

**WASCO COUNTY
PROPERTY LINE ADJUSTMENT/REPLAT APPLICATION**

AREA & WIDTH REQUIREMENTS

| Required standards of zone: | Size | | Width | Depth | |
|-----------------------------|-----------|-----------|------------|-----------|-----------|
| | Parcel #1 | Parcel #2 | *Parcel #3 | Parcel #4 | Parcel #5 |
| Map & TL Number | | | | | |
| Existing Size | | | | | |
| Proposed Size | | | | | |
| Existing Width | | | | | |
| Proposed Width | | | | | |
| Existing Depth | | | | | |
| Proposed Depth | | | | | |

Complies with required size, depth, and width? NO YES
 *Only a replat can involve more than two properties.

APPROVAL STANDARDS:

1. Will the proposed PLA/REP result in a new tax lot(s)? NO YES

Please note, this is only allowed if you are dividing an existing subdivision lot. If you are dividing a parcel in a partition you are required to submit a Partition application.

2. Will the proposal render any property unusable, or will the usefulness, utility or viability of the property be reduced from the designated purpose statement of the zoning district in which the property is located? Describe as necessary. NO YES

3. Will property which presently conforms to the lot size requirements of the zoning district in which it is located become nonconforming as a result of the PLA/REP? If yes describe. NO YES

4. Will the property line adjustments/replat with a nonconforming property result in greater nonconformity? If yes, indicate how the public interest will be served by approving the request. Attach additional documentation as needed. NO YES

5. Will the adjusted property lines cross zoning district boundaries? NO YES

If yes, will the PLA/REP increase the number of parcels or lots which could potentially be created based on the density requirements of the applicable zoning district? Describe zoning and additional number of properties that could be created. NO YES

6. Will any existing development be placed in violation of the property development standards of the zone, or force a violation of this ordinance? If yes explain. NO YES

7. Will the proposed PLA/REP physically relocate any parcels to new locations beyond an existing common boundary line or require the creation of a private or public road? If yes explain. NO YES

PRELIMINARY PLAT REQUIREMENTS

1. Preliminary Plat Map: A preliminary plat map has been submitted which includes all applicable information listed below.

Check all items that are indicated on your submitted site plan.

- Vicinity map of such scale to clearly locate the proposed partitioning in relation to adjacent subdivisions, partitions, roadways and other land parcels;
- North point, scale and date;
- A plan of the proposed partitioning, showing boundaries of the total contiguous ownership, boundaries of each proposed tract, the number assigned to each tract, acreage of each tract and location and name of existing and proposed roads;
- Private streets and all restrictions or reservations relating to private streets;
- Name and address of the landowners, the applicant and the surveyor, if any, employed to make necessary surveys and prepare the description of each tract involved;
- Proposed means and location of water supply and sewage disposal for each tract;
- Zoning classification of the land and Comprehensive Plan map designation;
- Predominant natural features, such as water courses and their flows, marshes, rock outcroppings, and areas subject to flooding, sliding or other natural hazards;
- Any existing permanent structures;
- Draft of proposed restrictions and covenants affecting the partitioned land;
- Legal description for each of the proposed tracts;
- If not sewered and located in an "F-1", "F-2", or "A-1" zone, a statement signed by an authorized representative of the Department of Environmental Quality, State of Oregon, or County Sanitarian regarding the suitability of each parcel to be partitioned for subsurface sewage disposal; or a signed statement shown on the face of the final partition plan that no investigation has been made of the suitability of any given parcel by an authorized representative of the Department of Environmental Quality, and that no warranty is made that any parcel will be usable for subsurface sewage disposal;
- If not sewered and located in an "AR", "RR", "F-F", "R-C", "R-I", or other non resource zone, a statement signed by an authorized representative of the Department of Environmental Quality approving each parcel to be partitioned for subsurface sewage disposal; or a statement signed by the County Sanitarian or an officer of a public sewer district or corporation warranting the availability of sewer hook-ups for each parcel to be partitioned.

Please Note: If properties are being replated, the underlying parcel or subdivision lines will be vacated as a result of this process.

2. Basic Provisions and Design Standards

a. Conformity with Zoning Chapter: Parcel/lot size, width, shape and orientation shall be appropriate for the location of the PLA/REP and for the types of use permitted within the zone. Parcel/Lot dimensions shall not include part of existing or proposed streets. All Parcels/Lots shall be buildable, except a public utility lot.

(1) Minimum Parcel/Lot Size and Width for Zone _____

All of the proposed Parcels/Lots comply with this standard? NO YES

(2) Fire Safety: If the PLA/REP is for residential use and at least one of the existing or proposed Parcels/Lots are vacant, a Fire Mitigation Plan is required identifying all home sites, building envelopes and access as necessary to demonstrate compliance with all applicable fire standards.

The PLA/REP is for residential use, at least of one of the existing or proposed Parcels/Lots is vacant and a Fire Mitigation Plan has been submitted that shows all the proposed parcels will be able to meet all of the applicable fire safety standards?

NO YES

(3) Setbacks

Front Yard _____

Side Yard _____

Rear Yard _____

Agricultural _____

If the PLA/REP is for residential use and at least one of the existing or proposed Parcels/Lots is vacant, an evaluation must be done for each proposed Parcel/Lot which shows based on the above setbacks, on site septic requirements, on site water requirements and the fire safety requirements referenced above, future residential development will be able to be accommodated without the need for a variance.

The PLA/REP is for residential use, at least of one of the existing or proposed Parcels/Lots is vacant and a residential evaluation has been done and is included with the application? NO YES

3. Redevelopment Plan:

Based on the current zoning, will any of the proposed Parcels/Lots be eligible for further division? NO YES

If yes public road right of way may be required to be dedicated which conforms to the number of future Parcels/Lots and extended to the boundary of the PLA/REP. Parcel/Lot dimensions shall not include part of existing or proposed streets.

