal agencies and all affected special districts.

9 (2)(a) The governing body of a city or county may provide for the delegation of any of its lawful
10 functions with respect to subdivisions and partitions to the planning commission of the city or
11 county or to an official of the city or county appointed by the governing body for such purpose.

12 (b) If an ordinance or regulation adopted under this section includes the delegation to a plan-
13 ning commission or appointed official of the power to take final action approving or disapproving
14 a tentative plan for a subdivision or partition, such ordinance or regulation may also provide for
15 appeal to the governing body from such approval or disapproval.

16 (c) The governing body may establish, by ordinance or regulation, a fee to be charged for an
17 appeal under ORS chapter 197, 215 or 227, except for an appeal under ORS 197.805 to 197.855.

18 (3) The governing body may, by ordinance or regulation, prescribe fees sufficient to defray the
19 costs incurred in the review and investigation of and action upon proposed subdivisions that are
20 submitted for approval pursuant to this section. As used in this subsection, "costs" does not include
21 costs for which fees are prescribed under ORS 92.100 and 205.350.

22 (4) The governing body may, by ordinance or regulation, prescribe fees sufficient to defray the
23 costs incurred in the review and investigation of and action upon proposed partitions that are sub-
24 mitted for approval pursuant to this section.

25 (5) Ordinances and regulations adopted under this section shall be adopted in accordance with
26 ORS 92.048.

27 (6) Any ordinance or regulation adopted under this section shall comply with the comprehensive
28 plan for the city or county adopting the ordinance or regulation.

29 (7) Unless specifically requested by a public **or private** utility provider, the governing body of
30 a city or county may not require a utility easement except for a utility easement abutting a street.
31 **Utility infrastructure may not be placed within one foot of a survey monument location**
32 **noted on a subdivision or partition plat.** The governing body of a city or county may not place
33 additional restrictions or conditions on a utility easement granted under this chapter.

34 (8) For the purposes of this section:

35 (a) "Incident solar radiation" means solar energy falling upon a given surface area.

36 (b) "Wind" means the natural movement of air at an annual average speed measured at a height
37 of 10 meters or at least eight miles per hour.

38 **SECTION 3.** ORS 92.090 is amended to read:

39 92.090. (1) Subdivision plat names shall be subject to the approval of the county surveyor or, in
40 the case where there is no county surveyor, the county assessor. No tentative subdivision plan or
41 subdivision plat of a subdivision shall be approved which bears a name similar to or pronounced the
42 same as the name of any other subdivision in the same county, unless the land platted is contiguous
43 to and platted by the same party that platted the subdivision bearing that name or unless the party
44 files and records the consent of the party that platted the contiguous subdivision bearing that name.
45 All subdivision plats must continue the lot numbers and, if used, the block numbers of the subdivi-

1 sion plat of the same name last filed. On or after January 1, 1992, any subdivision submitted for final
2 approval shall not use block numbers or letters unless such subdivision is a continued phase of a
3 previously recorded subdivision, bearing the same name, that has previously used block numbers or
4 letters.

5 (2) No tentative plan for a proposed subdivision and no tentative plan for a proposed partition
6 shall be approved unless:

7 (a) The streets and roads are laid out so as to conform to the plats of subdivisions and partitions
8 already approved for adjoining property as to width, general direction and in all other respects un-
9 less the city or county determines it is in the public interest to modify the street or road pattern.

10 (b) Streets and roads held for private use are clearly indicated on the tentative plan and all
11 reservations or restrictions relating to such private roads and streets are set forth thereon.

12 (c) The tentative plan complies with the applicable zoning ordinances and regulations and the
13 ordinances or regulations adopted under ORS 92.044 that are then in effect for the city or county
14 within which the land described in the plan is situated.

15 (3) No plat of a proposed subdivision or partition shall be approved unless:

16 (a) Streets and roads for public use are dedicated without any reservation or restriction other
17 than reversionary rights upon vacation of any such street or road and easements for public **or pri-**
18 **vate** utilities.

19 (b) Streets and roads held for private use and indicated on the tentative plan of such subdivision
20 or partition have been approved by the city or county.

21 (c) The subdivision or partition plat complies with any applicable zoning ordinances and regu-
22 lations and any ordinance or regulation adopted under ORS 92.044 that are then in effect for the
23 city or county within which the land described in the subdivision or partition plat is situated.

24 (d) The subdivision or partition plat is in substantial conformity with the provisions of the ten-
25 tative plan for the subdivision or partition, as approved.

26 (e) The subdivision or partition plat contains a donation to the public of all common improve-
27 ments, including but not limited to streets, roads, parks, sewage disposal and water supply systems,
28 the donation of which was made a condition of the approval of the tentative plan for the subdivision
29 or partition.

30 (f) Explanations of all common improvements required as conditions of approval of the tentative
31 plan of the subdivision or partition have been recorded and referenced on the subdivision or parti-
32 tion plat.

33 (4) Subject to any standards and procedures adopted pursuant to ORS 92.044, no plat of a sub-
34 division shall be approved by a city or county unless the city or county has received and accepted:

35 (a) A certification by a city-owned domestic water supply system or by the owner of a privately
36 owned domestic water supply system, subject to regulation by the Public Utility Commission of
37 Oregon, that water will be available to the lot line of each and every lot depicted in the proposed
38 subdivision plat;

39 (b) A bond, irrevocable letter of credit, contract or other assurance by the subdivider to the city
40 or county that a domestic water supply system will be installed by or on behalf of the subdivider
41 to the lot line of each and every lot depicted in the proposed subdivision plat; and the amount of
42 any such bond, irrevocable letter of credit, contract or other assurance by the subdivider shall be
43 determined by a registered professional engineer, subject to any change in such amount as deter-
44 mined necessary by the city or county; or

45 (c) In lieu of paragraphs (a) and (b) of this subsection, a statement that no domestic water supply

1 facility will be provided to the purchaser of any lot depicted in the proposed subdivision plat, even
2 though a domestic water supply source may exist. A copy of any such statement, signed by the
3 subdivider and indorsed by the city or county, shall be filed by the subdivider with the Real Estate
4 Commissioner and shall be included by the commissioner in any public report made for the subdivi-
5 sion under ORS 92.385. If the making of a public report has been waived or the subdivision is oth-
6 erwise exempt under the Oregon Subdivision Control Law, the subdivider shall deliver a copy of the
7 statement to each prospective purchaser of a lot in the subdivision at or prior to the signing by the
8 purchaser of the first written agreement for the sale of the lot. The subdivider shall take a signed
9 receipt from the purchaser upon delivery of such a statement, shall immediately send a copy of the
10 receipt to the commissioner and shall keep any such receipt on file in this state, subject to in-
11 spection by the commissioner, for a period of three years after the date the receipt is taken.

12 (5) Subject to any standards and procedures adopted pursuant to ORS 92.044, no plat of a sub-
13 division shall be approved by a city or county unless the city or county has received and accepted:

14 (a) A certification by a city-owned sewage disposal system or by the owner of a privately owned
15 sewage disposal system that is subject to regulation by the Public Utility Commission of Oregon that
16 a sewage disposal system will be available to the lot line of each and every lot depicted in the
17 proposed subdivision plat;

18 (b) A bond, irrevocable letter of credit, contract or other assurance by the subdivider to the city
19 or county that a sewage disposal system will be installed by or on behalf of the subdivider to the
20 lot line of each and every lot depicted on the proposed subdivision plat; and the amount of such
21 bond, irrevocable letter of credit, contract or other assurance shall be determined by a registered
22 professional engineer, subject to any change in such amount as the city or county considers neces-
23 sary; or

24 (c) In lieu of paragraphs (a) and (b) of this subsection, a statement that no sewage disposal fa-
25 cility will be provided to the purchaser of any lot depicted in the proposed subdivision plat, where
26 the Department of Environmental Quality has approved the proposed method or an alternative
27 method of sewage disposal for the subdivision in its evaluation report described in ORS 454.755
28 (1)(b). A copy of any such statement, signed by the subdivider and indorsed by the city or county
29 shall be filed by the subdivider with the Real Estate Commissioner and shall be included by the
30 commissioner in the public report made for the subdivision under ORS 92.385. If the making of a
31 public report has been waived or the subdivision is otherwise exempt under the Oregon Subdivision
32 Control Law, the subdivider shall deliver a copy of the statement to each prospective purchaser of
33 a lot in the subdivision at or prior to the signing by the purchaser of the first written agreement
34 for the sale of the lot. The subdivider shall take a signed receipt from the purchaser upon delivery
35 of such a statement, shall immediately send a copy of the receipt to the commissioner and shall keep
36 any such receipt on file in this state, subject to inspection by the commissioner, for a period of three
37 years after the date the receipt is taken.

38 (6) Subject to any standards and procedures adopted pursuant to ORS 92.044, no plat of a sub-
39 division or partition located within the boundaries of an irrigation district, drainage district, water
40 control district, water improvement district or district improvement company shall be approved by
41 a city or county unless the city or county has received and accepted a certification from the district
42 or company that the subdivision or partition is either entirely excluded from the district or company
43 or is included within the district or company for purposes of receiving services and subjecting the
44 subdivision or partition to the fees and other charges of the district or company.

45 **SECTION 4.** ORS 92.175 is amended to read:

1 92.175. (1) Land for property dedicated for public purposes may be provided to the city or county
2 having jurisdiction over the land by any of the following methods:

3 (a) By dedication on the land subdivision plat;

4 (b) By dedication on the partition plat, provided that the city or county indicates acceptance
5 of the dedication on the face of the plat; or

6 (c) By a separate dedication or donation document on the form provided by the city or county
7 having jurisdiction over the area of land to be dedicated.

8 (2) Notwithstanding subsection (1) of this section, utility easements in partition and condomin-
9 ium plats may be granted for public, **private** and other regulated utility purposes without an ac-
10 ceptance from the governing body having jurisdiction.

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