

WASCO COUNTY
ACCESS ROAD EASEMENT APPLICATION

TENTATIVE PLAN REQUIREMENTS

1. The plan shall be clearly and legibly drawn to an appropriate scale so that the Approving Authority may have an adequate understanding of what is proposed.
2. A vicinity map showing the proposal in relationship to other existing or proposed streets.
3. Date, north point and scale
4. Location of the proposed dedication or private road abutting the unit of land proposed to be approved by the Section, Township and Range sufficient to define its location and, if available, a centerline description or right-of-way boundary description.
5. Zoning classification and Comprehensive Plan Map designation of properties abutting the proposed dedication or private road
6. The names of adjacent subdivisions and the names of recorded owners of adjoining lots, parcels or units of land and the amount of frontage each owner has on the proposed dedication or on the private road.
7. Existing street(s) intersecting or meeting the proposed dedication or private road.

A tentative plan meeting the requirements of 1 – 6 above has been submitted? NO YES

PRIVATE ROADS

A private road may be approved by the Planning Commission only if all of the following can be met:

1. All units of land using the private road for access must be in a resource zone.

List the zones for all units of land that will be accessing the private road.

2. The private road will provide access for not more than ten (10) units of land and will serve 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.

List all of the properties that will use the private road after the dedication.

3. 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.

List the all of the properties that will use the private road after the dedication, their acreage and existing residential and resource (farm and/or forest) activities.

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4. The private road shall be constructed to standards of Section 21.420 of the Land Use and Development Ordinance.

The tentative plan has been designed to meet the requirements of Section 21.240? NO YES

5. When service to more than ten (10) units of land is possible, provision shall be made to serve the area by public road, including but not limited to: (a) dedication of right-of-way; (b) extension and improvement of the roadway to public road standards such that not more than ten (10) units of land may be served.

How many more units of land beyond ten (10) could be serviced by this road based on future land divisions considering the current zoning?

6. Boundary line or center line survey: Please be aware that upon approval of such private road, the applicant shall submit a boundary line or centerline survey of the road, unless the location of the road is already established by existing property line surveys recorded with the County Surveyor. The boundary line survey shall be submitted to the Director and the Wasco County Surveyor.

PUBLICLY DEDICATED ROADS

1. The Wasco County Planning Commission will only approve the tentative plan for street dedication if the following have been met:

- a. The street has been designed to meet all of the requirements of a public road as required by this ordinance in consultation with the Wasco County Road Master

The tentative plan meets these requirements NO YES

- b. Dedication of the street to the public is consistent with the goals, policies and map of the Comprehensive Plan.

Indicate how the dedication is consistent with the goals, policies and map of the Comprehensive Plan

- c. If Tentative Plan to dedicate a street is recommended to the County Court, and the street to be dedicated has not been improved, the Approving Authority shall recommend conditional approval on improvements of the street to the improvement standards recommended by the County Roadmaster.

Have there been any improvements to the street? NO YES

If yes indicate what has been done and what will need to be done to meet the required standards.

2. Wasco County Court Acceptance

Be aware that the Wasco County Court will only accept a publicly dedicated road according the following requirements and procedures:

- a. The applicant must have completed any improvements required as a condition of the approval of the dedication or have complied with Section 21.210(F) of this Chapter.
- b. The owner of the land to be dedicated shall submit a preliminary title report issued by a title insurance company in the name of the owner of the interest in the land.
- c. The owner of the land to be dedicated shall prepare a warranty deed dedicating the land to the public.
- d. The County Court shall indicate their approval of the dedication by an order accepting the deed and by recording such order with the recording of the deed.
- e. The County Court will decide if the road will be accepted for maintenance as part of the County road system by order pursuant to law.