

**WASCO COUNTY
PRELIMINARY SUBDIVISION APPLICATION**

DETAILED SPECIFIC WRITTEN REQUEST

Number of Proposed Lots & their Dimensions: _____

PRELIMINARY SUBDIVISION PLAN REQUIREMENTS

The approval of a preliminary subdivision plan is reviewed by the Planning Commission subject to the following requirements:

1. Preliminary Site Plan: A preliminary site plan shall be submitted containing the following information. Check all items that are indicated on your submitted site plan.
 - The proposed name of the subdivision.
 - North point, scale, date of application, and bases of bearing.
 - Names and addresses of the subdivider and of the engineer, surveyor or land planner or landscape architect.
 - The tract designation or other description according to the real estate records of Wasco County.
 - The boundary lines (accurate in scale) of the tract to be subdivided.
 - Contour lines (may be required at intervals to be determined by the Director)
 - The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
 - The location, width and names of all existing or plotted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivisions or corporation lines and school district boundaries.
 - Existing sewers, water mains, culverts or underground utilities and improvements within the tract or immediately adjacent thereto together with pipe sizes, grades and locations indicated.
 - All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any.
 - The location, names, width and approximate grades of all streets proposed or existing in the subdivision, and the approximate widths and locations of proposed easements for drainage, sewerage and public utilities.
 - Typical cross-sections of proposed streets, showing all improvements proposed within the street right-of-way at such scale to clearly show the details thereof.
 - Approximate location of all areas subject to inundation or storm water overflow and the location, width and direction of flow of all watercourses.
 - Proposed lots, approximate lot dimensions, and lot numbers. Where lots are to be used for purposes other than residential, it shall be indicated upon such lots.
 - Parks, playgrounds, recreation areas, parkways, and other open space for public use.
 - I request to pay a sum for future park acquisition in place of dedicating land.
 - Locations of proposed tree plantings or other plantings. Appropriate information clearly stating the map is a tentative plan.
 - Proposed source of water supply, if any; estimated volume to be available, together with data regarding the location, type, and size of all storage facilities, distribution lines, fire hydrants, and gate valves.
 - If domestic water supply proposed by the developer includes the drilling of wells, information on the feasibility of well drilling. Such information will be provided even if the developer is not required by the Commission to drill the wells.
 - Method of sewage disposal.
 - If to be served by a community sewer system, data regarding the location, type, size, approximate grade, and capacity of all collection lines, feeder lines, trunk lines, pumping stations, storage facilities, backflow prevention devices, and gate valves. If treatment is to be accomplished by an existing municipal or public sewage facility, a statement regarding the ability of the facility to accommodate the projected increased load. If treatment is to be

accomplished by a new installation or privately owned treatment facility, a statement regarding conformity to applicable regulations of the Oregon State Department of Environmental Quality.

- If to be served by a community collection and storage system, data regarding the location, type, size, approximate grade, and capacity of all lines, holding tanks, storage facilities, pumping facilities, and valves.
- If to be served by subsurface sewage disposal, a statement from an authorized representative of the Department of Environmental Quality, State of Oregon, or the County Sanitarian regarding the approval of each lot or parcel to be sold for installation of septic tank facilities.
- Information on the source of other public utilities; proposed deed restrictions, if any; and the irrigation district involved and provisions for delivering irrigation water to the lots in the subdivision.
- The location of any environmental hazard; area unsuitable for building purposes; or land subject to mass movement, excessive erosion, or similar natural phenomena.
- Proposed building setback lines.
- Vicinity sketch showing how the proposed streets and alleys may connect with existing streets in neighboring subdivisions or undeveloped property.

2. Development Phasing: A preliminary subdivision plan may provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.

Will the subdivision be phased? NO YES

If yes time limitations for the various phases must meet the following requirements:

- a. Phase 1 final plat shall be approved within twelve (12) months of preliminary approval.
- b. Phase 2 final plat shall be approved within twenty-four (24) months of preliminary approval.
- c. Phase 3 final plat shall be approved within thirty-six (36) months of preliminary approval.

The preliminary site plan includes the phases of the development? NO YES

Describe why such phasing is necessary due to the nature of the development, and how you will be able to comply with the required time limitations (attach additional sheets as necessary).

3. Basic Provisions and Design Standards

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

(1) Minimum Lot Size and Width for Zone _____

All of the proposed subdivision lots comply with this standard? NO YES

(2) Fire Safety: If the subdivision 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 subdivision is for residential use and a Fire Mitigation Plan has been submitted that shows all the proposed lots 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 subdivision is for residential use, an evaluation must be done for each proposed 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.

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

4. Relation to Adjoining Street System: A subdivision 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 subdivided, and such streets shall be of a width not less than the minimum requirements for streets set forth in these regulations.

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

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

5. Redevelopment Plan:

Based on the current zoning, will any of the proposed 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 lots and extended to the boundary of the subdivision. Lot dimensions shall not include part of existing or proposed streets.

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

A unit of land is required to have legal access. Indicate how all of the proposed 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 have direct physical access from a publicly dedicated street or road? NO YES

If yes indicate the publicly dedicated street or road and which 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 lots have access by way of a private easement road?

NO YES

If yes indicate which 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 plan?

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 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 subdivision 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.

Utility easements meeting these standards are located on the preliminary plan?

NO YES

8. Water Courses: If a subdivision 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 subdivision? NO YES

If yes is a storm water easement or drainage right of way located on the preliminary plan? NO YES

9. Environmental Hazards: If a subdivision 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 subdivision 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. Public Open Space or Recreational Fund:

a. Parks and recreation areas shall be provided at the rate of one (1) acre of recreation area to every one hundred people.

According to the 2000 US Census the average household for Wasco County is 2.47.

Number of residentially proposed lots _____
multiplied by 2.47 = _____
divided by 100 = _____

This is the number of acres that shall be provided as public open space. Describe the location of the proposed public open space dedication and its intended purpose.

The public open space dedication is located on the preliminary plan? NO YES

b. Rather than dedicating public open space you may request to pay a sum equal to six and two-thirds percent (6 2/3%) of the assessed value of the land area, exclusive of streets, within the subdivision. This sum will held in a special fund for acquisition and development of parks, playgrounds, and recreational areas within the immediate area of the subdivision.

Do you request to pay this sum rather than dedicating public open space? NO YES

If yes what is the assessed value of the land area, exclusive of streets, within the subdivision? _____

Describe how this information was obtained

6 2/3% of the assessed value = _____

11. Subdivision Name: The name of any subdivision shall not duplicate or be so similar as to be confused with the name of any existing subdivision or area within the County.

Research has determined the proposed subdivision name is unique?

NO YES

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

AUTHORITY AND CRITERIA

Review Authority: Chapter 2, Sections 2.060(B)(3) _____

Review Criteria: Chapter 3, Sections _____

Chapter 21, Sections 21.030 and 21.200

Other _____

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

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

Preliminary Plan – A preliminary plan 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 |

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: _____