

Wasco County Planning Department

"Service, Sustainability & Solutions"

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FILE NUMBER: _____

PARTITION

AREA & WIDTH REQUIREMENTS

Zone: _____ Minimum Property Size: _____ Width: _____ Depth: _____

	Parcel #1 (Parent Parcel)	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

- Preliminary Plat Map:** The preliminary map must include all applicable information listed below.
 - 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, applicant and surveyor employed, if any;
 - 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 located in a resource zone (F-1, F-2, or A-1)** and not sewerred, a statement signed by an authorized representative of the Department of Environmental Quality (DEQ) or North Central Public Health regarding the suitability of each parcel to be partitioned for subsurface sewage disposal; OR a signed statement on the face of the final partition plat that no investigation has been made of the suitability of any given parcel by an authorized representative of the DEQ, and that no warranty is made that any parcel will be usable for subsurface sewage disposal;

If located in a non-resource zone and not sewered, a statement signed by an authorized DEQ representative approving each parcel to be partitioned for subsurface sewage disposal; OR a statement signed by North Central Public Health or an officer of a public sewer district or corporation warranting the availability of sewer hook-ups for each parcel to be partitioned.

2. Conformity with the 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.

All of the proposed parcels comply with the minimum size, width, and depth (top of Page 1)? NO YES

3. Partition for Residential Use: If the partition is for current or future residential use, an evaluation must be done for each proposed parcel which shows – based on requirements for setbacks, onsite septic, onsite water, and fire safety – residential development can be accommodated without requiring a variance.

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

a. Setback Requirements

Front Yard _____ Side Yard _____

Rear Yard _____ Agricultural _____

b. 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

4. 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. Please explain:

5. Redevelopment Plan:

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

If yes, Wasco County may require dedication of public road right of way conforming 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.

6. Access Requirements: Each proposed parcel shall be required to have access by way of a street, either private or public.

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.

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.

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 be 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.

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

7. 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, and they are located on the preliminary plat map.

8. 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

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 of LUDO Section of 21.100(B). However, if all of the parcels are more than 10 acres in size an onsite survey is not required.