4. Access Requirements: Each proposed Parcel/Lot shall be required to have access by way of a street, either private or public. Indicate how all of the proposed Parcels/Lots will have legal access.

a. Direct Access: The unit of land has frontage along a public street or road. Will all or some of the proposed Parcels/Lots have direct physical access from a publicly dedicated street or road? NO YES

If yes indicate the publicly dedicated street or road and which Parcels/Lots will have direct physical access from it.

Improvements at the time of subsequent development will be limited to County or ODOT road approach requirements and fire safety access requirements.

- b. Private Easement Road: In resource and non-resource zones, a unit of land may have access by way of a private easement road only if the road provides access for not more than three (3) units of land, serves not more than three (3) units of land, and that the easement is a minimum 30 feet in width. The unit of land abutting the publicly dedicated street or road shall be counted among the three (3) units of land only if it uses the same road for access. If the private easement road accesses more than three (3) units of land it must become a private road if in a resource zone and a public road if in a non-resource zone.

Will all or some of the Parcels/Lots have access by way of a private easement road? NO YES

If yes indicate which Parcels/Lots will have access.

Improvements at the time of subsequent development will be limited to County or ODOT road approach requirements and fire safety access requirements.

The 30 foot wide access easement is indicated on the preliminary plat? NO YES

- c. Private Road: In resource zones only, a unit of land may have access by way of a private road only if:
- (1) Such private road provides access for not more than ten (10) units of land and serves not more than ten (10) units of land. The unit of land abutting the publicly dedicated street or road shall be counted among the (10) units of land only if it uses the same road for access.
 - (2) The primary use of the road is to provide access for resource activities. If the primary use of the private road is residential a publicly dedicated road will be required upon the fourth (4th) unit of land using the road for access.
 - (3) If the existing or proposed private road will provide access to more than ten (10) units of land it will be required to a publicly dedicated road.

Will all or some of the Parcels/Lots have access by way of an existing private road that will not provide access to more than ten (10) units of land used primarily for resource purposes? NO YES

If yes indicate the existing and proposed units of land that will have access and provide a legal right of access.

The PAR/REP will result in the requirement of a private road dedication and I have submitted an Access Road Easement application that will be reviewed by the Wasco County Planning Commission? NO YES

The preliminary plat includes the 30 foot wide private road dedication? NO YES

- d. Publicly Dedicated Road: This is required if the partition results in the access easement or private road accessing more than three (3) units of land in a non-resource zone, more than four (4) units of land in a resource zone where the primary purpose of the private road is non-resource related, or more than ten (10) units of land in a resource zone.

The PAR/REP will result in the requirement of a publicly dedicated road and I have submitted an Access Road Easement application that will be reviewed by the Wasco County Planning Commission and the Wasco County Court? NO YES

The preliminary plat includes the required public road dedication?

NO YES

5. Utility Lines: Easements for sewers, water mains, electrical lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least twelve (12) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six feet in width.

Are utility easements required?

NO YES

If yes are they located on the preliminary plat map?

NO YES

7. Water Courses: If a PAR/REP is traversed by a water course such as a drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses may be required.

Are there any watercourses which traverse the PAR/REP?

NO YES

If yes is a storm water easement or drainage right of way located on the preliminary plat map?

NO YES

9. Environmental Hazards: If a PAR/REP contains known hazards resulting from potential for flooding, land movement, high water tables, erosion, or similar natural phenomena, the Approving Authority may require dedication of protective easements for uses that would minimize aggravation of the environmental hazard.

Does the proposed PAR/REP contain any known hazards such as floodplain or geological movement? NO YES

If yes indicate the hazard and describe any proposed dedications that would minimize aggravation of the hazard.

10. Survey: Please note, all PLA/REP's require a final plat map created by a professional surveyor licensed in the state of Oregon meeting all of the requirements of WCLUDO Section 21.100(B). However, if all of the Parcels/Lots are less than 10 acres in size an onsite survey is not required.

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

AUTHORITY AND CRITERIA

Review Authority: Chapter 2, Sections 2.060(A)(4) and 2.110(D) _____
Review Criteria: Chapter 3, Sections _____
Chapter 21, Sections 21.115 - 21.130 _____
Other _____

Legal Parcel: Properties have been determined to be legal parcels?

Fire Safety: A Fire Safety Self Certification Form has been submitted?

Preliminary Plat Map – A preliminary map has been submitted that includes all required information in. Verify by using check boxes. NO YES

Zoning Overlays – Development Site is within the following Divisions:

- 1. Flood Hazard: Specify Zone _____ NO YES
- 2. Geological Hazards: _____ NO YES
- 4. Cultural, Historic and Archeological _____ NO YES
- 5. Mineral & Aggregate _____ NO YES
- 7. Natural Areas _____ NO YES
- 8. Sensitive Wildlife Habitat _____ NO YES
- 12. Sensitive Bird Sites: _____ NO YES
- 13. Pond Turtle Sensitive Area: _____ NO YES

Natural Resources

Are there natural water sources on property or adjacent properties? NO YES
If yes indicate resource type, location and required buffer.

Setbacks

Existing development will not be placed in violation of setback standards? NO YES

Future Development

If PLA/Replat will allow future development, is there an adequate site for development considering, fire safety, overlays, setbacks, slopes, natural resource buffers, and visibility in the National Scenic Area? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list _____ NO YES
Is property still subject to conditions from previous review? NO YES
If yes, list review # and condition _____

Additional Comments:

