

Land Division, Type III

Supplemental Application & Information Packet



216 SE 4th ST, Pendleton, OR 97801, (541) 278-6252
Email: planning@umatillacounty.gov

Note: Please complete the Land Use Request Application as well.

PROCESSING TYPE III APPLICATIONS

The planning staff has 30 days to review the application for completeness; once the application is deemed complete, the Subdivision or Replat plan will be scheduled for review by the Planning Commission at the next available Planning Commission hearing. The staff will prepare a staff report (findings) for presentation at the hearing. A public notice and map will be mailed to all surrounding property owners, the affected government agencies, and utility companies 10 days prior to the hearing.

TENTATIVE APPROVAL

The planning staff will revise the “findings” according to the action taken by the planning commission. A letter will be sent to the applicant setting forth the planning commission’s decision and if approved any conditions imposed, both precedent and subsequent. Notice of the decision will be sent to all those who testify or comment.

Within one year of tentative approval the precedent conditions must be met and the final subdivision plat or replat submitted to the planning department for approval.

FEES for LAND DIVISION TYPES III

TYPE III – Subdivision Replats, Planning Department Application fee - \$750.00 (*Submitted with the application.*)

Other applicable Fees for Type III Applications:

County GIS/Mapping Plat Review Fee - \$50.00

County Surveyor’s Plat Review Fee - \$500 + \$50/lot

(The above Fees associated with the review of the Preliminary Plat are paid by the applicant to each Department at the time the Preliminary Subdivision Plat is submitted for review.)

County Records’ Plat Recording Fee – varies, *please contact the County Records Department for the fee amount.*

(The recording of the Final Subdivision Survey plat is paid by the applicant to the County Records Department.)

All checks may be made out to “Umatilla County”.

Note: It is the responsibility of the applicant to submit a complete application with all requested support documents.

Section 3 - Type III -Replat

Taken from UCDC 152.695 – 698, Land Division; also review the provisions in UCDC 152.610 – 652 “General Provisions” which applies to all land division applications.

Type III Land Division is a replat of an existing subdivision (or “addition”), whereby the lot configuration, the public roads or streets, and/or the dedicated easements are proposed to be realigned. Replatting includes adjustments to the boundary lines between adjoining lots, except as provided for survey corrections under Type V Land Divisions. This subchapter is intended to implement the requirements of ORS 92.180 through 92.190. Review and approval of a Type III Land Division shall be as follows in §§ 152.695 through 152.698.

NOTE: A tentative replat plan shall be filed with the Planning Director, who shall schedule it to be reviewed via the public hearing process before the Planning Commission, pursuant to §§ 152.770, 152.771 and 152.772.

1. Is a written report/map describing the replat attached? Details of the report are outlined in UCDC 152.697 (B) Contents of a tentative replat plan.

Yes, the tentative replat plan is attached and follows the requirements of UCDC 152.697 (B).

The written report and map will contain these details:

- (a) Location of existing structures and buildings, including distances to existing lot lines.
 - (b) Location of natural features, including streams, bluffs, rock out-crops, ponds, and wetlands.
 - (c) Use of the land within the proposed replat.
 - (d) Location and identification of all existing utility lines and irrigation ditches.
 - (e) Location of existing driveways.
 - (f) Location and identification of existing roads and access easements.
 - (g) Other restrictive features specific to the site and not identified above.
 - (h) The location of the proposed new lot lines, roads, and easements, and distances with respect to existing lot lines, existing structures, utility lines, and the like, as needed to determine compliance of the proposal with the standards of this chapter.
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2. Is a written narrative report describing the replat attached? Details of the report are outlined below and in UCDC 152.697 (C) Criteria for approval of a Type III Land Division.

Yes, the narrative report is attached and follows the requirements of UCDC 152.697 (C).

Refer to the Umatilla County Development Code (UCDC) 152.695-152.698 Type III, Replat, for a complete listing of all of the criteria. **(Please provide an attached narrative responding to the listed criteria below. Please respond individually to each criteria listed below in your attached narrative.)**

§152.697 (C) Criteria for approval of a Type III Land Division.

- (1) Complies with applicable elements of the comprehensive plan;
- (2) Complies with applicable provisions listed in the zoning regulations of this chapter;
- (3) Conforms and fits into the existing development scheme in the area including logical extension of existing roads and public facilities within and adjoining the site;
- (4) Complies with the standards and criteria of §152.667, if applicable, due to the size, scope, and/or location of the request.

Supplemental Questions:

1. Will existing structures meet setback requirements?
2. Is the proposed replat solving a “problem”?
3. Will wells and/or septic systems be affected?