

**WASCO COUNTY  
PARTITION APPLICATION**

**AREA & WIDTH REQUIREMENTS**

Required standards of zone:	Size	Width	Depth
	Parcel #1	Parcel #2	Parcel #3
Existing Size			
Proposed Size			
Existing Width			
Proposed Width			
Existing Depth			
Proposed Depth			

Complies with required size, depth, and width?  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.

2. Basic Provisions and Design Standards

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

(1) Minimum Parcel Size and Width for Zone \_\_\_\_\_

All of the proposed parcels comply with this standard?  NO  YES

(2) Fire Safety: If the partition is for residential use, 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 partition is for residential use 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 partition is for residential use, an evaluation must be done for each proposed parcel 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.

A residential evaluation has been done and is included with the application?  NO  YES

3. Relation to Adjoining Street System: A partition shall provide for the continuation and alignment of the principal streets existing in the adjoining areas or of their proper projection when the adjoining property is not divided, and such streets shall be of a width not less than the minimum requirements for streets set forth in these regulations.

Does the partition provide for the continuation of existing principal streets?  NO  YES

If it does explain how. If it does not explain why not.

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4. Redevelopment Plan:

Based on the current zoning, will any of the proposed parcels 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 and extended to the boundary of the partition. Parcel dimensions shall not include part of existing or proposed streets.

5. **Access Requirements:** Each proposed parcel shall be required to have access by way of a street, either private or public. Indicate how all of the proposed parcels 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 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 will have direct physical access from it.

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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 have access by way of a private easement road? NO YES

If yes indicate which parcels will have access.

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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 (4<sup>th</sup>) 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 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.

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The partition 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 partition 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

6. 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 partition 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 partition? 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 partition 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 partition 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

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10. Survey: Please note, all partitions require a final plat map created by a professional surveyor licensed in the state of Oregon meeting all of the requirements WCLUDO Section-of 21.100(B). However, if all of the parcels 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 21.030 and 21.100

Other \_\_\_\_\_

**Legal Parcel:** Property has been determined to be a legal parcel?

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

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

Zoning Overlays – Development Site is within the following Divisions:

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

Series Partition:

Proposed partition will create 4<sup>th</sup> parcel from parent parcel?  NO  YES

If yes, indicate all properties that are part of the parent parcel and what actions divided the property (partition, subdivision or deed):

\_\_\_\_\_  
\_\_\_\_\_

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 division 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 review #(s) \_\_\_\_\_  NO  YES

Is property still subject to conditions from previous review?  NO  YES

If yes, list review # and condition(s). \_\_\_\_\_

Additional Comments: \_\_\_\_\_

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